

DEVELOPMENT APPLICATION

LOT 50 (NO.64) HIGH STREET, FREMANTLE



PROJECT REF: 2507

Prepared for

Artecasa Pty Ltd ATF Marra Trust
Fremantle Hostel Pty Ltd

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1.0 Introduction

Dynamic Planning and Developments (DPD) acts on behalf of Artecasa Pty Ltd ATF Marra Trust (Artecasa), a recent purchaser of Strata Lots within Lot 50 (No.64) High Street, Fremantle (herein referred to as the 'subject site').

This Development Application is effectively an amendment to a recent Development Approval received – that being DA0355/24 which was issued on the 21st of July 2025.

This report has been prepared to outline and demonstrate the appropriateness of the proposed amendments and addresses, in detail, the primary considerations that the City of Fremantle will examine as part of the application assessment.

Specifically, the report will address:

- Details of the proposed amendment.
- Detailed assessment of the proposal against the relevant planning provisions applicable under the State and local planning frameworks.

A schedule of Appendices is provided below:

Schedule of Appendices	
1	Certificate of Titles
2	Approved Development Application
3	Development Application Plans
4	Right of Way Certificate of Title
5	Operational Management Plan
6	Waste Management Plan
7	Heritage Impact Statement
8	Acoustic Report
9	Intended Manner of Trade

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Strata Lot	Plan	Vol/Folio	Landowner	Location
50	1	25565	1992/218	Artecasa Pty Ltd ATF Marra Trust	GF
	2	25565	1992/219	MONK NOMINEES PTY LTD	GF
	3	25565	1992/220	MONK NOMINEES PTY LTD	L1
	4	25565	1992/221	Artecasa Pty Ltd ATF Marra Trust	L2 & I3

The area of the subject site is 586 m².

A copy of the Certificates of Title pertinent to the subject site is contained in Appendix 1.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located approximately 15 kilometres from the Perth CBD within the municipal locality of City of Fremantle. The site is connected to the public transport network through Fremantle Train Station, located 350m from the subject site, and through three bus stops within 200m offering frequent services.

The subject site is located within the Fremantle City Centre, characterized by vibrant retail and cultural activity.

Nearby enterprises and services include:

- Fremantle Buffalo Club – 20m.
- Somes Newsagency – 20m.
- Jungle Bird Bar - 20m.
- IGA Fremantle – 420m.

Additional amenities include:

- Bathers Beach – 450m.
- City of Fremantle - Walyalup Civic Centre – 320m.
- Victoria Quay – 340m.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

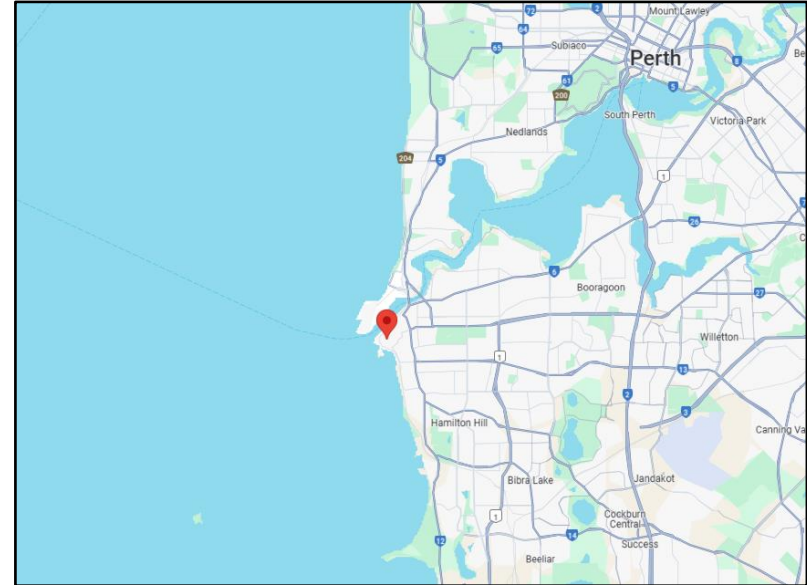


Figure 1: Regional Context.



Figure 2: Local Context.

3.0 Planning Framework

3.1 Metropolitan Region Scheme (MRS)

The subject site is zoned 'Central City Area' under the provisions of the Metropolitan Region Scheme (MRS). The MRS defines the 'Central City Area' zone as the following:

Strategic regional centres for major retail, commercial and office facilities as well as employment, civic, business and residential uses

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Central City Area' MRS zoning applicable to the subject site.

3.2 City of Fremantle Local Planning Scheme No. 4 (LPS4)

3.2.1 Zoning

The subject site is zoned 'City Centre' under the provisions of LPS4. The objective of the 'City Centre' zone are outlined below:

- i. provide for a full range of shopping, office, administrative, social, recreation, entertainment and community services, consistent with the region-serving role of the centre and including residential uses, and
- ii. comply with the objectives of local planning area 1 of schedule 7,
- iii. conserve places of heritage significance the subject of or affected by development.

Figure 3 and 4 illustrates the subject site in the context of the land use zoning applicable under the provisions of the MRS and LPS4.



Figure 3: The subject site zoned 'Central City Area' as per the MRS.

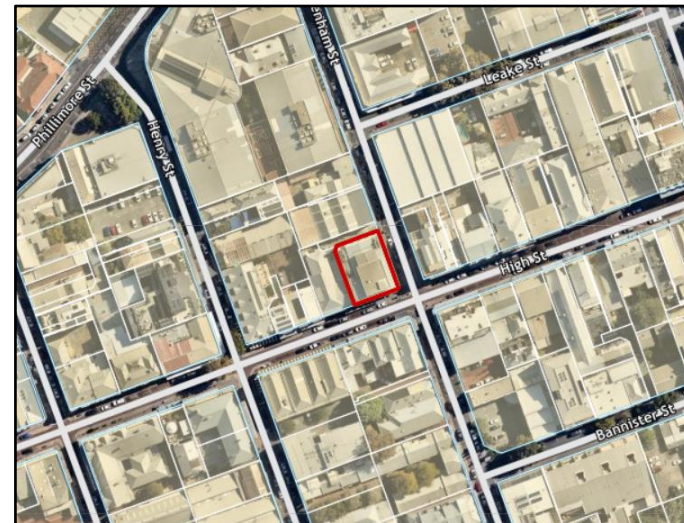


Figure 4: The subject site zoned 'City Centre' as per LPS4.

4.0 Proposal Details

The subject site has recently received Development Approval for a change of use to allow for a 'Hotel' to operate out of the subject site. This was DA0355/24 and was issued on the 21st of July 2025. (Appendix 2).

This current application seeks to moderately increase the maximum number of guests from 100 to 113 along with internal modifications and a minor modification to the external façade.

4.1 Development Details

Key aspects of the proposed development have been summarised below, and a full set of Development Plans have been provided in Appendix 3:

Ground Floor

- New reception area and waiting room.
- Disabled WC.
- Staff offices.
- Storage and Linen closets.
- WC facilities.
- Installation of a private garage.
- New common area / dining hall for the exclusive use of guests.
- New Kitchen common store area with 114 personal lockers or the exclusive use of guests.
- New Kitchen and food preparation area or the exclusive use of guests.

First Floor

- x7 Dormitories for < 59 Guests
 - 1 of 7 Dormitories reserved for disability access with personal shower and WC
- Laundry facility for the exclusive use of guests.
- Male and Female bathroom and shower facilities.
- Common Area for the exclusive use of guests.

Second Floor

- X6 Dormitories for < 54 Guests
- Laundry facility for the exclusive use of guests.
- Disabled WC.
- Common area for the exclusive use of guests.
- Male and Female bathroom and shower facilities.

Third Floor

- Roof top bar area.

To summarise, the proposed amendment will allow the hotel to consist of 13 dormitories to facilitate <113 guests and provide ample amenity and provisions for a pleasurable and convenient stay.

The extent of modifications essentially involves relocating the reception and staff offices on the ground floor and making internal modifications on the floors above to suit.

It is important to note that all proposed physical works are internal and there is no external modification proposed other than the partial demolition of the northern ground floor wall to create an entry for the private garage.

All floors will be serviced with mechanical ventilation.

4.1.1 Private Garage

The proposed garage is internally located, fitted with a roller door and takes access from the north elevation via the existing Right of Way. The Right of Way is legally defined as:

Lot	Volume / Folio	Plan No.	Landowner
66	4022/928	D006084	Silvia Marra Mario Fausto Marra Artecasa Pty Ltd

It is important to note that there is no proposed development over the Right of Way and there is to be no change to how the Right of Way is currently used. This means that all current easement beneficiaries maintain their current lawful access rights into perpetuity.

A copy of the Right of Way's Certificate of Title is provide in Appendix 4.

4.1.2 Dormitory Configurations

A breakdown of the dormitory allocation is provided below:

Dormitory					
Floor	Number of Dormitories	Number of Guest	Delineation		
			Male	Female	Mixed
Ground	0	0	N/A	N/A	N/A
First	7	59	30	29	N/A
Second	6	54	27	27	N/A
Third	0	0	N/A	N/A	N/A

4.1.3 Bike Storage

The proposed development will provide up to 11 bike storage racks/facilities.

These storage areas are nominated to be located on the ground floor in the stairwell 2 area and within the private garage.

Access to these areas is secure by way of swipe card access only which will be discussed in further sections.

Figure 5 demonstrates the location of the nominate bike racks/facilities.

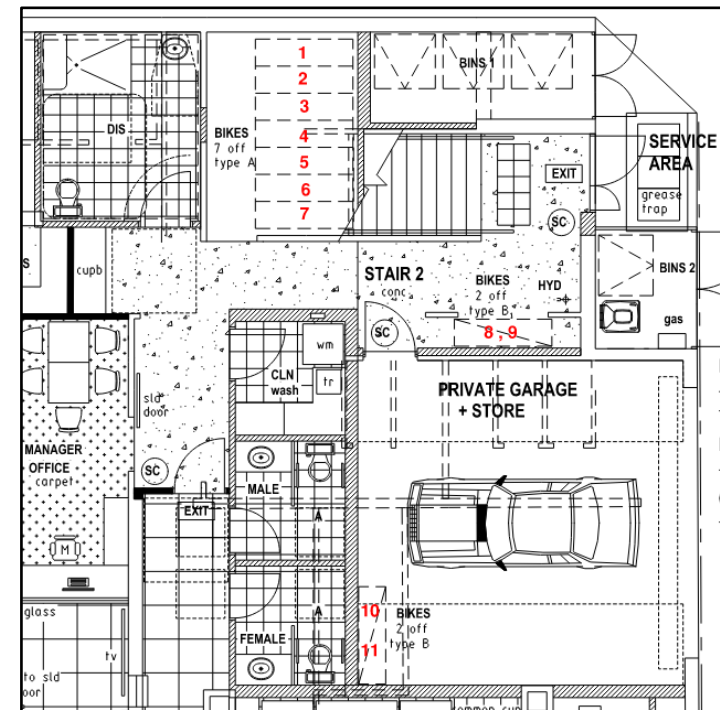


Figure 5: Nominated bike storage area.

4.2 Operational Details

An operational management plan has been produced to outline key operating elements. A brief summary of the Operational Management Plan is provided below:

Proposed Operation	
Element	Proposed
Guest Registration	Online and in-person (both need to be completed).
Guest Arrival and Departure	2pm and 10am
Max. Stay Length	< 2 consecutive weeks.
Staffed Hours	Weekdays 9am – 8pm Weekends 10am – 8pm
After Hours	Managers will be rostered to on duty for afterhours calls and attention.
Resident Handbook	All guest to receive a copy to know their rights and responsibilities.
Drugs/illegal substances	Staff can direct concerned guests towards councillors. Use on the premises will not be tolerated.
Smoking	Smoke free premises
Alcohol	Alcohol is permitted however antisocial behaviour will not be permitted.
Gambling	Not permitted
Access	Access to the hotel will be via a swipe card that is issued to guests. Guests may have visitors however they are responsible for their behaviour. Visitors who are disruptive will be expelled.

Proposed Operation	
Element	Proposed
Emergency	All staff and visitors to be made aware of emergency numbers, evacuation routes and muster points.
Roof Top Bar	A manager and variable number of staff will be onsite during operating hours. Operating Hours: Monday – Saturday: 6am to Midnight Sunday: 10am to Midnight Christmas and Good Friday: 12pm to 10pm (alcohol must be served with a meal) NYE : Midnight to 2am New Years Day No change proposed.
Transportation	Car parking discouraged, provided 11 bicycle racks, Provide public transport guides. Encourage walking groups and ride share arrangements
Deliveries	All deliveries are to be via the laneway to which the subject site has a lawful right to use.
Cleaning	Daily basis of common areas, windows cleaning by contractors
Pest Management	External contractor to provide regular treatments
Security	Swipe cards issued to guests only, CCTV cameras, emergency numbers readily available
Complaints	In person, email, phone call, in writing. All complaints will be attended to and resolved

A copy of the Operational Management Plan has been provided in Appendix 5.

4.2.1 Access Provisions

To ensure functional use, a set of access plans designed to delineate between the hotel, existing shop and common/shared areas has been developed.

A copy of these plans is provided in Appendix 3.

Figures 6 to 9 demonstrate the separation and sharing of the building.

To summarise, Shop 1 maintains access via its main entry to High Street and experiences no impacts on its existing access elsewhere throughout the building.

Shop 2 is no longer in operation and since then, the landowners have decided to dedicate that area to the Hotel land use.

Access to the hotel will only be available to staff and guests of the hotel. This will be controlled by the issuing of swipe cards which can be used to enter the hotel's designated areas.

The swipe card pads will be placed on all doors throughout the building where the hotel meets a common/shared area. This means that the general public will not be able to enter the hotel without authorized access.

The general public will be able to access the roof top bar on the 3rd floor via Stairwell 1 and the associated lift only. There is no possibility for this to be used to enter the hotel, as swipe cards will be required to enter the hotel portions on the floors in between the ground floor and the roof top bar.

All areas overlayed in yellow will be accessible to the general public and hotel guests. All areas in overlayed in green will be accessible to hotel guests and staff only via a swipe card system.

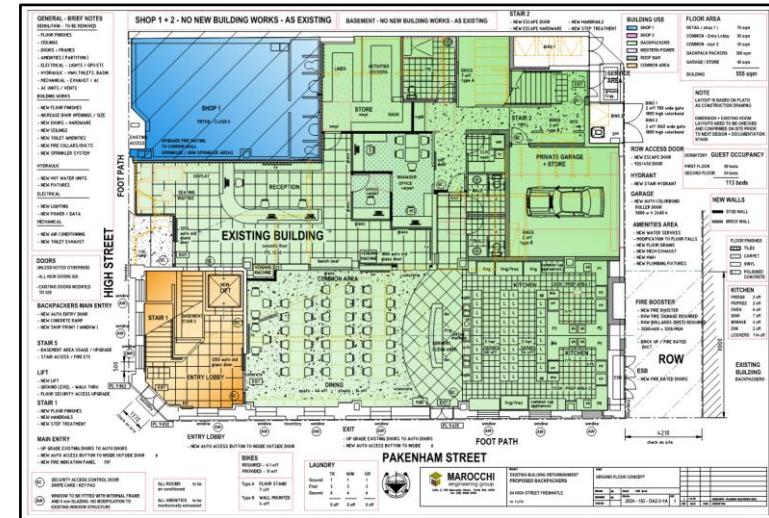


Figure 6: Ground Floor delineation.

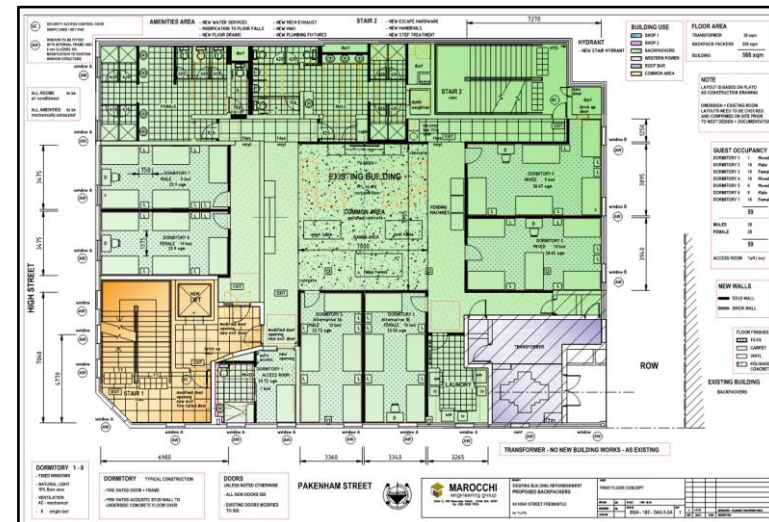


Figure 7: First Floor delineation.

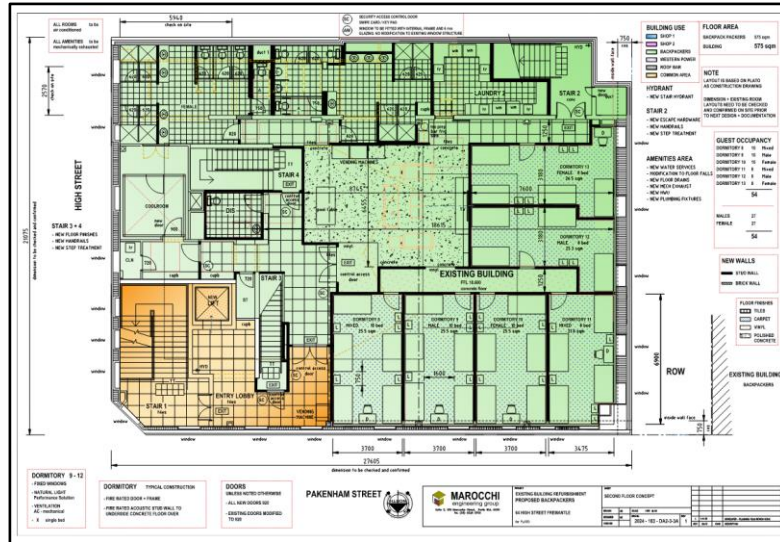


Figure 8: Second floor delineation.

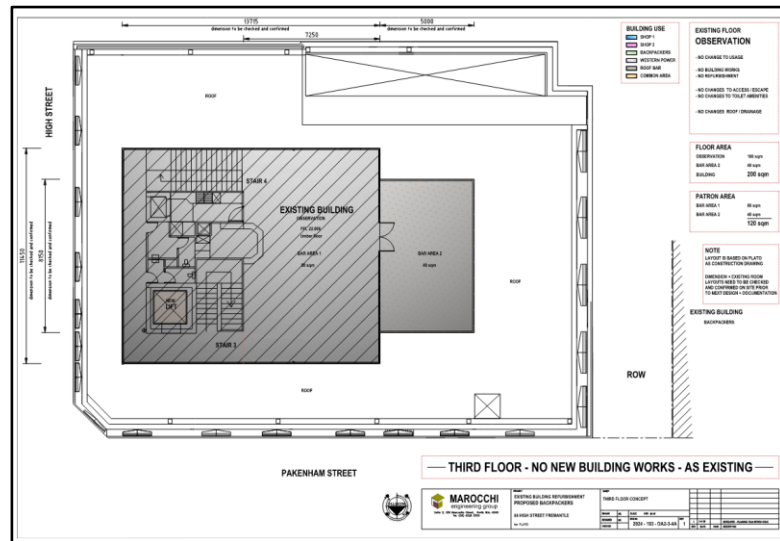


Figure 9: Third Floor delineation.

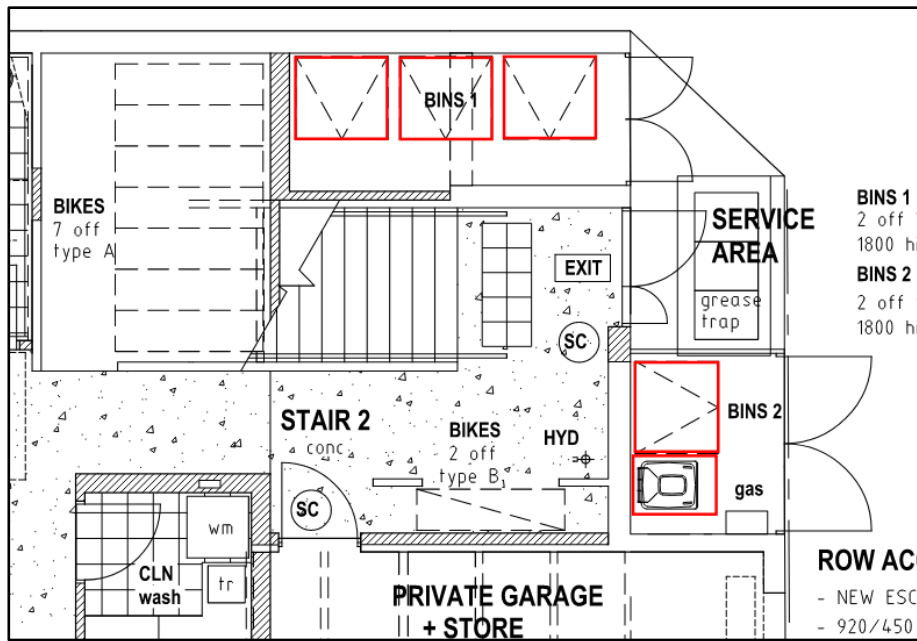
4.3 Waste Management Plan

A Waste Management Plan has been produced to outline key waste management elements. A brief summary of the Waste Management Plan is provided below:

Waste Management Plan		
Element	Comment	
Waste Generation	General Waste: Approx. 5,270L per week. Recyclable Waste: Approx. 2,530L per week.	
Internal Bins	Each accommodation room, office and administration area will be supplied with a small bin for waste. Employed cleaners will empty bins regularly and transfer waste to the bin store.	
External Bins	General Waste: x3 1,100L bins collected twice a week Recyclable Waste: x1 1,100L and x1 240L collected twice a week	
Bin Storage	All bins are nominated to be stored within the building itself. Access to the bin storage area will be via the services area as depicted in the DA plans.	
Bin Collection	Waste truck operators will enter the via the laneway in a reverse gear, technician will move the bins towards the truck lifting mechanism and the operator will empty the bins into the truck. Waste Management operators to secure bins in place. Waste truck to leave the site enter the street in a forward gear.	
Waste Collection	After 6am on weekdays and after 7am on weekends	

Figure 10 below shows how the nominated bins will be stored within the premises itself, as opposed to the associated Right of Way.

This means that there is no imposition or reliance on the Right of Way for bin storage with the operator capable of managing waste entirely within their premises. There will be minimal reliance on the Right of Way, which in any case, would be limited to collection.



A copy of the Waste Management Plan is provided in Appendix 6.

5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- City of Fremantle Local Planning Scheme No. 4 (LPS4)
- City of Fremantle Local Planning Policy 1.6 – Heritage Assessment and Protection
- State Planning Policy 5.4 Road and Rail Noise

5.1 Land Use Permissibility

The proposed development is for a 'Hotel' which is defined in LPS4 as:

A premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.

The proposed land use has the following land use permissibility within the 'City Centre' zone as per LPS4:

Land Use Permissibility		
Land Use	Zone	Permissibility
Hotel	City Centre	A
Outcome	means that the use is not permitted unless the Council has exercised its discretion and has granted development approval after giving special notice (advertising).	

In this case, it is important to note that within LPS4, the 'Hotel' land use has only 'X' and 'A' land use permissibility's within the

listed zones in the zoning table. This means that there is no listed zone elsewhere, where the proposed development would be considered any more appropriate, other than the 'City Centre' zone.

A summary of how the proposed development meets the zone objectives is provided the following table:

Zone Objectives Assessment	
Provide for a full range of shopping, office, administrative, social, recreation, entertainment and community services, consistent with the region-serving role of the centre and including residential uses, and	<p>The proposed hotel land use does not conflict with the listed objectives and desired outcomes.</p> <p>The hotel land use is sympathetic to and complimentary to the listed ranges.</p> <p>More importantly, a hotel would be region serving and provide desperately needed accommodation in a well-connected, well serviced area.</p> <p>The hotel would also deter and attract guests and visitors away from short stay accommodation options in the nearby metropolitan region and provide housing availability relief.</p>
Comply with the objectives of local planning area 1 of schedule 7	Schedule 7 refers to building heights. The proposed development does not involve any modification to the existing building heights.
Conserve places of heritage significance the subject of or affected by development.	No external modifications to street facing facades have been proposed. Little internal heritage value remains. A previously prepared Heritage Impact

	Statement found the interior was clear of any heritage value.
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In light of the above, the proposed 'Hotel' warrants favourable consideration and support.

5.2 Local Planning Policy 1.6 – Heritage Assessment and Protection

Local Planning Policy 1.6 defines the criteria used for heritage assessment and guides the City in managing heritage. As the development is within the West End Heritage Conservation Area, any impacts on heritage features must be considered.

The subject site is the former Bank of Adelaide building and is registered on State and local heritage lists. The City of Fremantle Local Heritage Survey classifies it as a Management Category Level 2 – Considerable Significance, where conservation is prioritised.

The proposed development does not present any significant modifications to the heritage features of the building; a Heritage Impact Assessment is not considered necessary as per Section 5 of LPP 1.6.

A Heritage Impact Statement (HIS) has been previously prepared. The HIS has ultimately determined that the interior of the building is cleared of heritage concerns.

A copy of the Heritage Impact Statement has been included in Appendix 7.

5.3 State Planning Policy 5.4 Road and Rail Noise

A portion of the subject site is within the trigger distance for SPP 5.4 – Road and Rail Noise. As the site has been established and there are no changes to external walls of habitable portions of the building, it is considered that additional works should not be required.



Figure 11: Portion of the subject site within Road and Rail noise buffer.

6.0 Other Considerations

6.1 Acoustic Impact

An acoustic report was previously prepared by Herring Storer Acoustics to assess the site. The key findings of the report include:

- The glazing upgrades stipulated by the Fremantle Port Buffer Area Development Guidelines is more than adequate to successfully attenuate any reasonable level of noise that could be expected in the area.
- Noise level measurements were undertaken in proximity to the development on Saturday, 7th June 2025 at approximately 10pm
 - Noise levels on the proposed roof terrace area of the development were found to be the most affected location.
 - Noise levels at this location were recorded at 51 dB(A), with music not clearly audible – only the bass from the nearby entertainment venue being somewhat apparent.
- The glazing upgrades that are required to be implemented, would easily ameliorate the noise levels such that an acceptable internal noise level would be achieved.
- Noise emission mitigation strategies will be identified during Noise Impact Assessment phase of the Department of Racing Gaming and Liquor licence application. These are expected to include and not limited to:
 - Music to be restricted to ambient/conversational level only
 - Doors to external areas either “normally closed” (i.e. not propped open and fitted with automatic door closers) or “normally closed” after a set time (e.g. doors closed at 10pm due to the change in Assigned Noise Levels at this time)
 - Music to be restricted to a XX dB(A) – possibly varying with time of day (to coincide with Assigned Noise Level changes)
 - Any of the above options are viable noise control methods that can be utilised and enforced through the DRGL licence conditions

It would be appropriate for the noise impact assessment to determine the above requirements for them to become conditions of development approval.

A copy of the acoustic report is provided in Appendix 8.

6.2 Parking

According to LPS4, the following car parking requirements apply to the 'Hotel' land use:

- 1 bay per 2.5m² of public bar area
- 1 bay per 5m² of lounge/garden area
- 1 bay per bedroom
- 1 delivery bay per service/storage area

The provision of additional parking for this facility is not considered to be a priority considering guests of the hotel are likely to be backpackers who will rely on public transport, cycling, vehicle hire and taxi/rideshare services. These services are encouraged by the operator as outlined within the Operational Management Plan.

Staff are also encouraged to utilise public transport or non-private vehicle modes of transport to access the site.

Essential services, amenities, and cultural activities are all within a walkable catchment of the site, enabling easy access for patrons without use of a car.

The on-paper parking shortfall is further justified by the fact that this development is within a well-established heritage area that cannot be significantly altered to provide additional bays.

The subject site is within an area with excellent Public Transport services, an excellent walkable network and is in proximity to many places of employment and leisure.

Given the above, there is no need impose car parking facilities on the proposed development and the local area.

6.3 Intended Liquor Licence Trading

It is proposed that the hotel also be capable of serving alcohol. This will be permitted under the 'Hotel' land use, through which a liquor licence can be obtained.

An Intended Manner of Trade has been prepared by Canford Hospitality Consultants and included as Appendix 9.

The Intended Manner of Trade details the style of operation proposed to be conducted at the site.

Key points include:

- Drinks and simple pub style food to be served on the rooftop observation deck.
- Alcohol is to be sold for the consumption on site only.
- Licenced areas include:
 - Common areas (Guests only)
 - Dining/Common area connected to the Kitchen (Guests only)
 - Roof Top Bar (Guests and General Public)
- All alcohol to be handled and served by staff trained with the mandatory Responsible Service of Alcohol training
- No Guests / General Public under the age of 18
- No discounting or advertising of cheap liquor

Allowing alcohol to be served or sold onsite reduces the need for guests to leave the premises if they wish to purchase alcohol.

High Street is a well-lit and active street, with the subject site easily accessible. Therefore, it can function safely as a liquor-serving venue.

7.0 Conclusion

In light of the above, the proposed development is considered appropriate and justified on the basis that:

- The proposed development is consistent with the existing zoning applicable under the provisions of the MRS and LPS4.
- The proposed development is complementary to the surrounding mix of land uses.
- The proposed development is consistent with the local government planning framework and guiding policies, whilst supporting the strategic vision.
- The proposed development is considered a minor expansion on the approval recently granted in July 2025.

Based on the above, the proposal is considered to warrant favourable consideration and granting of conditional approval.

8.0 Appendices

8.1 Appendix 1 – Certificates of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1992

218

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 25565

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WAYNE JOHNSON OF 98B ANZAC TERRACE, BASSENDEAN

(T L985026) REGISTERED 5/7/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. T5138/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T5138/1923. REGISTERED 22/6/1923.
3. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
4. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES PARTY WALL PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
5. O168252 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 10/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP25565
PREVIOUS TITLE: SP25565
PROPERTY STREET ADDRESS: UNIT 1 64 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1992 219

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BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 25565
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MONK NOMINEES PTY LTD OF 4 MOUNT VIEW TERRACE, MOUNT PLEASANT
(T L294320) REGISTERED 22/4/2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

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3. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
4. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES PARTY WALL PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
5. O169942 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 12/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

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SKETCH OF LAND: SP25565
PREVIOUS TITLE: SP25565
PROPERTY STREET ADDRESS: UNIT 2 64 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1992 220

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON STRATA PLAN 25565
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MONK NOMINEES PTY LTD OF 4 MOUNT VIEW TERRACE, MOUNT PLEASANT
(T L294320) REGISTERED 22/4/2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. T5138/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T5138/1923. REGISTERED 22/6/1923.
3. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
4. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES PARTY WALL PURPOSE) SEE INSTRUMENT T10092/1923 REGISTERED 18/12/1923.
5. O169943 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 12/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP25565
PREVIOUS TITLE: SP25565
PROPERTY STREET ADDRESS: UNIT 3 64 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

WESTERN



AUSTRALIA

REGISTER NUMBER

4/SP25565DUPLICATE
EDITION**N/A**

DATE DUPLICATE ISSUED

N/AVOLUME
1992FOLIO
221

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 4 ON STRATA PLAN 25565
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

NAVY CLUB INC OF 2ND AND 3RD FLOORS, 64 HIGH STREET, FREMANTLE
(T F404170) REGISTERED 14/3/1994

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. T5138/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T5138/1923. REGISTERED 22/6/1923.
3. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES ROW/PAW/WAY PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
4. T10092/1923 EASEMENT BENEFIT (FOR/INCLUDES PARTY WALL PURPOSE) SEE INSTRUMENT T10092/1923. REGISTERED 18/12/1923.
5. *O169938 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 12/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP25565
PREVIOUS TITLE: SP25565
PROPERTY STREET ADDRESS: UNIT 4 64 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

8.2 Appendix 2 - Approved Development Application

Application no: DA0355/24
Enquiries: Jonathan Dornan
Telephone: 1300 693 736
Email: planning@fremantle.wa.gov.au



21 July 2025

Dynamic Planning & Developments
PO BOX 688
INGLEWOOD WA 6932
(email to admin@dynamicplanning.net.au)

Dear Sir / Madam

Address: 1-4/64 High Street FREMANTLE WA 6160
Lot and plan: Lot 50 Diag 85252
STPIN 25565
Application: Change of Use to Hotel and Internal Fit Out

The City of Fremantle, in accordance with the requirements of the City of Fremantle Local Planning Scheme No. 4 and the Metropolitan Region Scheme, has decided to ***grant town planning approval to commence development*** in accordance with the plans and elevations dated **11 June 2025** subject to the conditions and advisory notes on the attached Notice of Determination.

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

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

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

Walyalup Civic Centre
151 High Street Fremantle
PO Box 807 Fremantle WA 6959

T 9432 9999 TTY 9432 9777
1300 MY FREO (1300 693 736)
ABN 74 680 272 485

info@fremantle.wa.gov.au
fremantle.wa.gov.au



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

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

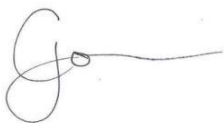
State Administrative Tribunal
565 Hay Street
PERTH WA 6000

Telephone: (08) 9219 3111
Tollfree: 1300 306 017
Website: www.sat.justice.wa.gov.au

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

Please quote application number DA0355/24 in any future correspondence relating to this application. If you require any further information in relation to this determination, please contact the assessing officer by telephone or by e-mail at planning@fremantle.wa.gov.au.

Yours faithfully



Chloe Johnston

Manager Development Approvals

Enc:

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

CC

Navy Club Incorporated, W Johnson, Owners Of Strata Plan 25565 & Others
1-4/64 High Street
FREMANTLE WA 6160



PLANNING AND DEVELOPMENT ACT 2005

City of Fremantle

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Location: 1-4/64 High Street FREMANTLE WA 6160.....
Lot: Diagram/ Plan: Lot 50 Diag 85252 STPln 25565.....
Vol. No.: 1992 Folio No.: 220.....
Application date: 12 November 2024 **Received on:** 12 November 2024.....
Description of proposed development: Change of Use to Hotel and
Internal Fit Out.....

The application for development approval is:

- ☒ Approved subject to the following conditions:
- 1. This approval relates only to the development as indicated on the approved plans, dated 11 June 2025. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.**
 - 2. Prior to lodgement of a Building Permit application for the development hereby approved, an amended environmental acoustic report prepared by suitably qualified consultant confirming that the proposed development will comply with the *Environmental Protection (Noise) Regulations 1997*, is to be submitted and approved, to the satisfaction of the City of Fremantle. The environmental acoustic report is to provide additional details on how the roof top bar will operate with the abovementioned regulations.**
 - 3. Prior to lodgement of a Building Permit application for the development hereby approved, the applicant is to submit, and have approved to the satisfaction of the City of Fremantle, an Amended Operations Management Plan including, but not limited to, the following:**
 - **Emergency contact details**
 - **Management and reporting of antisocial behaviour**
 - **Complaints management procedure**
 - **Security and access to rooms**
 - **Guest arrival / check in/out**
 - **Maximum length of stay**
 - **Deliveries and servicing**
 - **Maximum occupancy**

- **Management, operation and access hours of the observation deck bar**

The Operations Management Plan must be implemented at all times to the satisfaction of the City of Fremantle for the life of the development.

- 4. Prior to lodgement of a Building Permit application for the development hereby approved, No. 64 (Strata Lots 1-4) High Street are to be legally amalgamated into one lot on the Certificate of Title. Alternatively, the owner may enter into a legal agreement with the City of Fremantle, drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned. The legal agreement will specify measures to allow the development approval to operate having regard to the subject site consisting of multiple strata lots, to the satisfaction of the City of Fremantle.**
- 5. Prior to occupation of the development hereby approved, the design and materials of the development shall adhere to the requirements set out within City of Fremantle policy L.P.P2.3 - Fremantle Port Buffer Area Development Guidelines for properties contained within Area 2. Specifically, the development shall provide the following:**
 - **Glazing to windows and other openings shall be laminated safety glass of minimum thickness of 6mm or "double glazed" utilising laminated or toughened safety glass of a minimum thickness of 3mm.**
 - **Air conditioners shall provide internal centrally located 'shut down' points and associated procedures for emergency use.**
- 6. Prior to lodgement of a Building Permit application for the development hereby approved, the owner is to submit a waste management plan for approval by the City, detailing at a minimum the following:**
 - **Estimated waste generation**
 - **Proposed storage of receptacles**
 - **Collection methodology for waste**
 - **Location of bin presentation for collection area**
 - **Method of / responsibility for moving and returning waste from bin storage area to presentation area**
 - **Days/ times of waste collection (note: bins are not to be collected before 6:00am on weekdays and 7:00am on weekends)**
 - **Additional management requirements to be implemented and maintained for the life of the development.**

The Waste Management Plan must be implemented at all times to the satisfaction of the City of Fremantle.

- 7. Prior to occupation of the development hereby approved, the bicycle racks indicated on the approved plans must be installed and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.**
- 8. The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building which is not subject to the development hereby approved. Any damage shall be rectified to the satisfaction of City of Fremantle.**
- 9. The operating hours of the roof top bar/deck is restricted to between the following hours to the satisfaction of the City of Fremantle:**
 - a. 6am and 12 midnight Monday to Saturday.**
 - b. 10am and 12 midnight Sunday.**
 - c. 12 noon and 10pm Christmas Day and Good Friday (ancillary to a meal only).**
 - d. 12 noon to 12 midnight ANZAC Day; and**
 - e. 12 midnight to 2am New Years Day.**

Any music will be kept to ambient/conversational level only.

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

Advice note(s):

- i. A Building permit is required for the proposed Building Works. A certified BA1 application form must be submitted and a Certificate of Design Compliance (issued by a Registered Building Surveyor Contractor in the private sector) must be submitted with the BA1.**
- ii. A BA9 – Occupancy Permit application form is required to be submitted for the unauthorised building works. A Certificate of Building Compliance (BA18) must be submitted with the application and signed and completed by a Registered Building Surveyor Contractor (private sector). A list of Registered Building Surveyors can be obtained from the Western Australian Building Commission website - <https://www.commerce.wa.gov.au/building-commission>.**
- iii. In relation to the Heritage conditions above, should there be any further clarification regarding the requirements of these conditions please contact the City's Heritage Department on 9432 9999 or alternatively planning@fremantle.wa.gov.au, or where relevant the Heritage Council of Western Australia. In addition to this, there are a number of technical advice**

sheets for conservation of privately-owned heritage buildings on the City's website.

- iv. Any removal of asbestos is to comply with the following –

Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a Class B asbestos removal licence holder for. All asbestos removal is to be carried out in accordance with the *Work Health and Safety Act 2020* and accompanying regulations and the requirements of the Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)];

Note: Removal of any amount of friable asbestos must be done by a Class A asbestos removal licence holder and an application submitted to WorkSafe, Department of Commerce. <https://www.commerce.wa.gov.au/worksafe/>.

- v. If construction works involve the emission of noise above the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an Application for Approval of a Noise Management Plan must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence.

Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.

- vi. The premises must comply with the *Food Act 2008*, regulations and the Food Safety Standards incorporating *AS 4674-2004 Design, construction and fit-out of food premises*. Detailed architectural plans and elevations must be submitted to Environmental Health Services for approval prior to construction via an application to notify/register a food business. The food business is required to be registered under the *Food Act 2008*. For further information contact Environmental Health Services on 9432 9999 or via health@fremantle.wa.gov.au.
- vii. The proponent must make application during the Building Permit application stage to Environmental Health Services via Schedule 3 – Application for registration of a lodging house as a requirement of the City of Fremantle's Health Local Laws 1997. For further information and a copy of the application form contact Environmental Health Services on 9432 9999 or via health@fremantle.wa.gov.au.

- viii. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:
1. mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
 2. vehicles;
 3. amplified acoustic systems; and
 4. patron noise.

It is advised to seek the services of an acoustic consultant to assist the applicant to address the potential noise impacts on noise sensitive receivers.

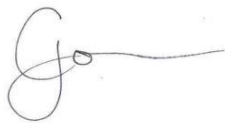
- ix. Any works within the adjacent road reserve, i.e. road, kerbs, footpath, verge, crossover or right of way, requires a separate approval from the City of Fremantle's Infrastructure Business Services department who can be contacted via info@fremantle.wa.gov.au or 9432 9999.
- x. The applicant is advised that any signage may be subject to a separate application for planning approval.
- xi. The applicant/owner is advised that the premises must comply with the *Environmental Protection (Noise) Regulations 1997*.
- xii. With regards to the Waste Management Plan, the applicant is advised that additional information in relation to the City's waste management requirements can be found in Local Planning Policy 2.24 Waste Management Plans for New Development and WALGA waste documents. (Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities).
- xiii. The applicant is advised that the adjoining right of way shall remain clear of any obstructions or regular activity. Any reference to a gate installed at the entrance to this right of way is not subject to this development approval and the ROW should not be used for any activity other than being a thoroughfare.
- xiv. The applicant is advised that in establishing the operations of the rooftop bar, they should consider the impact of noise, patron behaviour, functions, lighting and any other activity on surrounding residential properties. Any measures to limit the impact on the amenity of these existing uses should be built into the Operations Management Plan and adhered to for the life of the development. Any physical works to mitigate the impact may require further planning approval.

Date of determination: 9 July 2025.....

Note 1: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 2: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

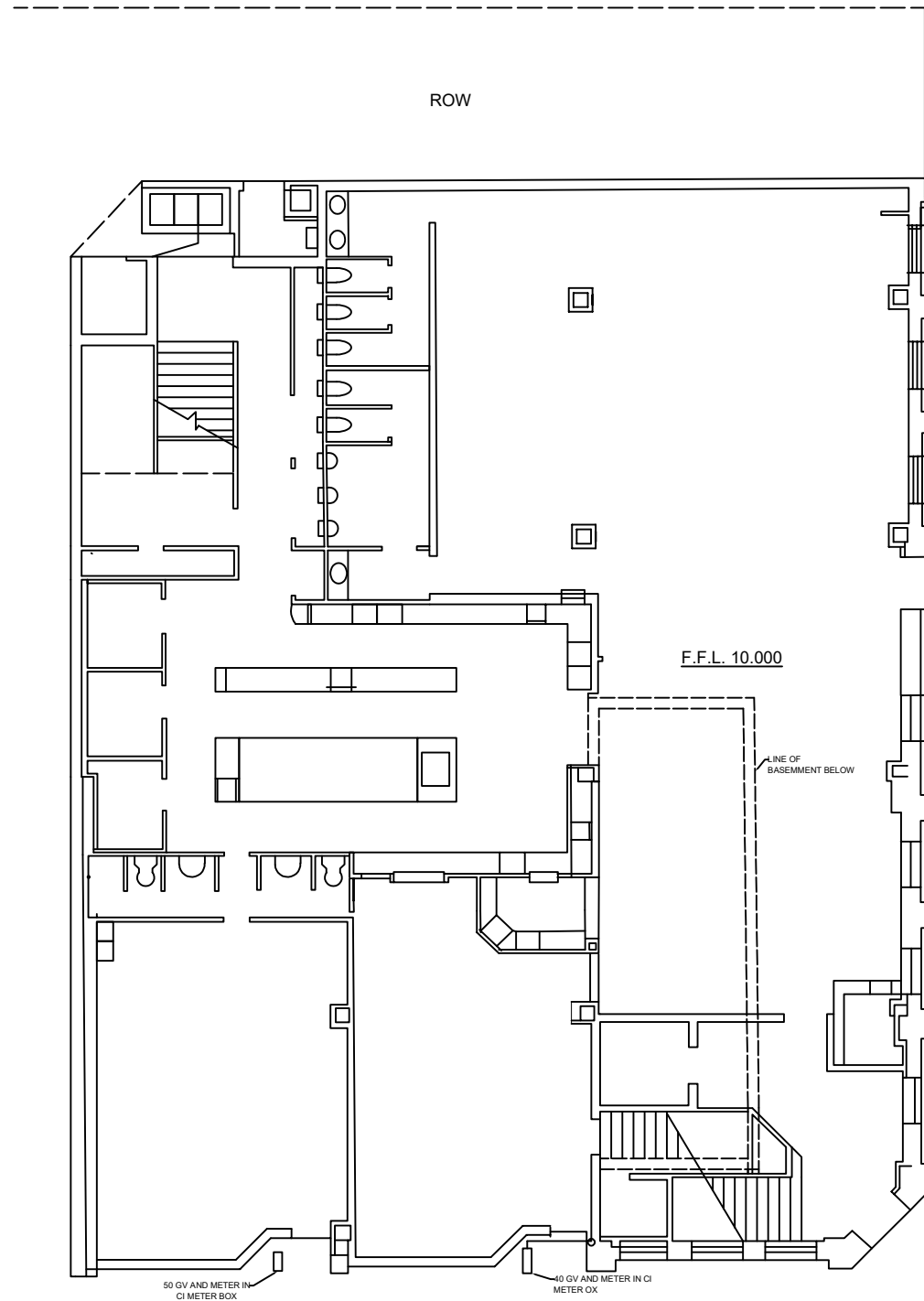
Note 3: This planning decision is confined to the authority of the Planning and Development Act 2005 and the City of Fremantle Local Planning Scheme 4. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.

A handwritten signature in black ink, appearing to be 'G. [unclear]', with a long horizontal stroke extending to the right.

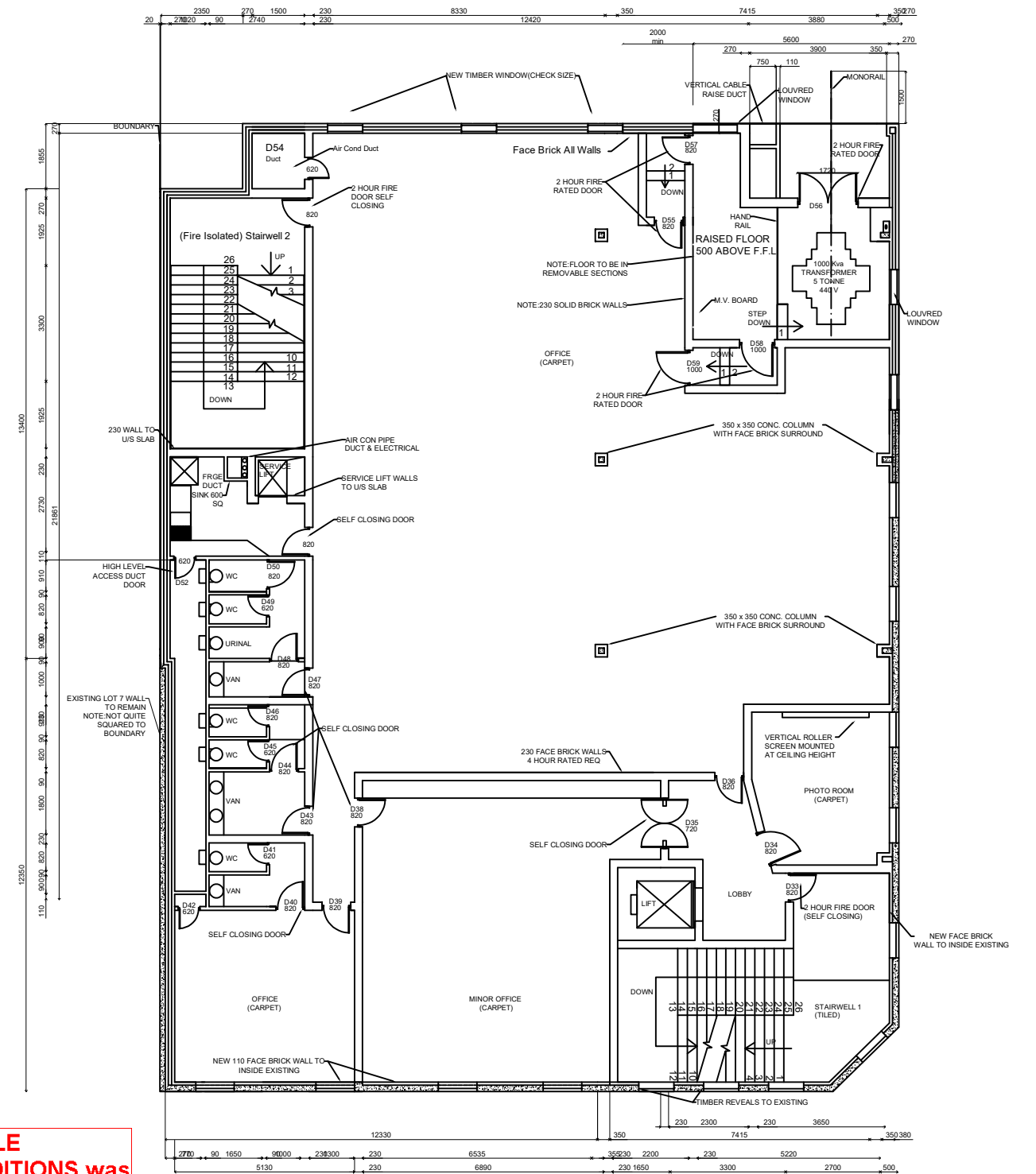
Signed:

Dated: 23 July 2025

For and on behalf of the City of Fremantle.



GROUND FLOOR PLAN 1:75



FIRST FLOOR PLAN 1:75

**CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24**

9 July 2025

Plan 1 of 19

**PLEASE REFER TO CONDITION NO/S;
1-10**

**CITY OF FREMANTLE
These Plans Form Part of**

DA0355/24

11 June 2025

Existing Plans

No.	DATE	REVISIONS	BY	CHK	CD	APPROVED



64 HIGH STREET, FREMANTLE
EXISTING BUILDING SKETCH
GROUND AND FIRST FLOOR PLAN
DA SUBMISSION

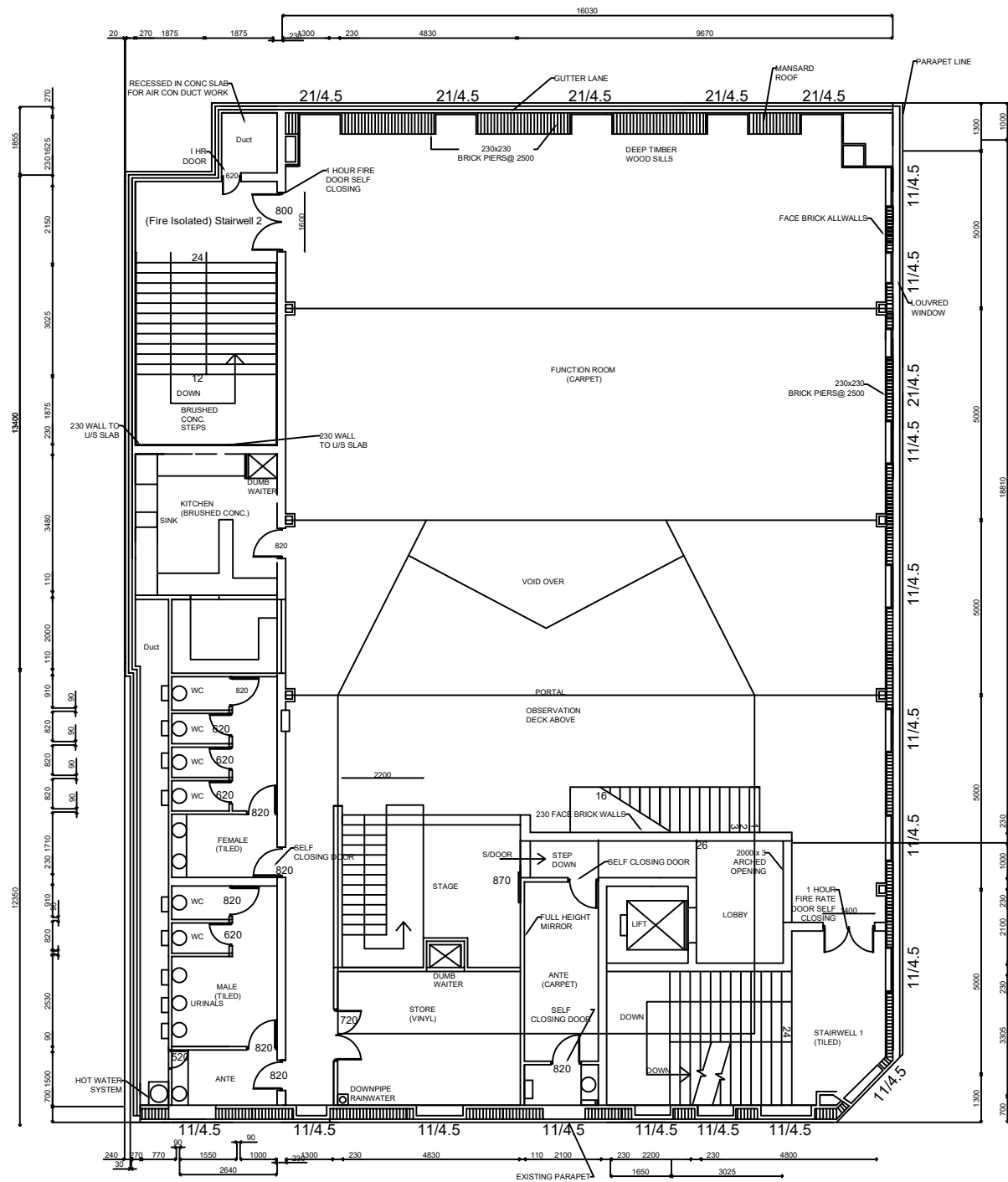
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DRG No. PLATO-001 REV A

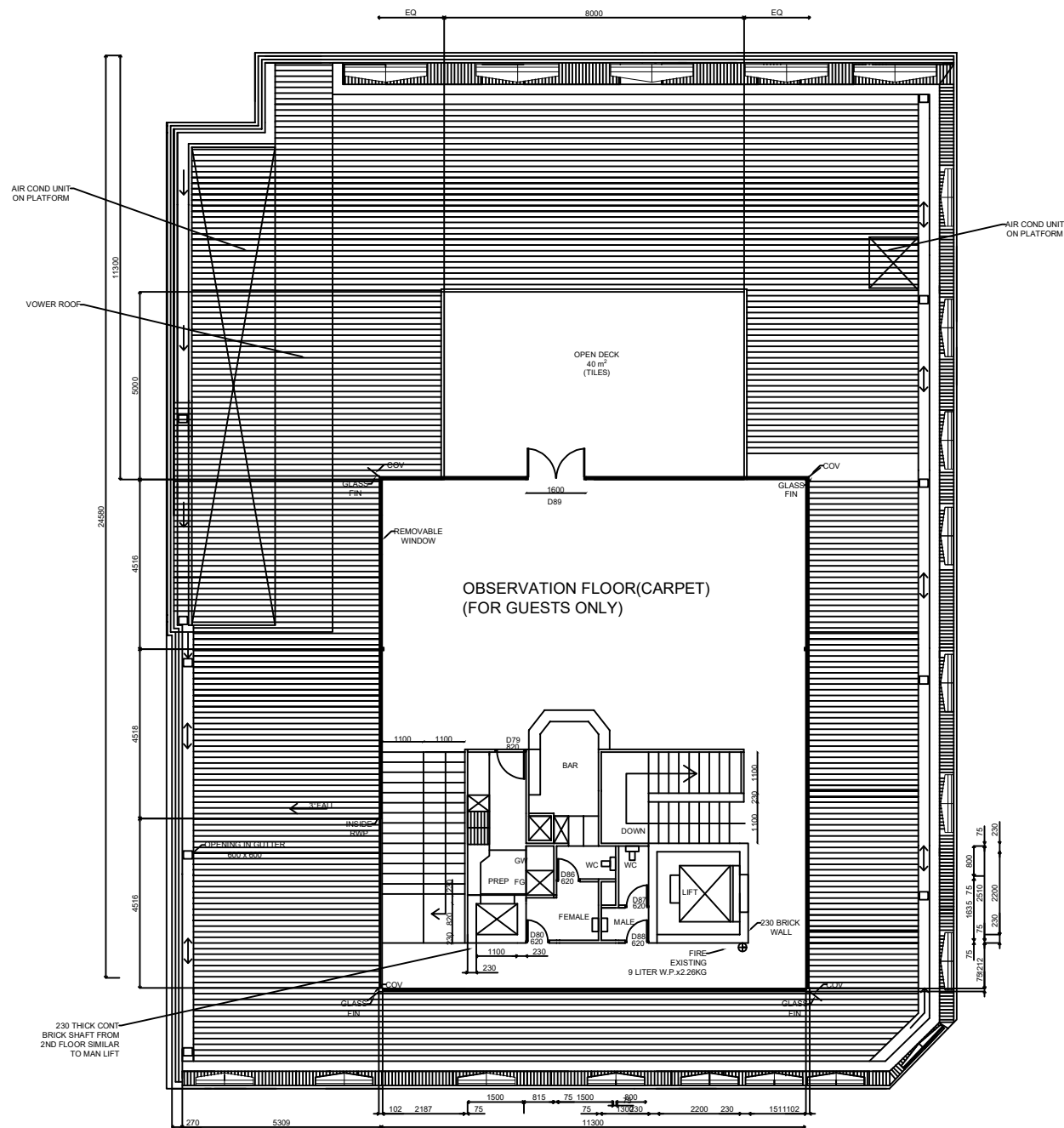
CITY OF FREMANTLE
These Plans Form Part of

DA0355/24

11 June 2025



SECOND FLOOR PLAN 1:75



OBSERVATION DECK AND ROOF PLAN 1:75

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24

9 July 2025

Plan 2 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

Existing Plans

No.	DATE	REVISIONS	BY	CHK	CD	APPROVED



64 HIGH STREET, FREMANTLE
EXISTING BUILDING SKETCH
SECOND FLOOR AND OBSV. PLAN
DA SUBMISSION

SCALE: 1:75
DRG No. PLATO-002
REV A

SHOP 1 + 2 - NO NEW BUILDING WORKS - AS EXISTING

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

GENERAL - BRIEF NOTES

SHOP 3 PROPOSED BACKPACKERS

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

CITY OF FREMANTLE
These Plans Form Part of

DA0355/24

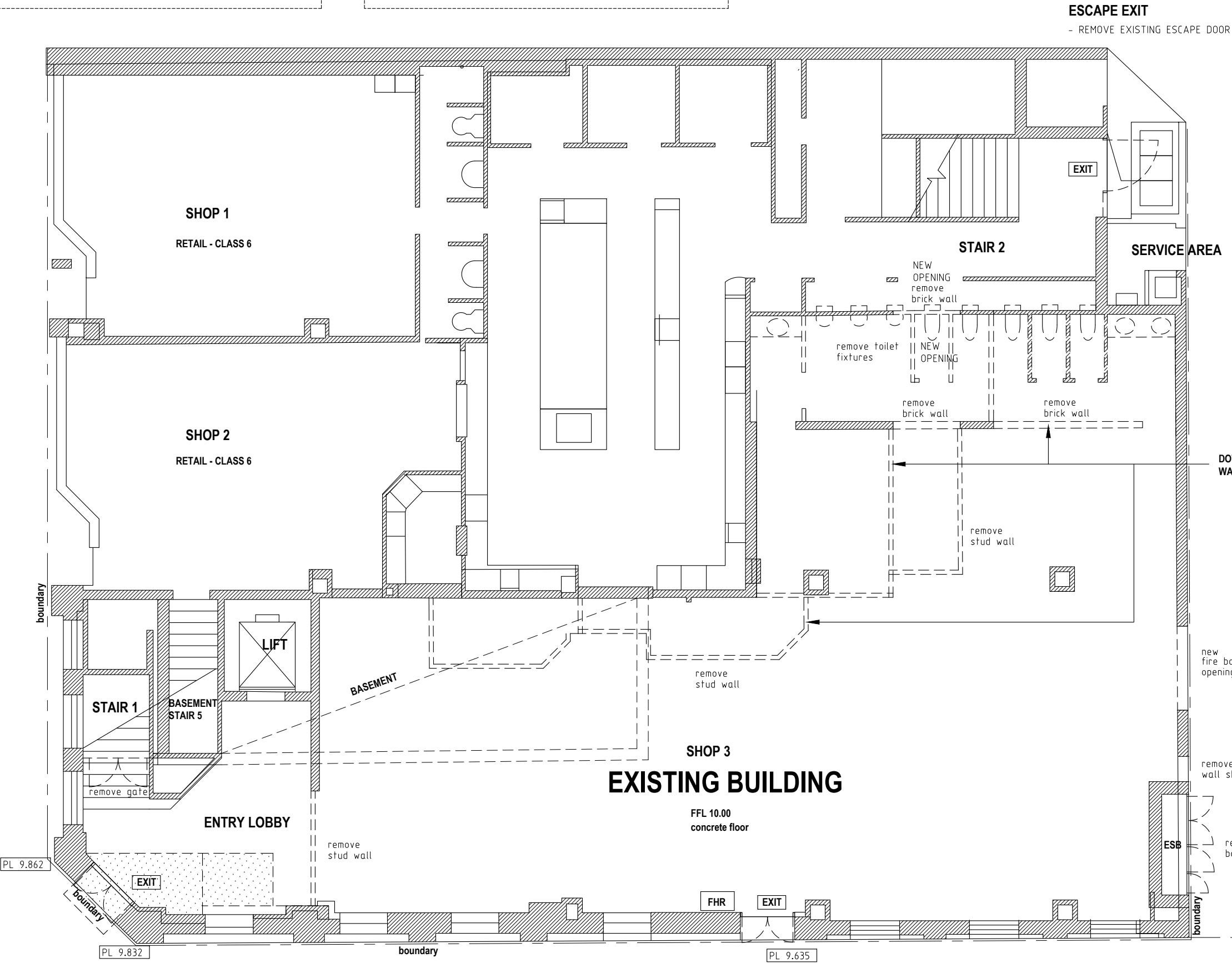
11 June 2025

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24

9 July 2025

Plan 3 of 19

PLEASE REFER TO CONDITION NO/S;
1-10



MAIN ENTRY
- REMOVE EXISTING NON COMPLIANT FOOT PATH RAMP
- REMOVE EXISTING ENTRY DOORS

ENTRY LOBBY RAMP
- REMOVE EXISTING CONCRETE FLOOR SLAB

FOOT PATH

ENTRY
- REMOVE EXISTING ENTRY DOORS

DEMOLITION PLANS

PAKENHAM STREET



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFRUBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

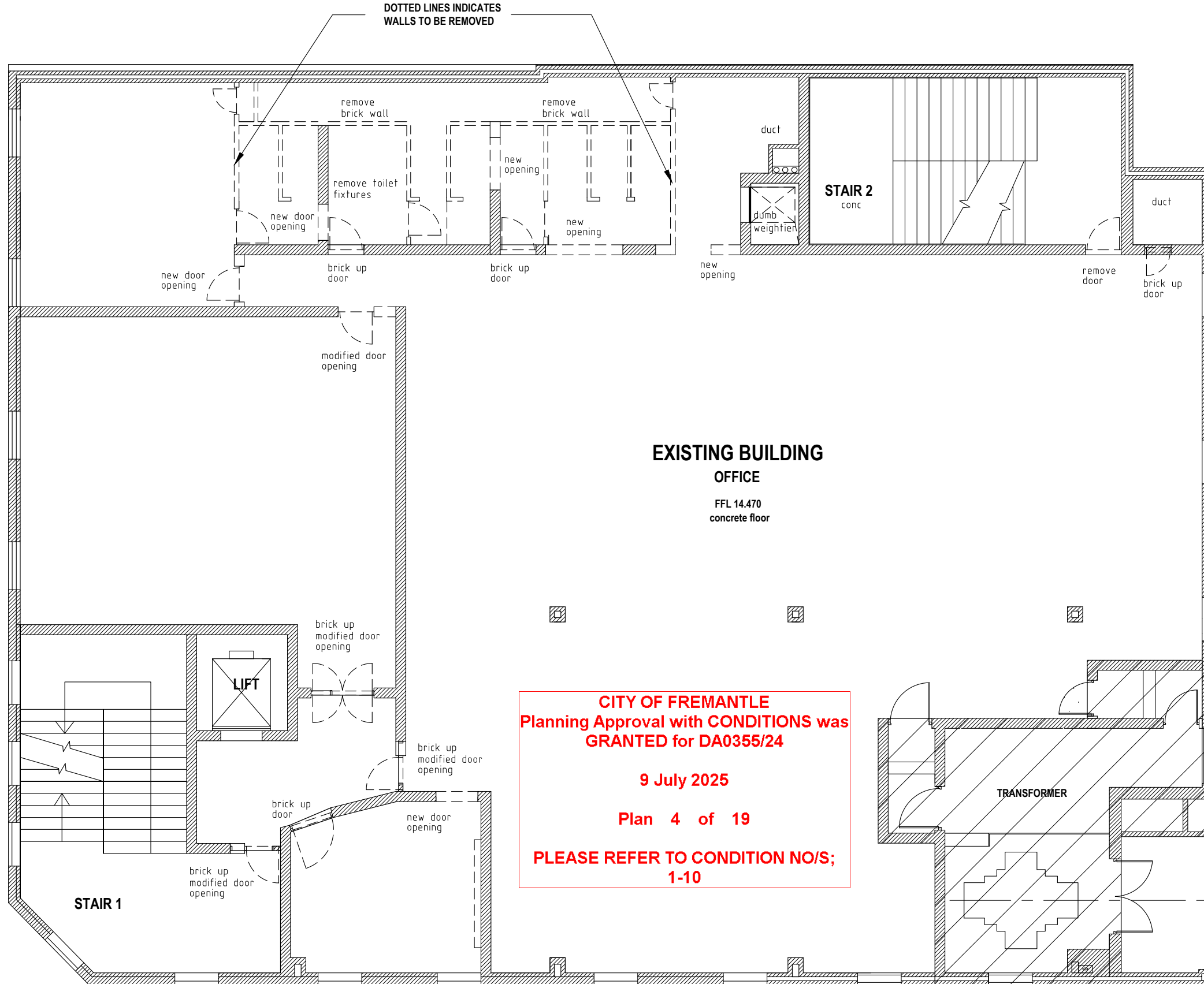
SHEET
DEMOLITION PLAN
GROUND FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA1-1
CHECKED		REV	1

REV	DATE	CHD	DESCRIPTION
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

HIGH STREET

DOTTED LINES INDICATES
WALLS TO BE REMOVED



EXISTING BUILDING
OFFICE

FFL 14.470
concrete floor

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24

9 July 2025

Plan 4 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

ROW

TRANSFORMER - NO NEW BUILDING WORKS - AS EXISTING

PAKENHAM STREET

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU, TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

CITY OF FREMANTLE
These Plans Form Part of

DA0355/24

11 June 2025

DEMOLITION PLANS



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

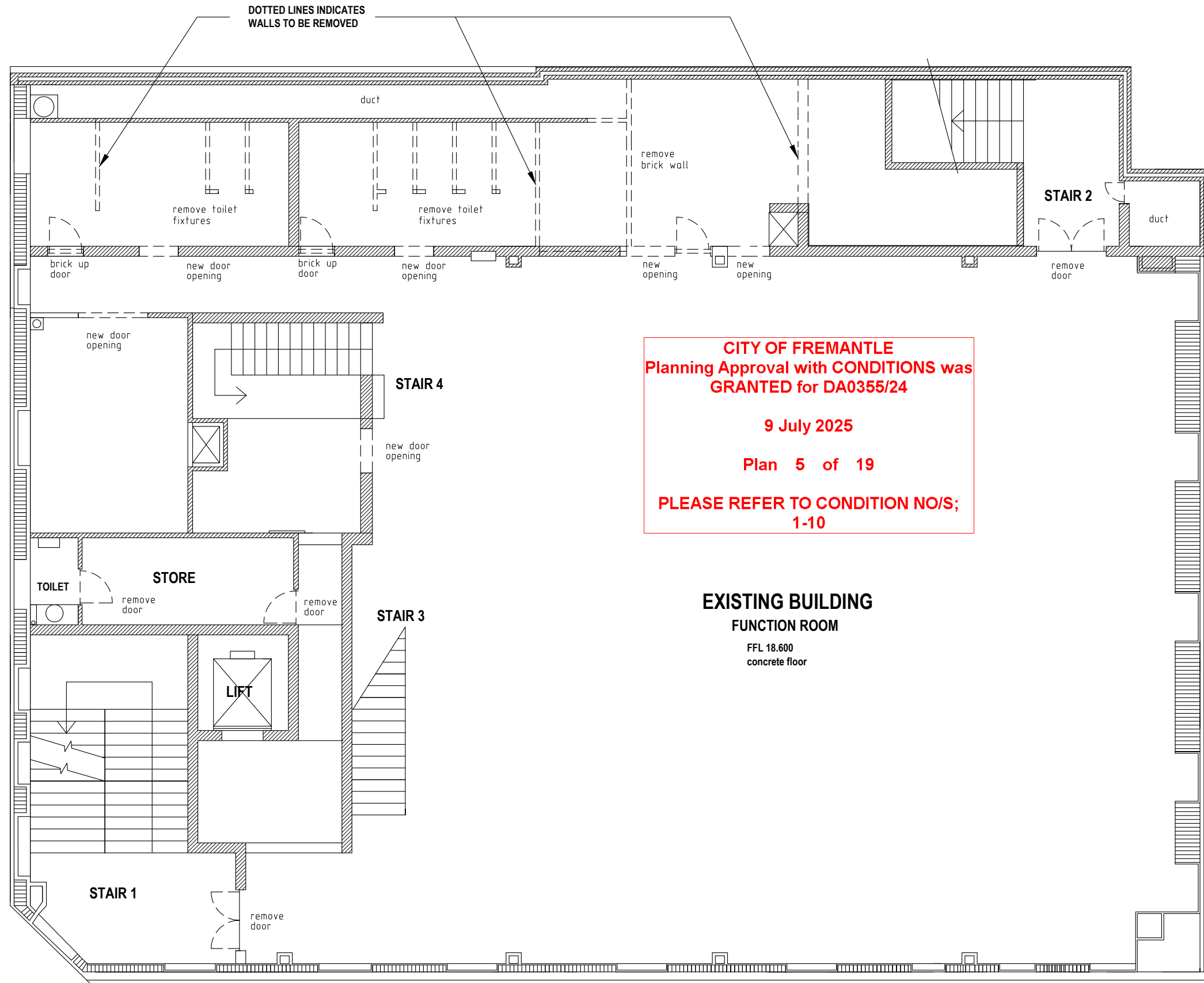
SHEET
DEMOLITION PLAN
FIRST FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA1-2
CHECKED		REV	1

REV	DATE	CHD	DESCRIPTION
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

DEMOLITION PLANS

HIGH STREET



PAKENHAM STREET

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU, TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

CITY OF FREMANTLE
These Plans Form Part of

DA0355/24

11 June 2025

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24

9 July 2025

Plan 5 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

EXISTING BUILDING

FUNCTION ROOM

FFL 18.600
concrete floor

ROW



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

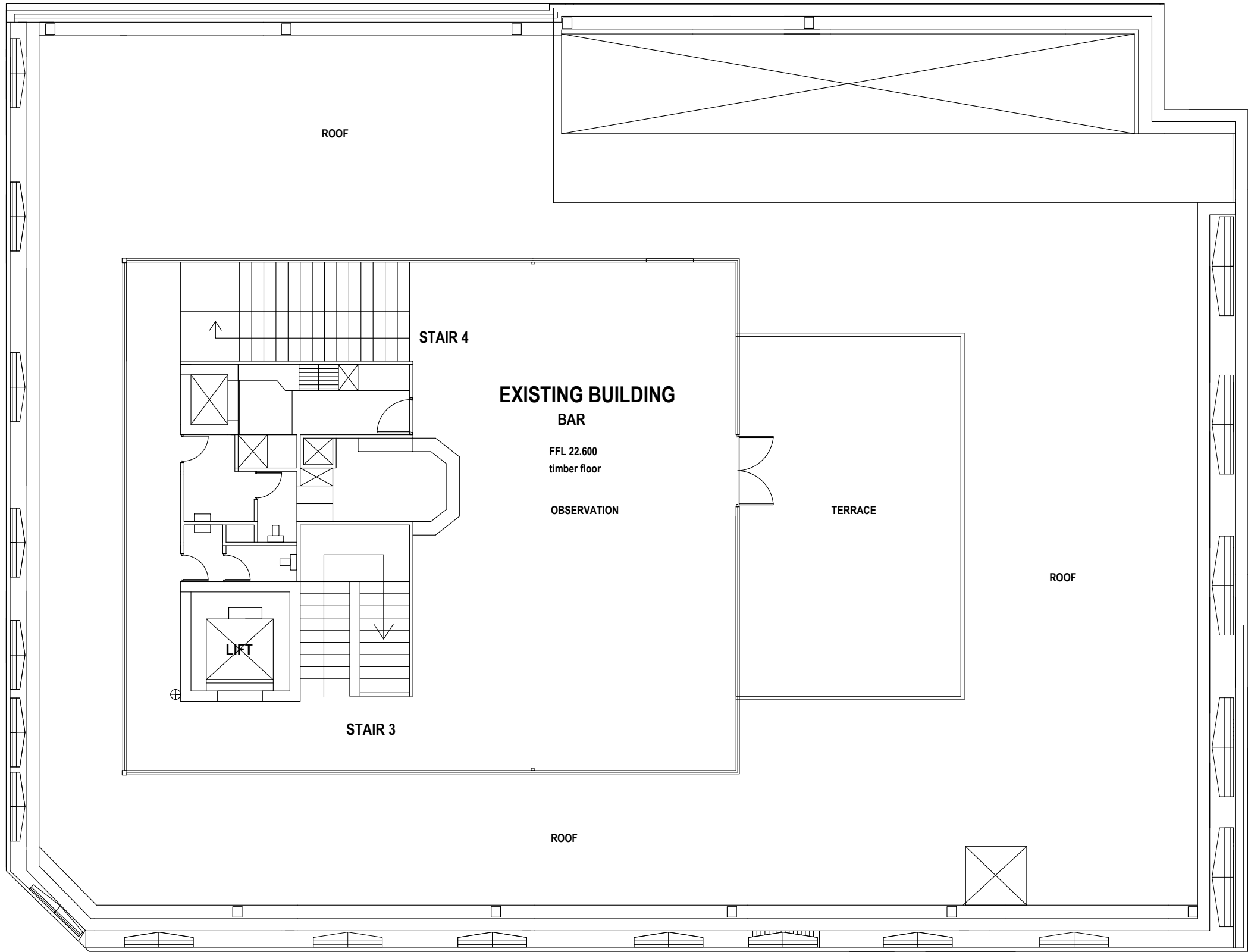
64 HIGH STREET FREMANTLE
for PLATO

SHEET
DEMOLITION PLAN
SECOND FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA1-3
CHECKED			

REV	DATE	CHD	DESCRIPTION
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

HIGH STREET



PAKENHAM STREET

EXISTING FLOOR
OBSERVATION

- NO CHANGE TO USAGE
- NO BUILDING WORKS
- NO REFURBISHMENT
- NO CHANGES TO ACCESS / ESCAPE
- NO CHANGES TO TOILET AMENITIES
- NO CHANGES ROOF / DRAINAGE

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

CITY OF FREMANTLE
These Plans Form Part of

DA0355/24

11 June 2025

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
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9 July 2025

Plan 6 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

THIRD FLOOR - NO NEW BUILDING WORKS - AS EXISTING



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET
DEMOLITION PLAN
THIRD FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA1-4
CHECKED			

REV	DATE	CHD	DESCRIPTION
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

BUILDING WORKS

- NEW FLOOR FINISHES
- INCREASE DOOR OPENINGS / SIZE
- NEW DOORS + HARDWARE
- NEW CEILINGS
- NEW TOILET AMENITIES
- NEW FIRE COLLARS/DUCTS
- NEW SPRINKLER SYSTEM

HYDRAULIC

- NEW HOT WATER UNITS
- NEW FIXTURES

ELECTRICAL

- NEW LIGHTING
- NEW POWER / DATA

MECHANICAL

- NEW AIR CONDITIONING
- NEW TOILET EXHAUST

DOORS

UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

STAIR 5

- BASEMENT AREA USAGE / UPGRADE
- STAIR ACCESS / FIRE ETC

LIFT

- LIFT TO BE UPGRADED
- FLOOR SECURITY ACCESS UPGRADE

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

MAIN ENTRY

- REMOVE EXISTING NON COMPLIANT FOOT PATH RAMP
- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR #
- NEW FIRE INDICATION PANEL FIP

SC

SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

AW

WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

ALL ROOMS
air conditioned

to be

ALL AMENITIES
to be
mechanically exhausted

SHOP 1 + 2 - NO NEW BUILDING WORKS - AS EXISTING

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

FLOOR AREA

RETAIL (modified lease)	235 sqm
COMMON - Entry Lobby	55 sqm
COMMON - stair 2	35 sqm
BACKPACK PACKERS	230 sqm
BUILDING	555 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

DORMITORY GUEST OCCUPANCY

FIRST FLOOR	62 beds
SECOND FLOOR	38 beds
	100 beds

ROW ACCESS DOOR

- NEW ESCAPE DOOR
- 920/450 DOOR

HYDRANT

- NEW STAIR HYDRANT

NEW WALLS

- STUD WALL
- BRICK WALL

AMENITIES AREA

- NEW WATER SERVICES
- MODIFICATION TO FLOOR FALLS
- NEW FLOOR DRAINS
- NEW MECH EXHAUST
- NEW HWU
- NEW PLUMBING FIXTURES

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

FIRE BOOSTER

- NEW FIRE BOOSTER
- ROW FIRE SIGNAGE REQUIRED
- ROW BOLLARDS (DPES) REQUIRED
- 2000x600 x 1200 HIGH

- BRICK UP / FIRE RATED DUCT

ROW

- ESB
- NEW FIRE RATED DOORS

EXISTING BUILDING
BACKPACKERS

CITY OF FREMANTLE
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Plan 7 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

PAKENHAM STREET

DEVELOPMENT PLANS



CITY OF FREMANTLE
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engineering group
DA0355/24
Tel. (08) 9328 5700

11 June 2025

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET
GROUND FLOOR CONCEPT

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA3-1
CHECKED		REV	3

REV	DATE	CHD	DESCRIPTION
3	9-6-2025		DA - Cof ISSUE
2	21-5-2024		DA - Cof ISSUE
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

- SC** SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD
- AW** WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

- ALL ROOMS** to be
air conditioned
- ALL AMENITIES** to be
mechanically exhausted

- STAIR 2**
- NEW ESCAPE HARDWARE
 - NEW HANDRAILS
 - NEW STEP TREATMENT

- HYDRANT**
- NEW STAIR HYDRANT

FLOOR AREA	
TRANSFORMER	39 sqm
BACKPACK PACKERS	529 sqm
BUILDING	568 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

GUEST OCCUPANCY		
DORMITORY 1	1	Mixed
DORMITORY 2	10	Male
DORMITORY 3	10	Female
DORMITORY 4	3	Mixed
DORMITORY 5	10	Mixed
DORMITORY 6	9	Mixed
DORMITORY 7	9	Male
DORMITORY 8	10	Female
	62	
MALES	31	
FEMALE	31	
	62	
ACCESS ROOM	1 off (inc)	

- NEW WALLS**
- STUD WALL
 - BRICK WALL

- FLOOR FINISHES**
- TILES
 - CARPET
 - VINYL
 - POLISHED CONCRETE

CITY OF FREMANTLE
Planning Approval with **CONDITIONS** was
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9 July 2025

Plan 8 of 19

DEVELOPMENT PLANS
PLEASE REFER TO CONDITION NOIS

1:10

- DORMITORY 1-8**
- FIXED WINDOWS
 - NATURAL LIGHT
10% floor area
 - VENTILATION
AC - mechanical
 - X single bed

- DORMITORY** TYPICAL CONSTRUCTION
- FIRE RATED DOOR + FRAME
 - FIRE RATED ACOUSTIC STUD WALL TO
UNDERSIDE CONCRETE FLOOR OVER

- DOORS**
UNLESS NOTED OTHERWISE
- ALL NEW DOORS 920
 - EXISTING DOORS MODIFIED
TO 920

PAKENHAM STREET



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TRANSFORMER - NO NEW BUILDING WORKS - AS EXISTING

**EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS**

64 HIGH STREET FREMANTLE
for PLATO

SHEET			
FIRST FLOOR CONCEPT			
DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA3-2
CHECKED		REV	3
REV	DATE	CHWD	DESCRIPTION
3	9-6-2025		DA - CoF ISSUE
2	21-5-2024		DA - CoF ISSUE
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE

ALL ROOMS to be air conditioned

ALL AMENITIES to be mechanically exhausted

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

AW WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

STAIR 2

- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

HYDRANT

- NEW STAIR HYDRANT

FLOOR AREA

BACKPACK PACKERS 575 sqm

BUILDING 575 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

GUEST OCCUPANCY

DORMITORY 9	10	Mixed
DORMITORY 10	10	Male
DORMITORY 11	10	Female
DORMITORY 12	8	Mixed
38		

MALES	19
FEMALE	19
38	

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

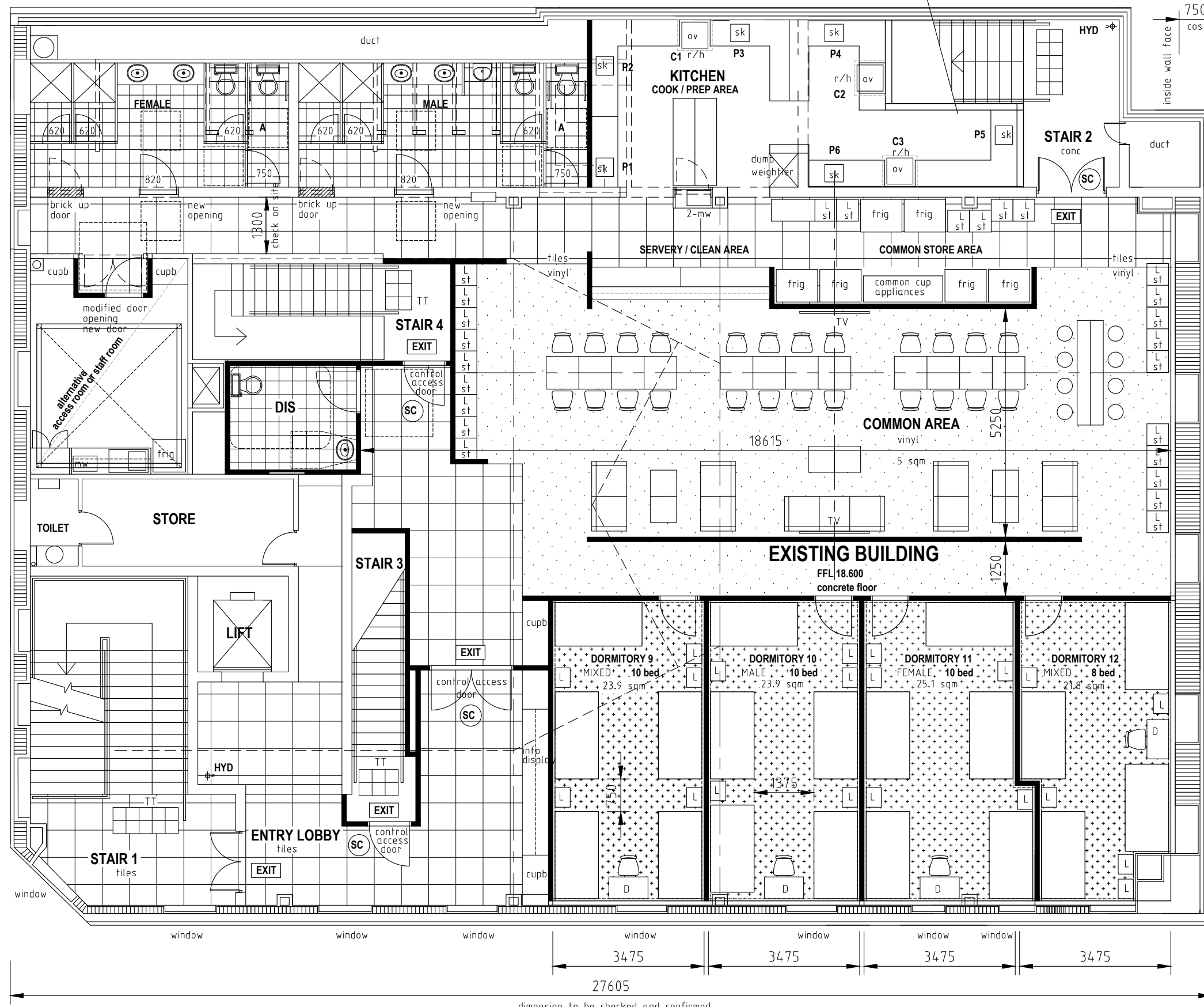
21075

dimension to be checked and confirmed

HIGH STREET

STAIR 3 + 4

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT



DORMITORY 9 - 12

- FIXED WINDOWS
- NATURAL LIGHT Performance Solution
- VENTILATION AC - mechanical
- X single bed

DORMITORY TYPICAL CONSTRUCTION

- FIRE RATED DOOR + FRAME
- FIRE RATED ACOUSTIC STUD WALL TO UNDERSIDE CONCRETE FLOOR OVER

DOORS UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

PAKENHAM STREET



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PROJECT

EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET				SECOND FLOOR CONCEPT			
DRAWN	NS	SCALE	1:100 @ A3	DESIGNED	NS	DRG No	REV
CHECKED						2024 - 183 - DA3-3	3
REV	DATE	CHWD	DESCRIPTION	3	9-6-2025	DA - CoF ISSUE	
2	21-5-2024	DA - CoF ISSUE		1	5-3-2024	DEVELOPER + PLATO REVIEW ISSUE	

CITY OF FREMANTLE

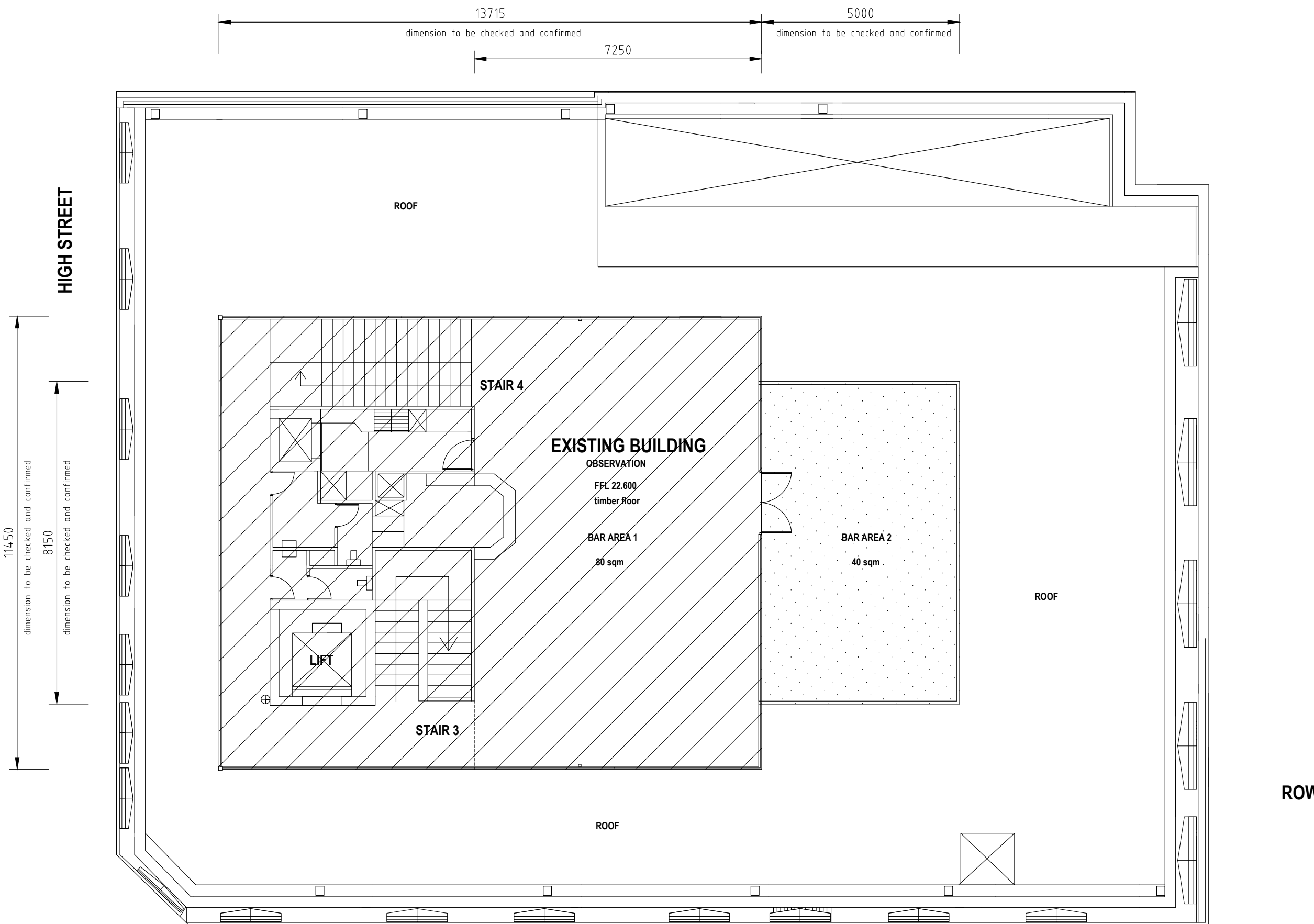
Planning Approval with CONDITIONS was GRANTED for DA0355/24

9 July 2025

Plan 9 of 19

PLEASE REFER TO CONDITION NO/S

DEVELOPMENT PLANS



**EXISTING FLOOR
OBSERVATION**

- NO CHANGE TO USAGE
- NO BUILDING WORKS
- NO REFURBISHMENT
- NO CHANGES TO ACCESS / ESCAPE
- NO CHANGES TO TOILET AMENITIES
- NO CHANGES ROOF / DRAINAGE

FLOOR AREA	
OBSERVATION	160 sqm
BAR AREA 2	40 sqm
BUILDING	200 sqm

PATRON AREA	
BAR AREA 1	80 sqm
BAR AREA 2	40 sqm
	120 sqm

NOTE
LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

**EXISTING BUILDING
BACKPACKERS**

CITY OF FREMANTLE
Planning Approval with **CONDITIONS** was
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Plan 10 of 19

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1-10**

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DEVELOPMENT PLANS

PAKENHAM STREET

THIRD FLOOR - NO NEW BUILDING WORKS - AS EXISTING



 MAROCCHI engineering group Suite 3, 158 Newcastle Street, Perth W.A. 6000 Tel. (08) 9328 5700	PROJECT EXISTING BUILDING REFURBISHMENT PROPOSED BACKPACKERS 64 HIGH STREET FREMANTLE for PLATO	SHEET THIRD FLOOR CONCEPT DRAWN NS SCALE 1:100 @ A3 DESIGNED NS DRG No 2024 - 183 - DA3-4 CHECKED REV 4	<table><tr><th>REV</th><th>DATE</th><th>CHWD</th><th>DESCRIPTION</th></tr><tr><td>4</td><td>9-6-2025</td><td></td><td>DA - CoF ISSUE</td></tr><tr><td>3</td><td>9-6-2025</td><td></td><td>DA - CoF ISSUE</td></tr><tr><td>2</td><td>21-5-2024</td><td></td><td>DA - CoF ISSUE</td></tr><tr><td>1</td><td>5-3-2024</td><td></td><td>DEVELOPER + PLATO REVIEW ISSUE</td></tr></table>	REV	DATE	CHWD	DESCRIPTION	4	9-6-2025		DA - CoF ISSUE	3	9-6-2025		DA - CoF ISSUE	2	21-5-2024		DA - CoF ISSUE	1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE
REV	DATE	CHWD	DESCRIPTION																				
4	9-6-2025		DA - CoF ISSUE																				
3	9-6-2025		DA - CoF ISSUE																				
2	21-5-2024		DA - CoF ISSUE																				
1	5-3-2024		DEVELOPER + PLATO REVIEW ISSUE																				

NOTES

MAIN ENTRY

- REMOVE EXISTING NON COMPLIANT FOOT PATH RAMP
- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR #
- NEW FIRE INDICATION PANEL FIP

ENTRY LOBBY

- NEW RAMP
- UP GRADE EXISTING GLASS DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR

LIFT

- LIFT TO BE UPGRADED
- FLOOR SECURITY ACCESS UPGRADE

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

CITY OF FREMANTLE
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DEVELOPMENT PLANS

LIFT ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

STAIR 1 ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)
- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

MAIN ENTRY DOOR ACCESS

- BACK PACKER MAIN ENTRY (ground, first , second floor level area)
- WESTERN POWER ENTRY (transformer)
- ROOF BAR ENTRY
- REQUIRED ESCAPE EXIT

MAIN ENTRY LOBBY

- COMMON ACCESS AREA TO
- BACK PACKERS (ground, first, second)
- TRANSFORMER (first)
- ROOF BAR (third)

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Plan 11 of 19

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1-10



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET							
GROUND FLOOR CONCEPT MAIN ENTRY - LAYOUT							
DRAWN	NS	SCALE	150 @ A3				
DESIGNED	NS	DRG No	2024 - 183 - DA3-5	REV	3	3	9-4-2025
CHECKED				REV	DATE	CHD	DESCRIPTION

- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

- BACK PACKER ENTRY
- REQUIRED ESCAPE EXIT
(ground, first , second floor level area)
- BIKE STORAGE ENTRY



COMMON ACCESS AREA TO

- BACK PACKERS (ground, first, second)
- BIKES (ground,)

**PLEASE REFER TO CONDITION NO/S;
1-10**

11 June 2025



REV	3	9-6-2025		DA = CoF ISSUE
	REV	DATE	CHG	DESCRIPTION

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

DEVELOPMENT PLANS

- REMOVE EXISTING NON COMPLIANT FOOT PATH RAMP
- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR #
- NEW FIRE INDICATION PANEL **FIP**



Plan 13 of 19

PLEASE REFER TO CONDITION NO/S:-

DELINEATION PLANS

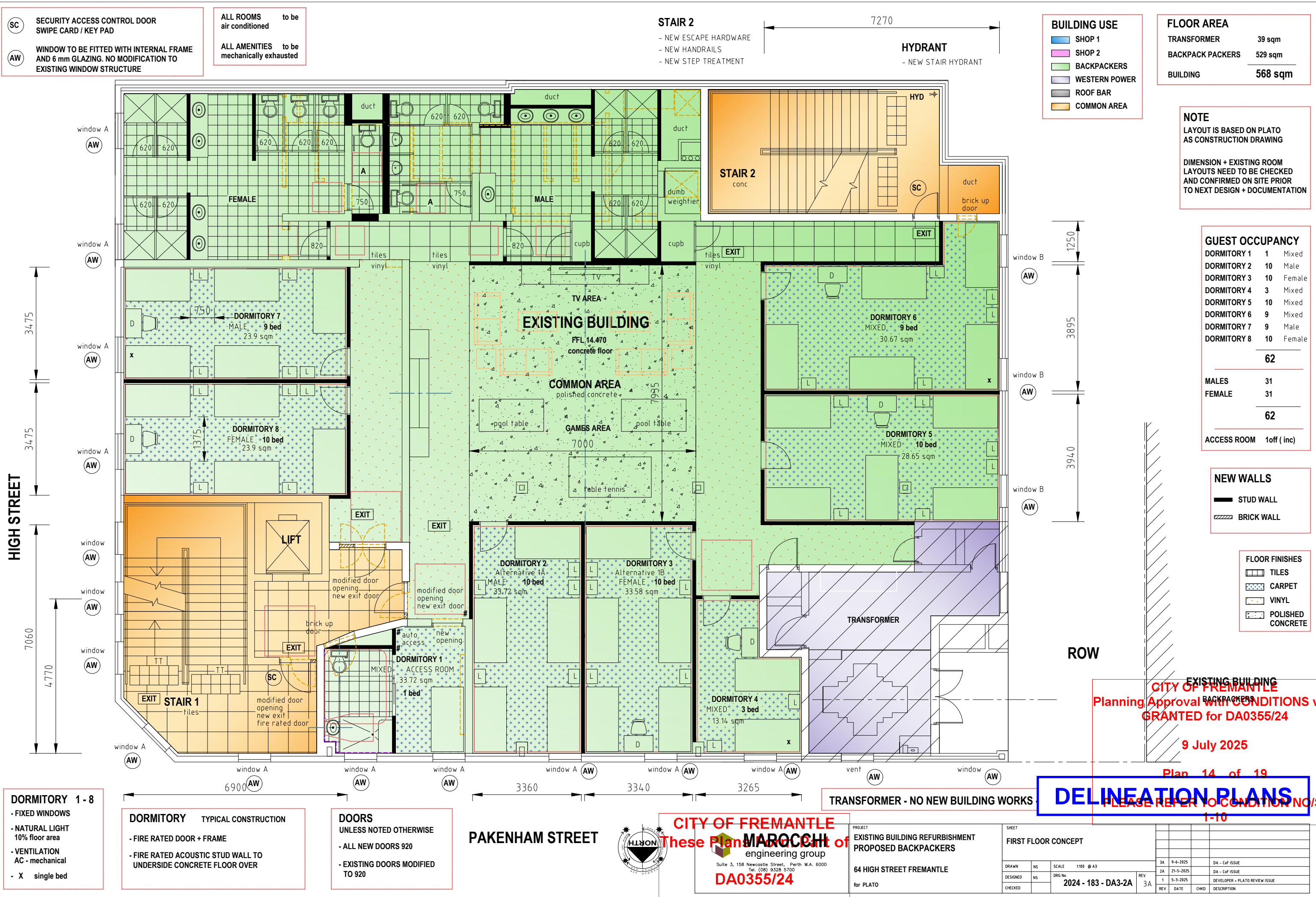
PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS
64 HIGH STREET FREMANTLE
for PLATO

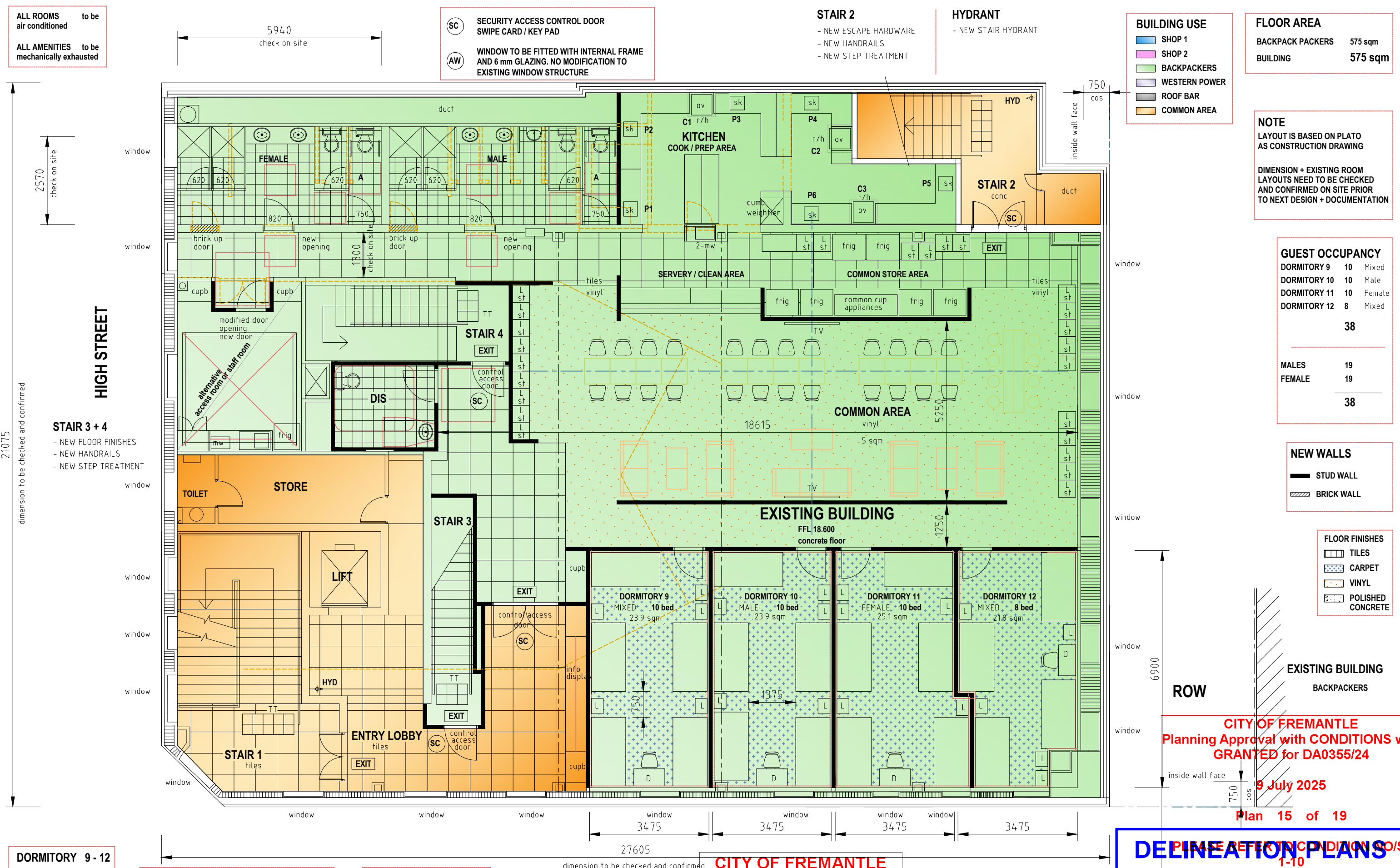
DRAWN	NS
DESIGNED	NS
CHECKED	

	SCALE	1:100 @ A3
	DRG No	2024 - 183 - DA3-1A

3A	9-6-2025		DA - CoF ISSUE
2A	21-5-2025		DA - CoF ISSUE
1	5-3-2025		DEVELOPER + PLATO REVIEW ISSUE

11 June 2025





ALL ROOMS to be air conditioned

ALL AMENITIES to be mechanically exhausted

SC SECURITY ACCESS CONTROL DOOR SWIPE CARD / KEY PAD

AW WINDOW TO BE FITTED WITH INTERNAL FRAME AND 6 mm GLAZING. NO MODIFICATION TO EXISTING WINDOW STRUCTURE

STAIR 2

- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

HYDRANT

- NEW STAIR HYDRANT

BUILDING USE

- SHOP 1
- SHOP 2
- BACKPACKERS
- WESTERN POWER
- ROOF BAR
- COMMON AREA

FLOOR AREA

BACKPACK PACKERS 575 sqm

BUILDING 575 sqm

NOTE

LAYOUT IS BASED ON PLATO AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM LAYOUTS NEED TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO NEXT DESIGN + DOCUMENTATION

GUEST OCCUPANCY

DORMITORY 9	10	Mixed
DORMITORY 10	10	Male
DORMITORY 11	10	Female
DORMITORY 12	8	Mixed
38		

MALES	19
FEMALE	19
38	

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

EXISTING BUILDING BACKPACKERS

CITY OF FREMANTLE

Planning Approval with **CONDITIONS** was **GRANTED** for DA0355/24

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Plan 15 of 19

DORMITORY 9 - 12

- FIXED WINDOWS
- NATURAL LIGHT Performance Solution
- VENTILATION AC - mechanical
- X single bed

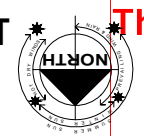
DORMITORY TYPICAL CONSTRUCTION

- FIRE RATED DOOR + FRAME
- FIRE RATED ACOUSTIC STUD WALL TO UNDERSIDE CONCRETE FLOOR OVER

DOORS UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

PAKENHAM STREET



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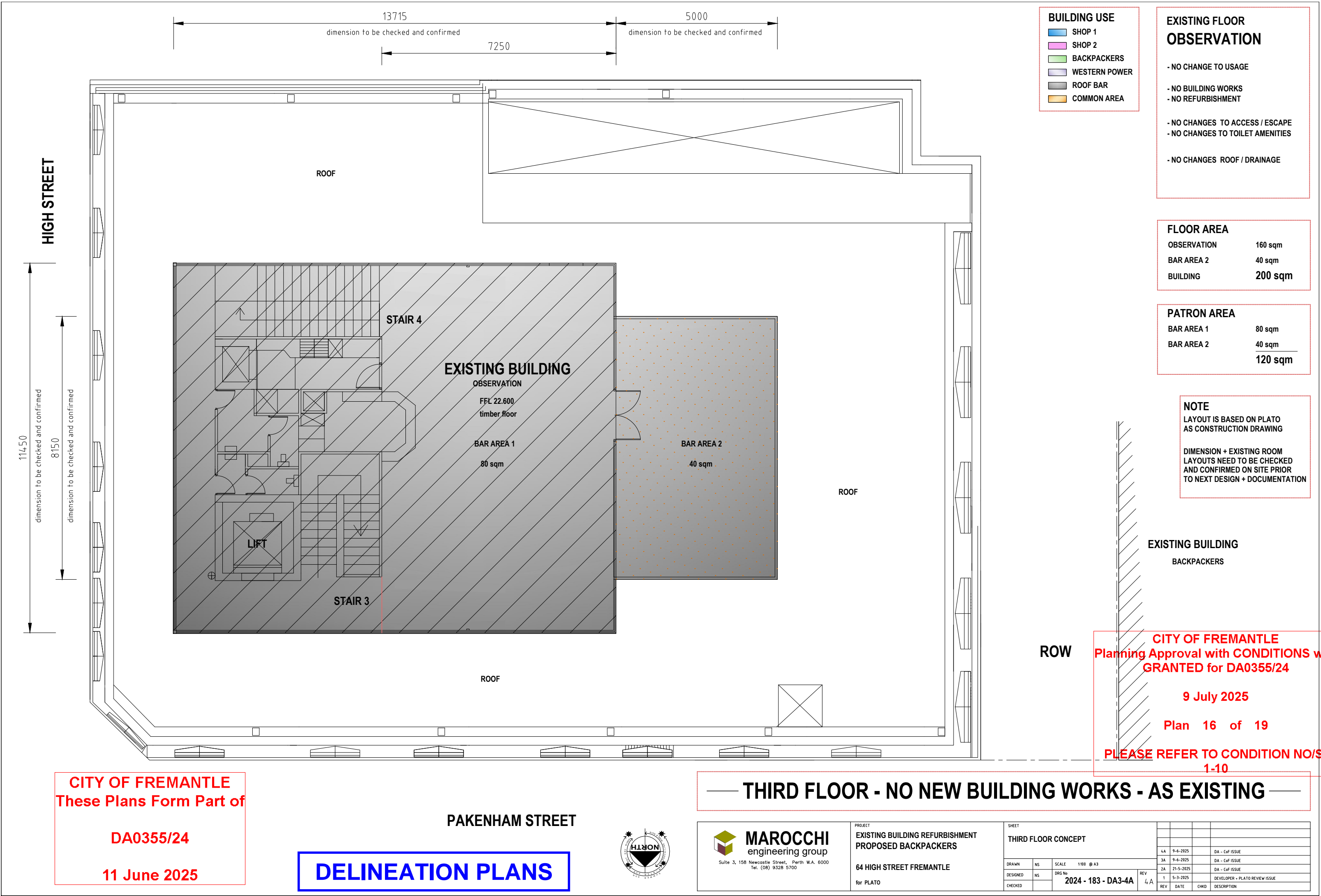
PROJECT

EXISTING BUILDING REFURBISHMENT PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET				SECOND FLOOR CONCEPT			
DRAWN	NS	SCALE	1:100 @ A3	3A	9-6-2025	DA - Cof ISSUE	
DESIGNED	NS	DRG No	2024 - 183 - DA3-3A	2A	21-5-2025	DA - Cof ISSUE	
CHECKED		REV		1	5-3-2025	DEVELOPER - PLATO REVIEW ISSUE	
		REV		3A		DESCRIPTION	



NOTES

- MAIN ENTRY
- REMOVE EXISTING NON COMPLIANT FOOT PATH RAMP
 - UP GRADE EXISTING DOORS TO AUTO DOORS
 - NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR
 - NEW FIRE INDICATION PANEL

- ENTRY LOBBY
- NEW RAMP
 - UP GRADE EXISTING GLASS DOORS TO AUTO DOORS
 - NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR

- LIFT
- LIFT TO BE UPGRADED
 - FLOOR SECURITY ACCESS UPGRADE

- STAIR 1
- NEW FLOOR FINISHES
 - NEW HANDRAILS
 - NEW STEP TREATMENT

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

CITY OF FREMANTLE
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DA0355/24
11 June 2025

- BUILDING USE
- SHOP 1
 - SHOP 2
 - BACKPACKERS
 - WESTERN POWER
 - ROOF BAR
 - COMMON AREA

DELINEATION PLANS

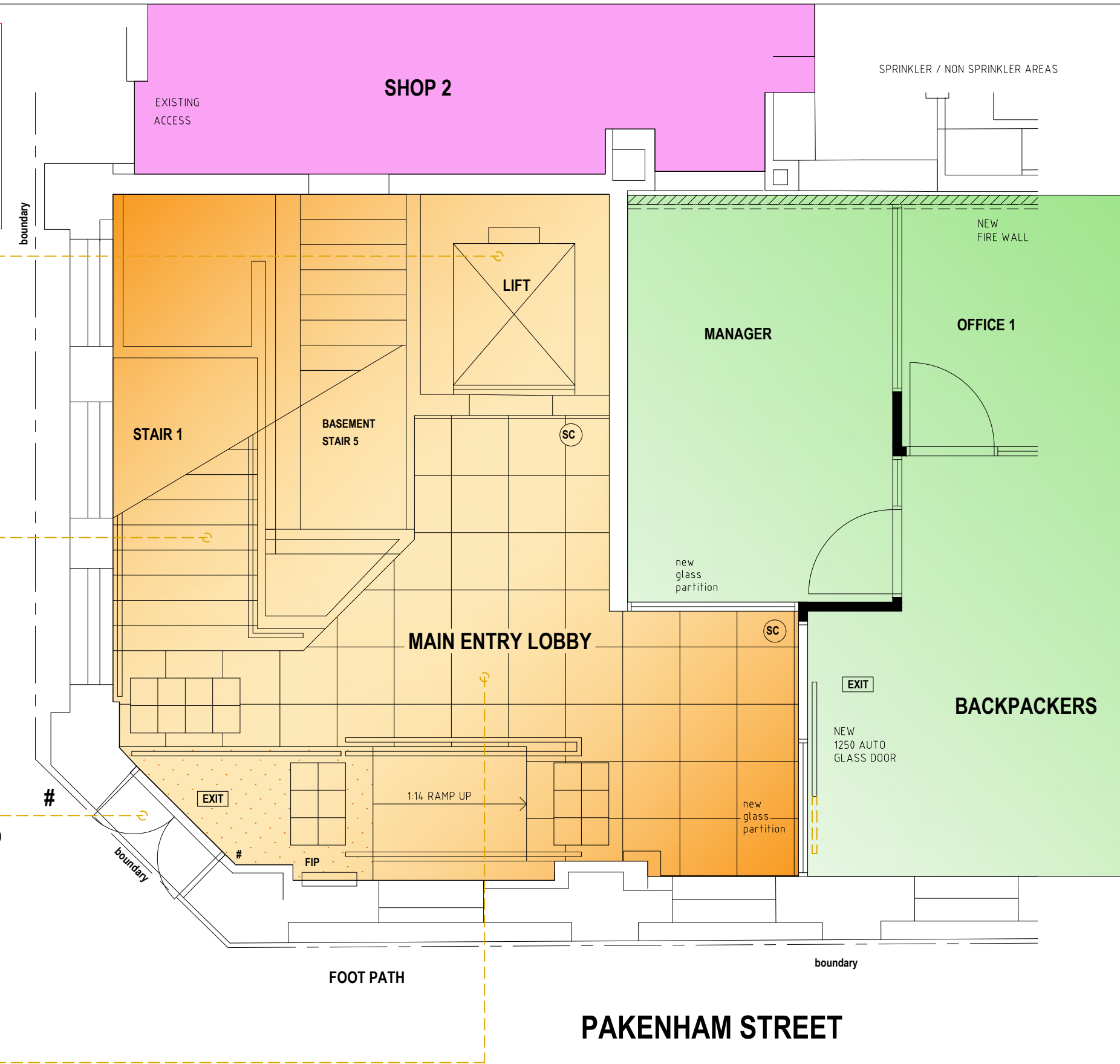
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9 July 2025
Plan 17 of 19
PLEASE REFER TO CONDITION NO/S;
1-10

- LIFT ACCESS
- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

- STAIR 1 ACCESS
- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)
 - REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

- MAIN ENTRY DOOR ACCESS
- BACK PACKER MAIN ENTRY (ground, first , second floor level area)
 - WESTERN POWER ENTRY (transformer)
 - ROOF BAR ENTRY
 - REQUIRED ESCAPE EXIT

- MAIN ENTRY LOBBY
COMMON ACCESS AREA TO
- BACK PACKERS (ground, first, second)
 - TRANSFORMER (first)
 - ROOF BAR (third)



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PROJECT		SHEET					
EXISTING BUILDING REFURBISHMENT PROPOSED BACKPACKERS		GROUND FLOOR CONCEPT MAIN ENTRY - LAYOUT					
64 HIGH STREET FREMANTLE		SCALE 150 @ A3					
for PLATO		DRG No 2024 - 183 - DA3-5A					
		REV 3A					
		3A 9-6-2025					
		REV DATE CHD DESCRIPTION					

CITY OF FREMANTLE
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DA0355/24

11 June 2025

STAIR 2 ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers)

- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

ROW ENTRY DOOR ACCESS

- BACK PACKER ENTRY
- REQUIRED ESCAPE EXIT
(ground, first , second floor level area)
- BIKE STORAGE ENTRY

NOTES

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

ROW ACCESS DOOR

- NEW ESCAPE DOOR
- 920/450 DOOR

HYDRANT

- NEW STAIR HYDRANT

BIKES

REQUIRED - 6.1 off
PROVIDED - 11 off

Type A FLOOR STAND
7 off

Type B WALL MOUNTED
4 off

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

CITY OF FREMANTLE
Planning Approval with CONDITIONS was
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9 July 2025

Plan 18 of 19

PLEASE REFER TO CONDITION NO/S;
1-10

SHOP 2

BIKES
7 off
type A

STAIR 2

BIKES
2 off
type B

BIKES
2 off
type B

HYD

STORE
+ CLN

LAUNDRY

BACKPACKERS

STAIR 2 LOBBY

COMMON ACCESS AREA TO
- BACK PACKERS (ground, first, second)
- BIKES (ground,)

BUILDING USE

- SHOP 1
- SHOP 2
- BACKPACKERS
- WESTERN POWER
- ROOF BAR
- COMMON AREA

DELINEATION PLANS



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PROJECT

EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET

GROUND FLOOR CONCEPT
STAIR 2 - LAYOUT

DRAWN

NS

SCALE

150 @ A3

DESIGNED

NS

DRG No

2024 - 183 - DA3-6A

CHECKED

NS

REV

3A

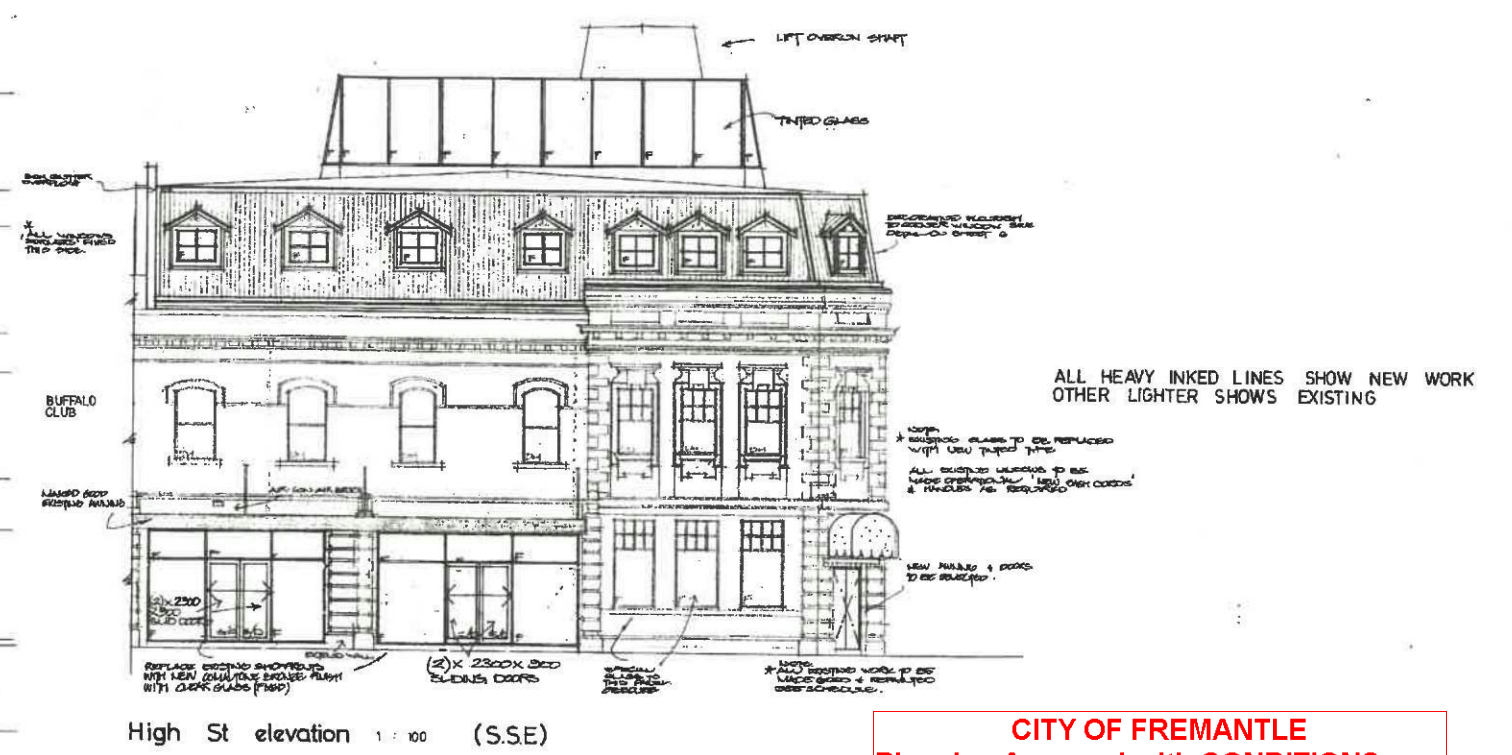
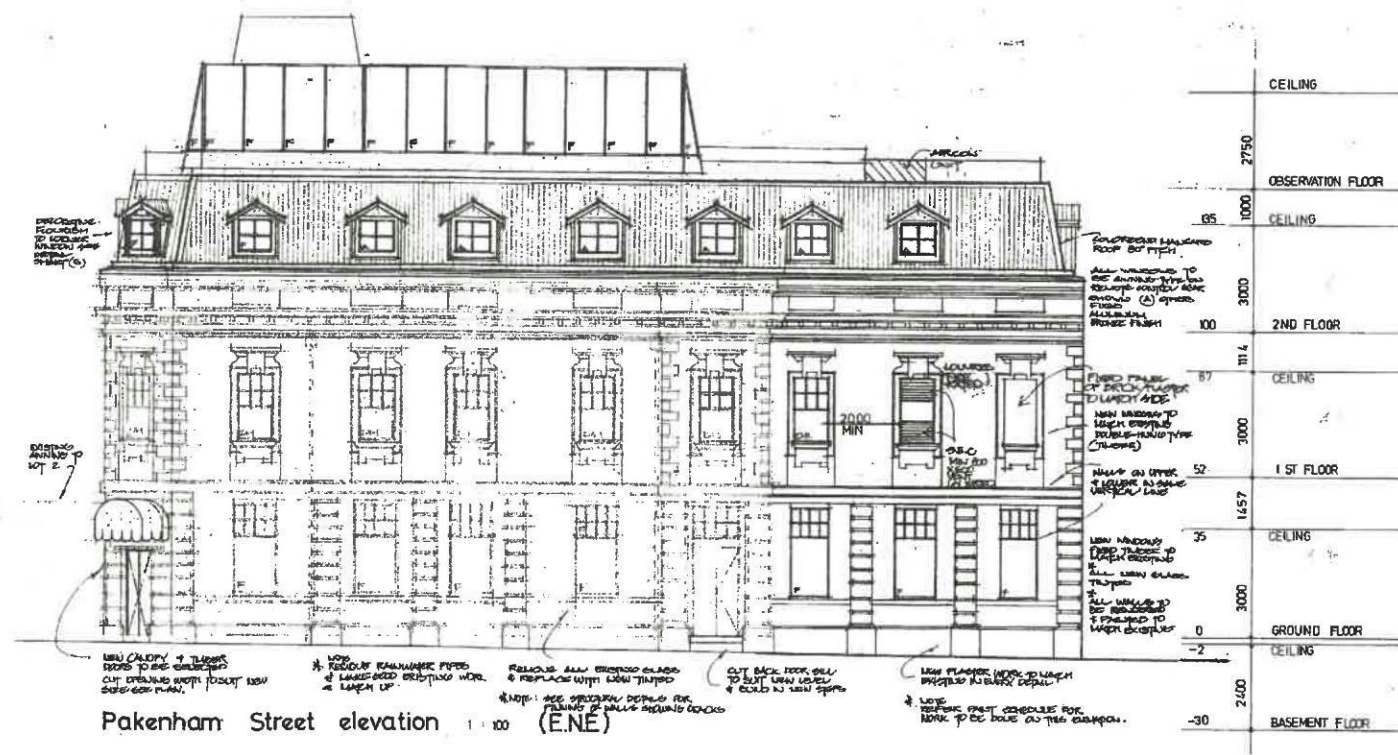
DATE

CHKD

DESCRIPTION

9-6-2025

DA - Cof ISSUE

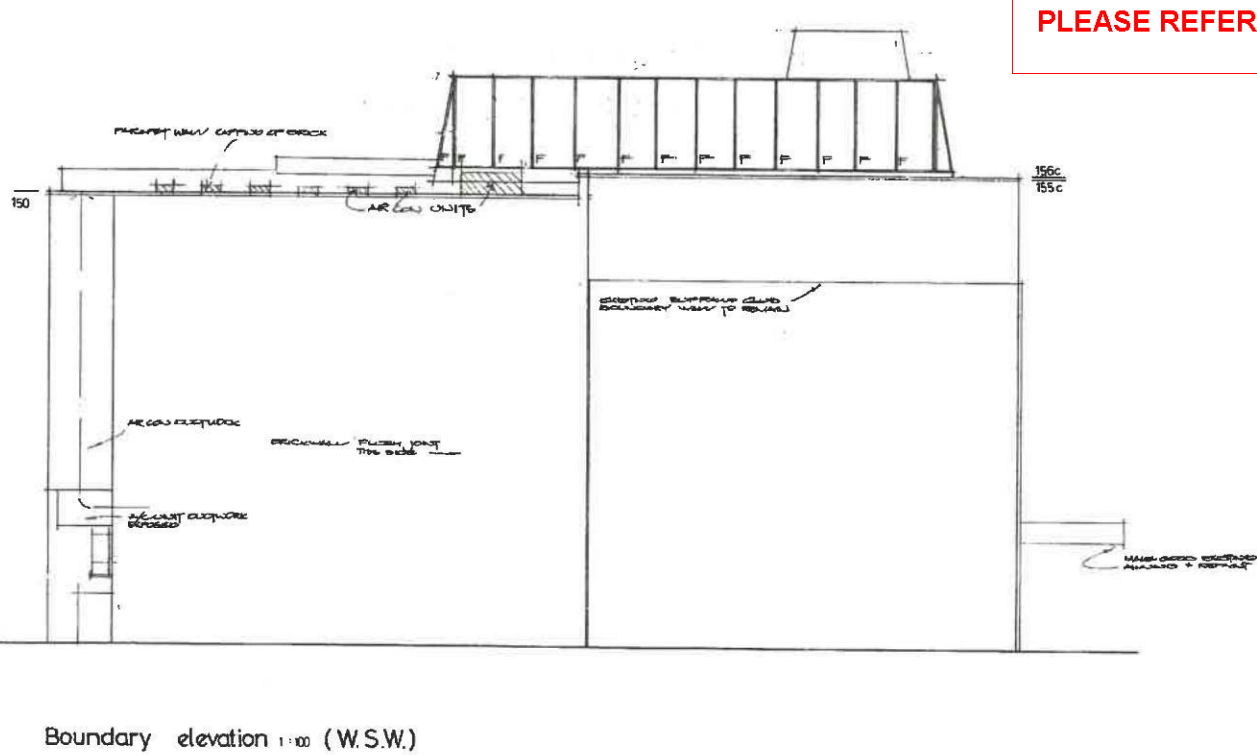
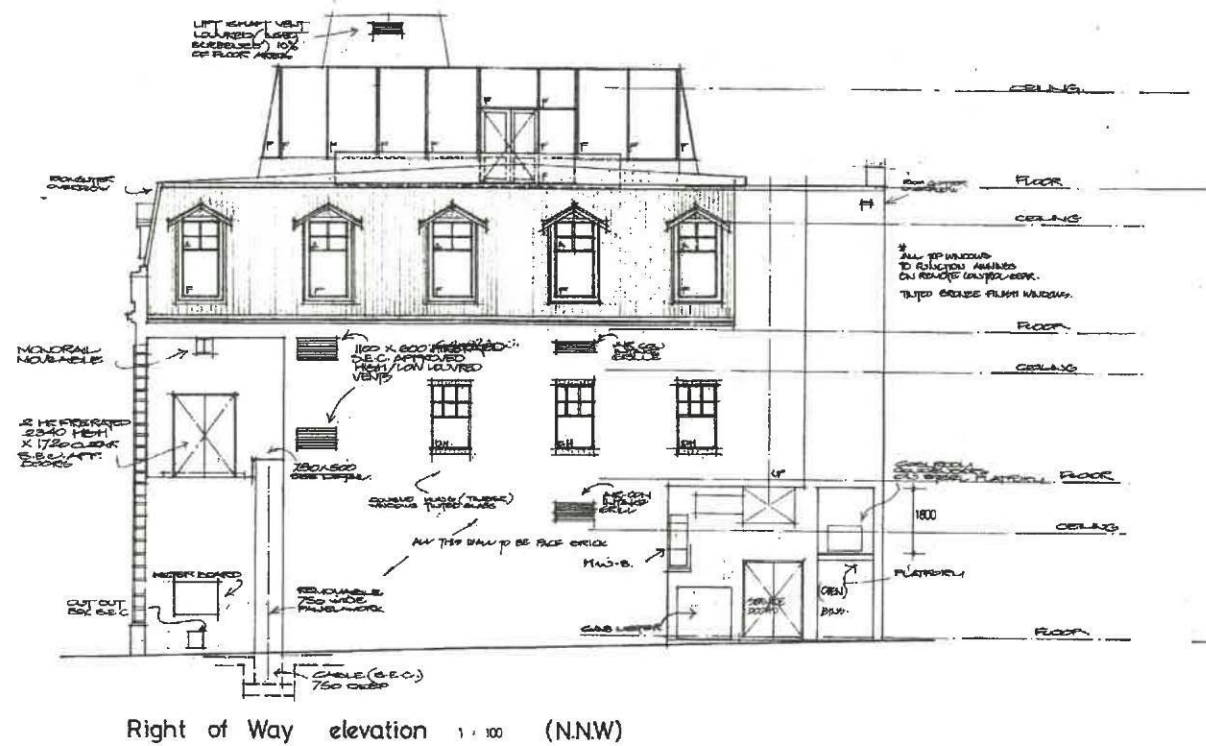


CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA0355/24

9 July 2025

Plan 19 of 19

PLEASE REFER TO CONDITION NO/S;
1-10



CITY OF FREMANTLE
These Plans Form Part Of

DA0355/24

11 June 2025

EXISTING ELEVATIONS - NO CHANGE
TO EXTERNAL FACADE

8.3 Appendix 3 – Development Application Plans

SHOP 1 - NO NEW BUILDING WORKS - AS EXISTING

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

ESCAPE EXIT

- REMOVE EXISTING NON COMPLIANT
ESCAPE DOORS

GENERAL - BRIEF NOTES

SHOP 2 +3 PROPOSED BACKPACKERS

DEMOLITION - TO BE REMOVED

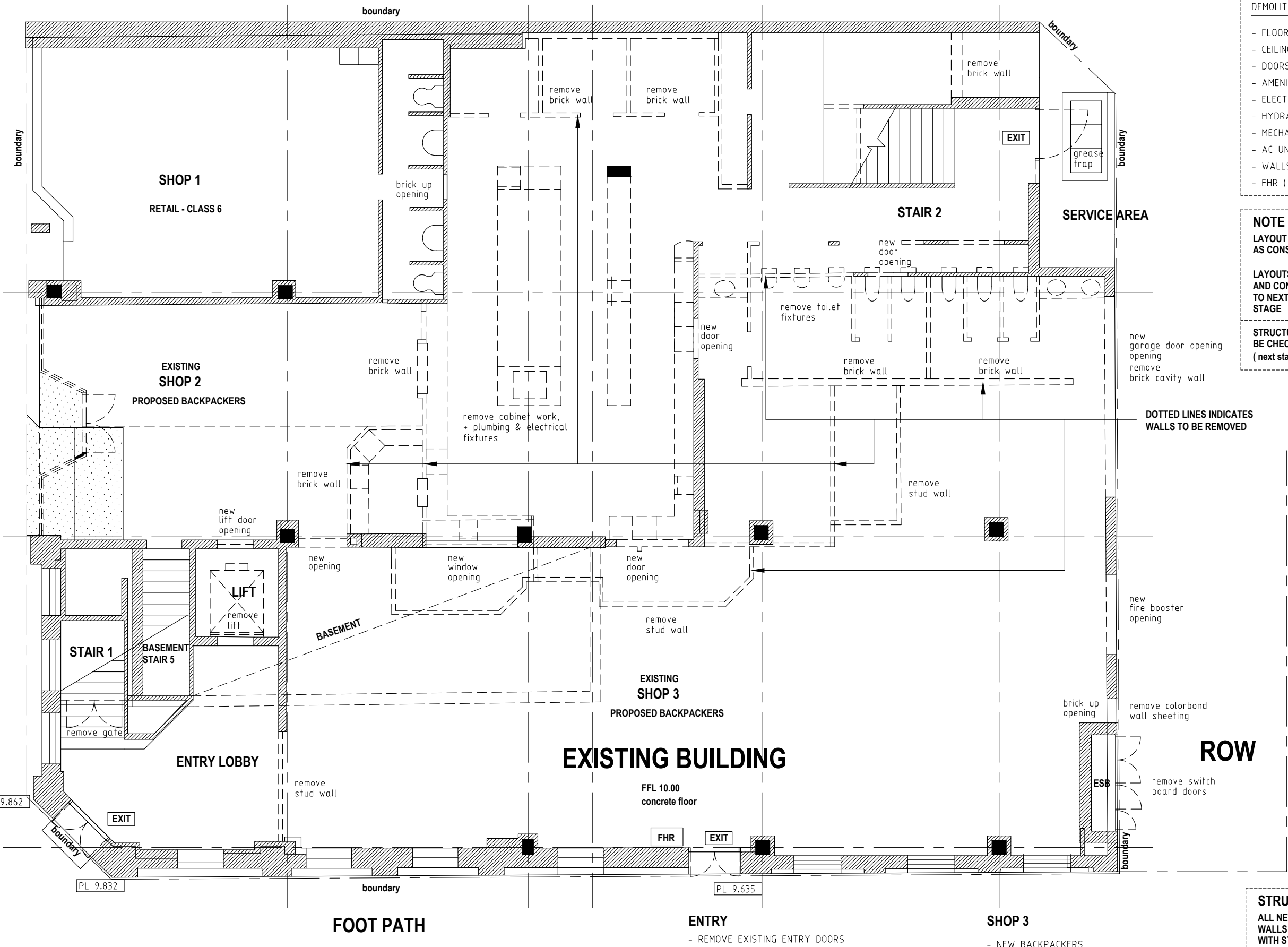
- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS
- WALLS DOTTED
- FHR (to be confirmed)

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

STRUCTURE COLUMN SETOUT TO
BE CHECKED AND CONFIRMED
(next stage - CDC)



DOTTED LINES INDICATES
WALLS TO BE REMOVED

ROW

EXISTING BUILDING

FFL 10.00
concrete floor

FHR

EXIT

ENTRY

- REMOVE EXISTING ENTRY DOORS

SHOP 3

- NEW BACKPACKERS

PAKENHAM STREET



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

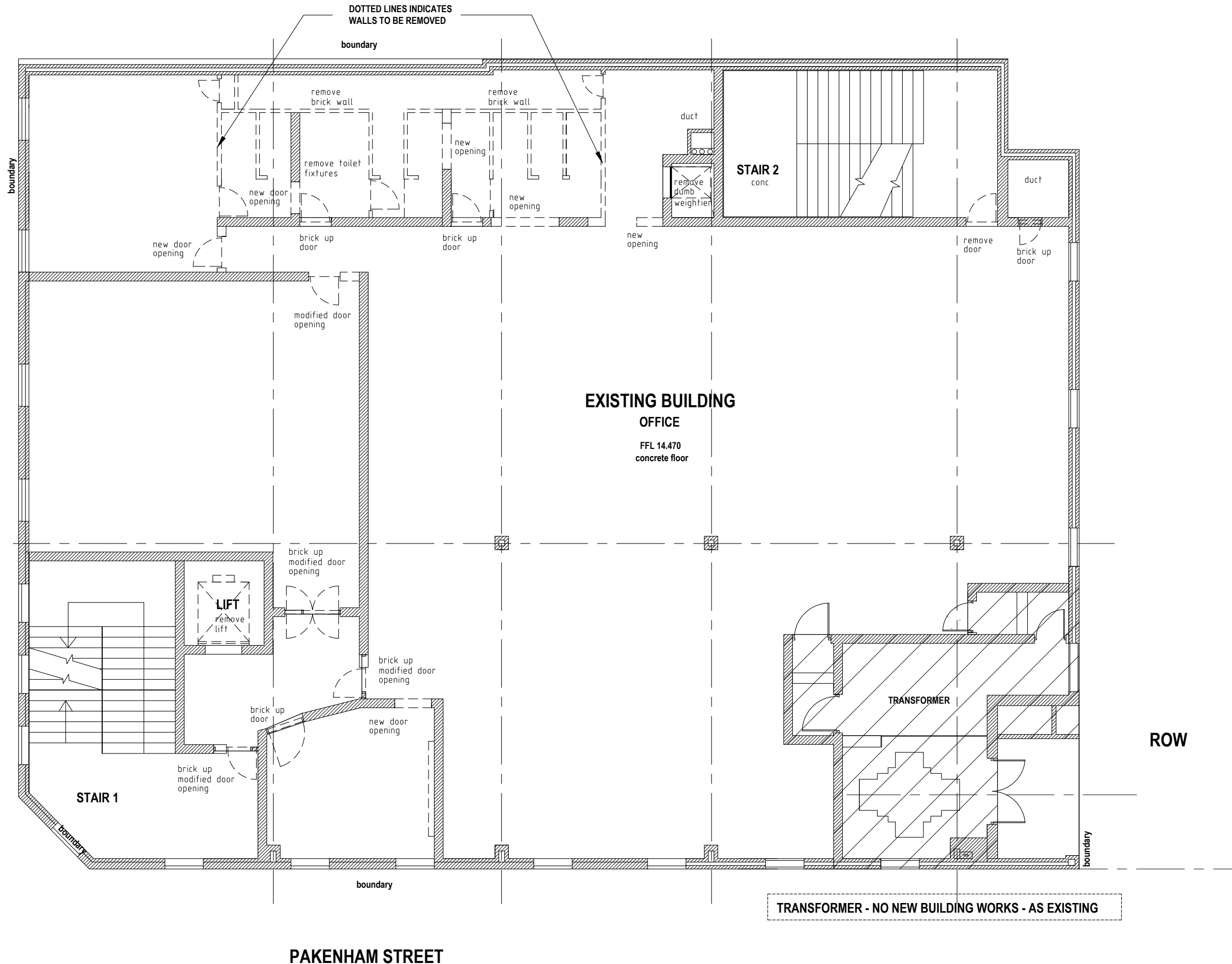
SHEET
DEMOLITION PLAN
GROUND FLOOR PLAN

DRAWN NS SCALE 1:100 @ A3
DESIGNED NS DRG No
CHECKED 2024 - 183 - DA2-1-1
REV 1

STRUCTURE CHANGES
ALL NEW OPENINGS AND LOAD BRICK
WALLS REMOVED TO BE IN ACCORDANCE
WITH STRUCTURE ENGINEERS DESIGN
(next stage - CDC)

REV	DATE	CHD	DESCRIPTION
1	1-8-25		DEVELOPER + PLANNING TEAM REVIEW ISSUE

HIGH STREET



GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU, TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS
- WALLS DOTTED
- FHR (to be confirmed)

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

STRUCTURE COLUMN SETOUT TO
BE CHECKED AND CONFIRMED
(next stage - CDC)

STRUCTURE CHANGES

ALL NEW OPENINGS AND LOAD BRICK
WALLS REMOVED TO BE IN ACCORDANCE
WITH STRUCTURE ENGINEERS DESIGN
(next stage - CDC)



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET
DEMOLITION PLAN
FIRST FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA2-1-2
CHECKED			

REV

1

REV	DATE	CHD	DESCRIPTION
1	1-8-25		DEVELOPER + PLANNING TEAM REVIEW ISSUE

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS
- WALLS DOTTED
- FHR (to be confirmed)

NOTE

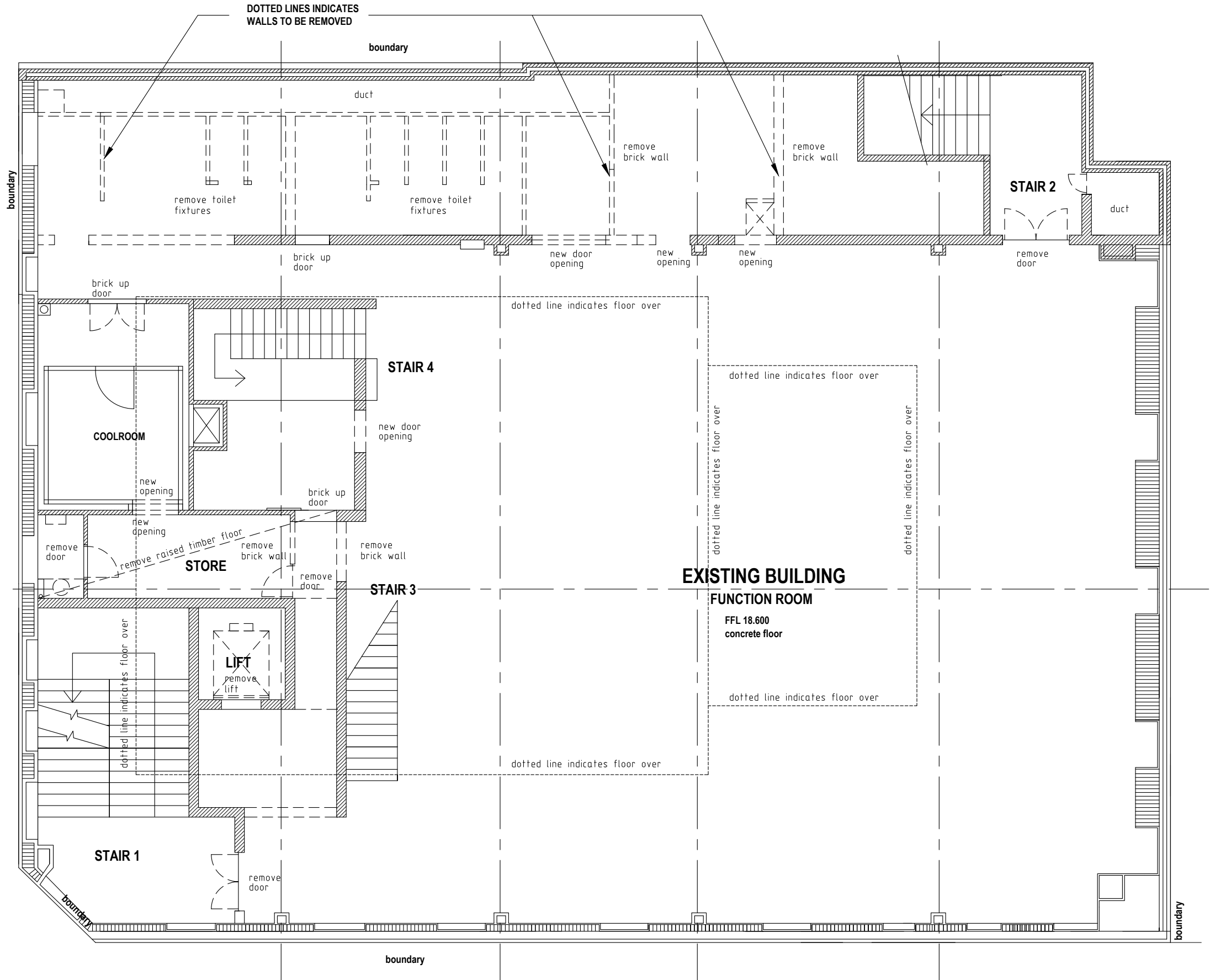
LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

STRUCTURE COLUMN SETOUT TO
BE CHECKED AND CONFIRMED
(next stage - CDC)

STRUCTURE CHANGES

ALL NEW OPENINGS AND LOAD BRICK
WALLS REMOVED TO BE IN ACCORDANCE
WITH STRUCTURE ENGINEERS DESIGN
(next stage - CDC)



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

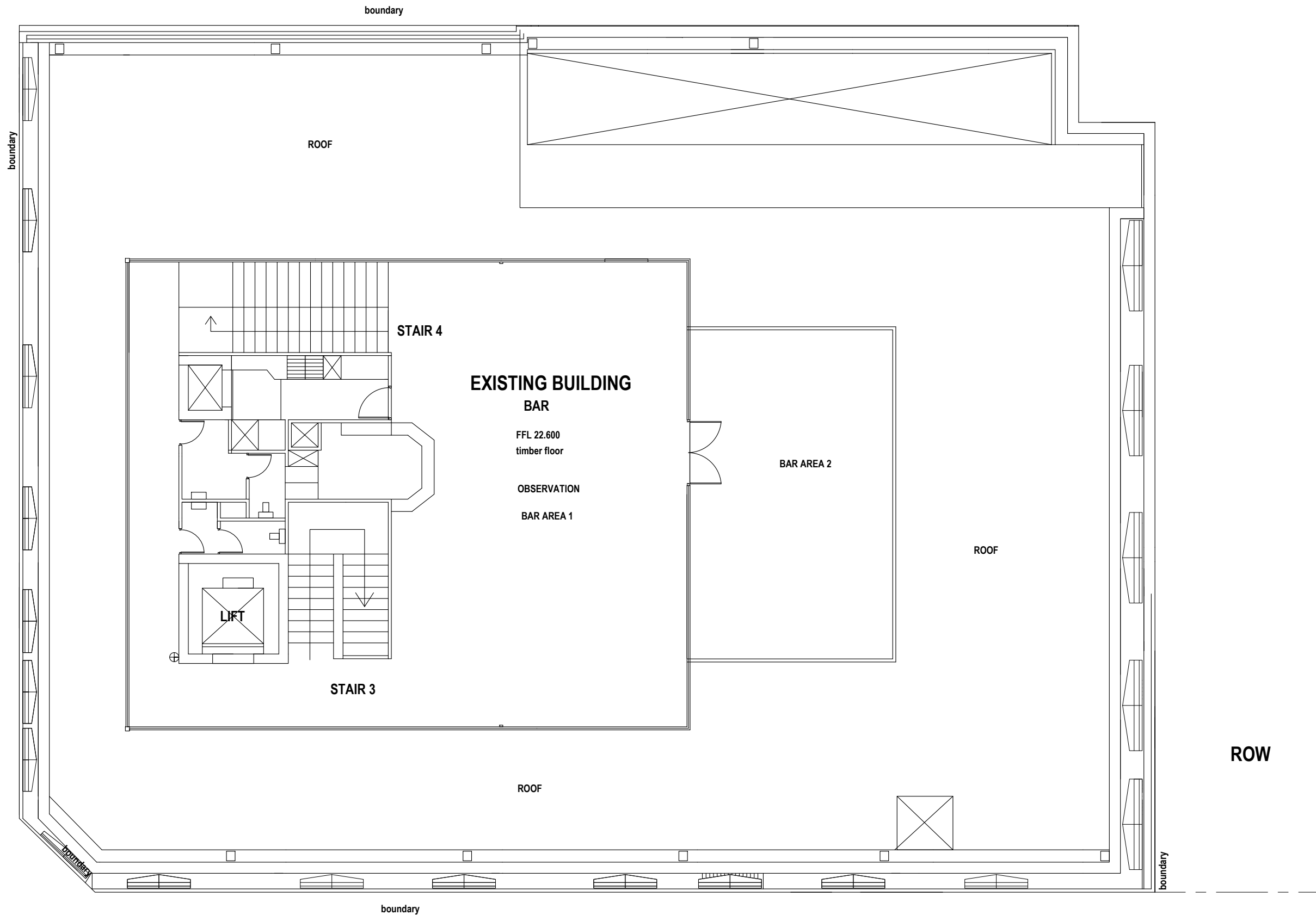
SHEET
DEMOLITION PLAN
SECOND FLOOR PLAN

DRAWN NS SCALE 1:100 @ A3
DESIGNED NS DRG No 2024 - 183 - DA2-1-3
CHECKED

REV 1

1 1-B-25 DEVELOPER + PLANNING TEAM REVIEW ISSUE
REV DATE CHD DESCRIPTION

HIGH STREET



PAKENHAM STREET

EXISTING FLOOR OBSERVATION

- NO CHANGE TO USAGE
- NO BUILDING WORKS
- NO REFURBISHMENT
- NO CHANGES TO ACCESS / ESCAPE
- NO CHANGES TO TOILET AMENITIES
- NO CHANGES ROOF / DRAINAGE

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

STRUCTURE COLUMN SETOUT TO
BE CHECKED AND CONFIRMED
(next stage - CDC)

THIRD FLOOR - NO NEW BUILDING WORKS - AS EXISTING



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET				REV			
DEMOLITION PLAN THIRD FLOOR PLAN				1			
DRAWN	NS	SCALE	1:100 @ A3				
DESIGNED	NS	DRG No	2024 - 183 - DA2-1-4				
CHECKED							
1	1-B-25	DEVELOPER + PLANNING TEAM REVIEW ISSUE					
REV	DATE	CHD	DESCRIPTION				

SHOP 1 - NO NEW BUILDING WORKS - AS EXISTING

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

FLOOR AREA	
RETAIL (shop 1)	70 sqm
COMMON - Entry Lobby	50 sqm
COMMON - stair 2	35 sqm
BACKPACK PACKERS	360 sqm
GARAGE / STORE	40 sqm
BUILDING	555 sqm

NOTE
LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

**DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE**

NEW WALLS

— STUD WALL
— BRICK WALL

**FLOOR
FIRE RATING UPGRADE**

EXISTING FLOOR / SERVICE
PENETRATION TO BE
MODIFIED - FIRE RATED

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

HYDRANT

- NEW STAIR HYDRANT

BINS 2
2 off 1060 wide gate
1800 high colorbond

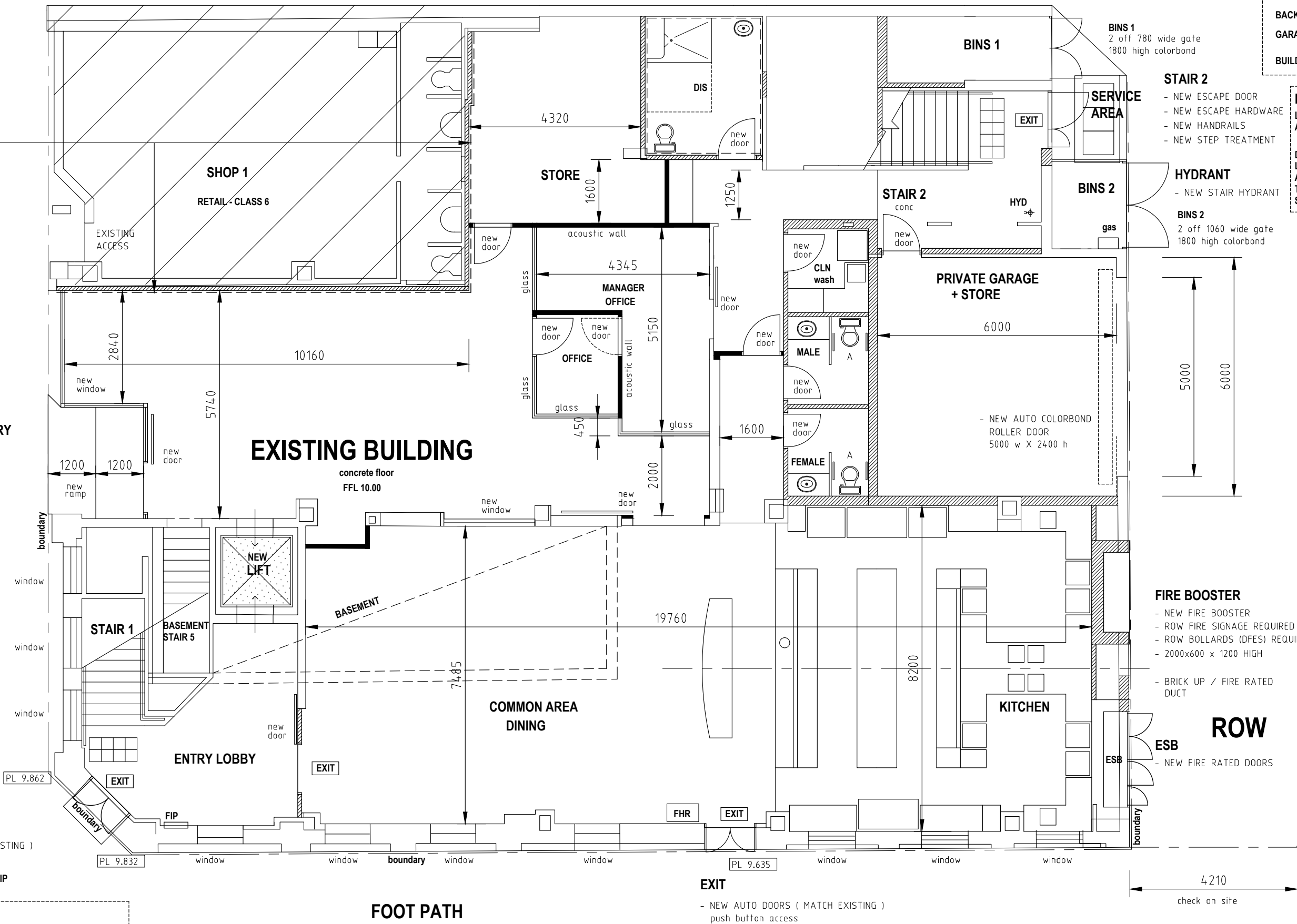
FIRE BOOSTER

- NEW FIRE BOOSTER
- ROW FIRE SIGNAGE REQUIRED
- ROW BOLLARDS (DFES) REQUIRED
- 2000x600 x 1200 HIGH

- BRICK UP / FIRE RATED
DUCT

ROW

- ESB**
- NEW FIRE RATED DOORS



PAKENHAM STREET



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PROJECT
**EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS**

64 HIGH STREET FREMANTLE
for PLATO

SHEET		PROPOSED BUILDING WORKS GROUND FLOOR PLAN			
DRAWN	NS	SCALE	1:100 @ A3		
DESIGNED	NS	DRG No	2024 - 183 - DA2-2-1	REV	1
CHECKED				REV	DATE
				CHWD	DESCRIPTION

BACKPACKERS MAIN ENTRY

- NEW AUTO ENTRY DOOR
- NEW CONCRETE RAMP
- NEW SHOP FRONT (WINDOW)

LIFT

- NEW LIFT
- GROUND LEVEL
WALK THRU

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

MAIN ENTRY

- NEW AUTO DOORS (MATCH EXISTING)
push button access
- NEW FIRE INDICATION PANEL **FIP**

NEW DA CHANGES

- NEW LIFT
- INCREASE IN BACKPACKERS FLOOR AREA (130 sqm)
- SHOP 2, INCLUDED IN PROPOSED BACKPACKERS
- PRIVATE GARAGE ADDED (manager/owner 1 car bay + store)
- COMMON AREA, KITCHEN + DINING (relocated from 2nd floor)
- BACKPACKERS MAIN ENTRY RELOCATED (to shop 2)
- OFFICE + RECEPTION + STORE LAYOUT (design changes)
- INCREASE IN GUEST OCCUPANCY TO 113 BEDS (13 beds)

HIGH STREET

STAIR 2

- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

HYDRANT

- NEW STAIR HYDRANT

FLOOR AREA

TRANSFORMER	39 sqm
BACKPACK PACKERS	529 sqm
BUILDING	568 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR

FIRE RATING UPGRADE

EXISTING FLOOR / SERVICE
PENETRATION TO BE
MODIFIED - FIRE RATED

ACOUSTIC WALLS

- EXISTING WALLS TO
- LAUNDRY
 - TOILET / SHOWER
 - LIFT
 - TRANSFORMER

ADJOINING COMMON AREAS
+ DORMITORY TO BE
ACOUSTIC UPGRADED

ROW

TRANSFORMER - NO NEW BUILDING WORKS - AS EXISTING

NEW DA CHANGES

- NEW LIFT
- GUEST LAUNDRY ADDED
- 1 DORMITORY ROOMS DELETED
- REDUCTION IN GUST BED NO (3 less)

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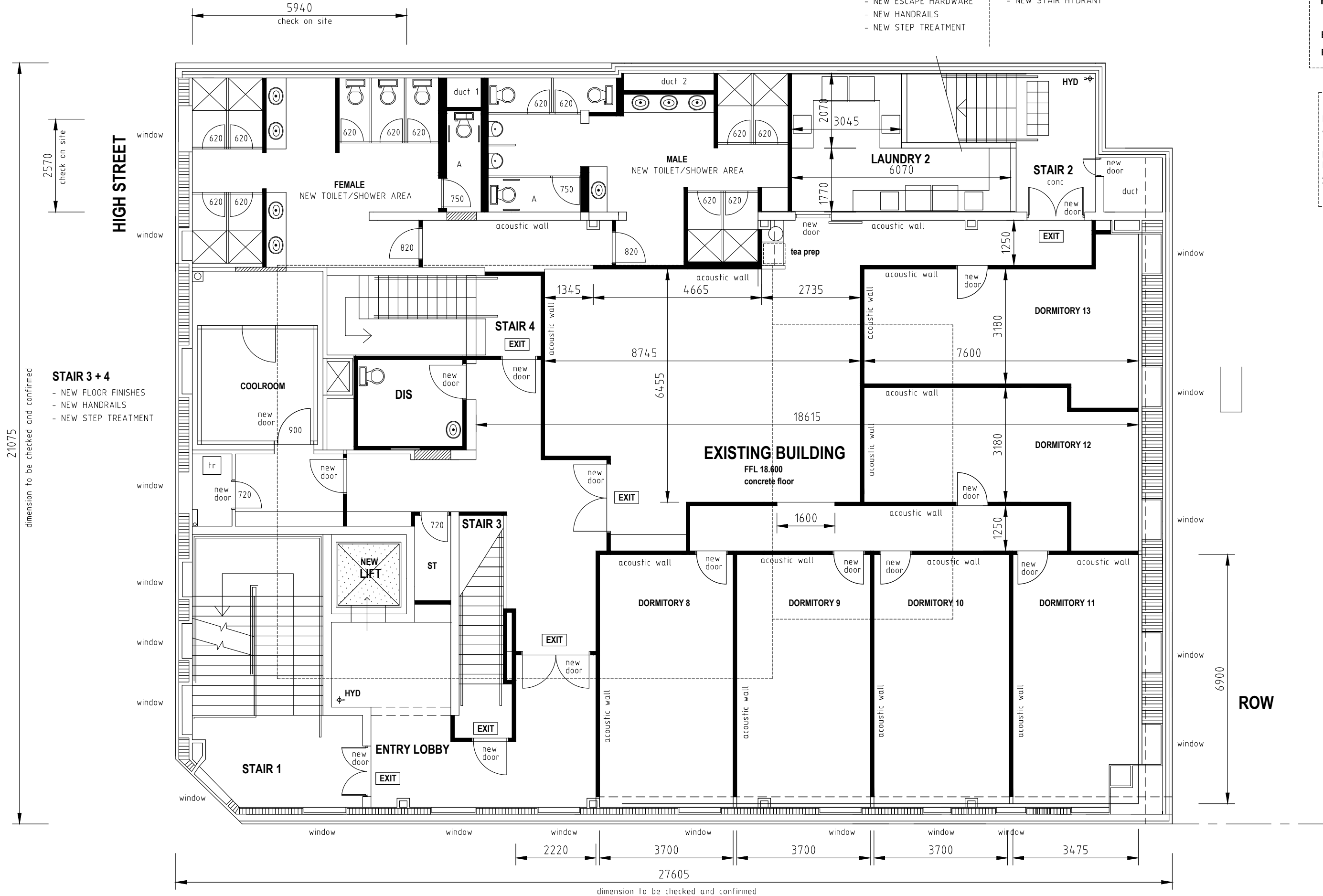
PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET
PROPOSED BUILDING WORKS
FIRST FLOOR PLAN

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA2-2-2
CHECKED			

REV	DATE	CHD	DESCRIPTION
1	1-8-25		DEVELOPER + PLANNING TEAM REVIEW ISSUE



FLOOR AREA	
BACKPACK PACKERS	575 sqm
BUILDING	575 sqm

NOTE
LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

NEW WALLS

— STUD WALL
— BRICK WALL

FLOOR
FIRE RATING UPGRADE

EXISTING FLOOR / SERVICE
PENETRATION TO BE
MODIFIED - FIRE RATED

ACOUSTIC WALLS

EXISTING WALLS TO
- LAUNDRY
- TOILET / SHOWER
- LIFT
- TRANSFORMER

ADJOINING COMMON AREAS
+ DORMITORY TO BE
ACOUSTIC UPGRADED

- NEW DA CHANGES**
- NEW LIFT
 - GUEST LAUNDRY ADDED
 - 2 ADDITIONAL DORMITORY ROOMS ADDED
 - ADDITION / CHANGES IN GUST BED NO (16 added)
 - ADDITION / CHANGES IN WET AREA AMENITIES
 - KITCHEN AND DINNING RELOCATED (to ground floor)

PAKENHAM STREET



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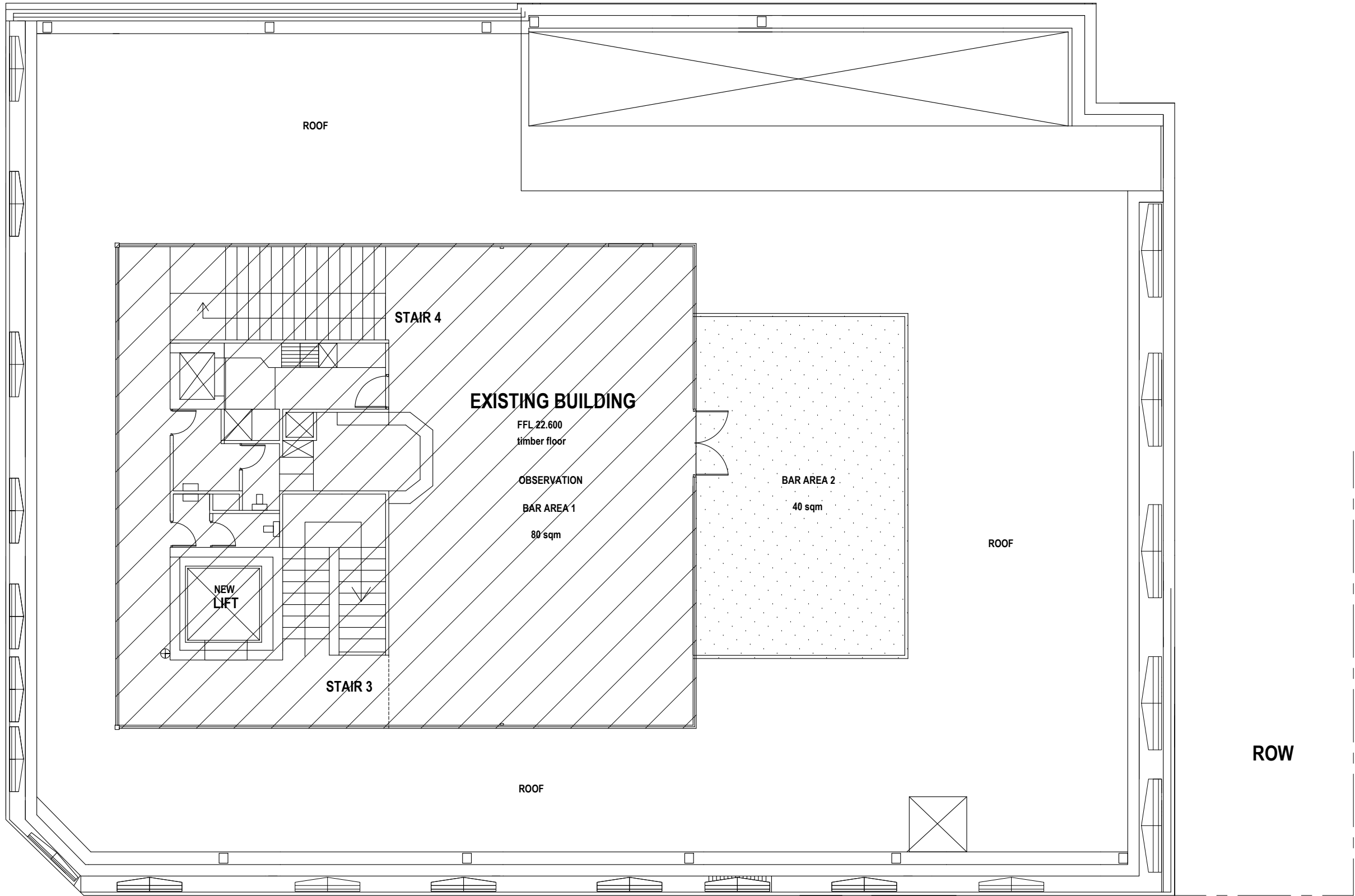
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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET				PROPOSED BUILDING WORKS			
SECOND FLOOR PLAN							
DRAWN	NS	SCALE	1:100 @ A3				
DESIGNED	NS	DRG No	2024 - 183 - DA2-2-3	REV	1	1-B-25	DEVELOPER + PLANNING TEAM REVIEW ISSUE
CHECKED				REV	DATE	CHWD	DESCRIPTION

HIGH STREET



FLOOR AREA

OBSERVATION	160 sqm
TERRACE	40 sqm
BUILDING	200 sqm

PATRON AREA

OBSERVATION	80 sqm
TERRACE	40 sqm
	120 sqm

EXISTING FLOOR
OBSERVATION

- NO CHANGE TO USAGE
- NO BUILDING WORKS
- NO REFURBISHMENT
- NO CHANGES TO ACCESS / ESCAPE
- NO CHANGES TO TOILET AMENITIES
- NO CHANGES ROOF / DRAINAGE

NOTE
LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

PAKENHAM STREET

THIRD FLOOR - NO NEW BUILDING WORKS - AS EXISTING



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE
for PLATO

SHEET				PROPOSED BUILDING WORKS THIRD FLOOR PLAN							
DRAWN	NS	SCALE	1:100 @ A3								
DESIGNED	NS	DRG No	2024 - 183 - DA2-2-4	REV	1	1-B-25	DEVELOPER + PLANNING TEAM REVIEW ISSUE				
CHECKED				REV	DATE	CHD	DESCRIPTION				

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

BUILDING WORKS

- NEW FLOOR FINISHES
- INCREASE DOOR OPENINGS / SIZE
- NEW DOORS + HARDWARE
- NEW CEILINGS
- NEW TOILET AMENITIES
- NEW FIRE COLLARS/DUCTS
- NEW SPRINKLER SYSTEM

HYDRAULIC

- NEW HOT WATER UNITS
- NEW FIXTURES

ELECTRICAL

- NEW LIGHTING
 - NEW POWER / DATA
- MECHANICAL

- NEW AIR CONDITIONING
- NEW TOILET EXHAUST

DOORS

UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

BACKPACKERS MAIN ENTRY

- NEW AUTO ENTRY DOOR
- NEW CONCRETE RAMP
- NEW SHOP FRONT (WINDOW)

STAIR 5

- BASEMENT AREA USAGE / UPGRADE
- STAIR ACCESS / FIRE ETC

LIFT

- NEW LIFT
- GROUND LEVEL - WALK THRU
- FLOOR SECURITY ACCESS UPGRADE

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

MAIN ENTRY

- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR #
- NEW FIRE INDICATION PANEL FIP

SC

SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

AW

WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

ALL ROOMS to be
air conditioned

ALL AMENITIES to be
mechanically exhausted

BIKES

REQUIRED - 6.1 off
PROVIDED - 11 off

Type A FLOOR STAND
7 off

Type B WALL MOUNTED
4 off

LAUNDRY

	TR	W/M	DR
Ground	1	1	1
First	3	3	3
Second	4	4	4
	8 off	8 off	8 off

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

FLOOR AREA

RETAIL (shop 1)	70 sqm
COMMON - Entry Lobby	50 sqm
COMMON - stair 2	35 sqm
BACKPACK PACKERS	360 sqm
GARAGE / STORE	40 sqm
BUILDING	555 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

DORMITORY GUEST OCCUPANCY

FIRST FLOOR	59 beds
SECOND FLOOR	54 beds
	113 beds

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

KITCHEN

- FRIDGE 2 off
- FR/FREZ 2 off
- OVEN 6 off
- SINK 7 off
- M/WAVE 4 off
- D/W 2 off
- LOCKERS 114 off

FIRE BOOSTER

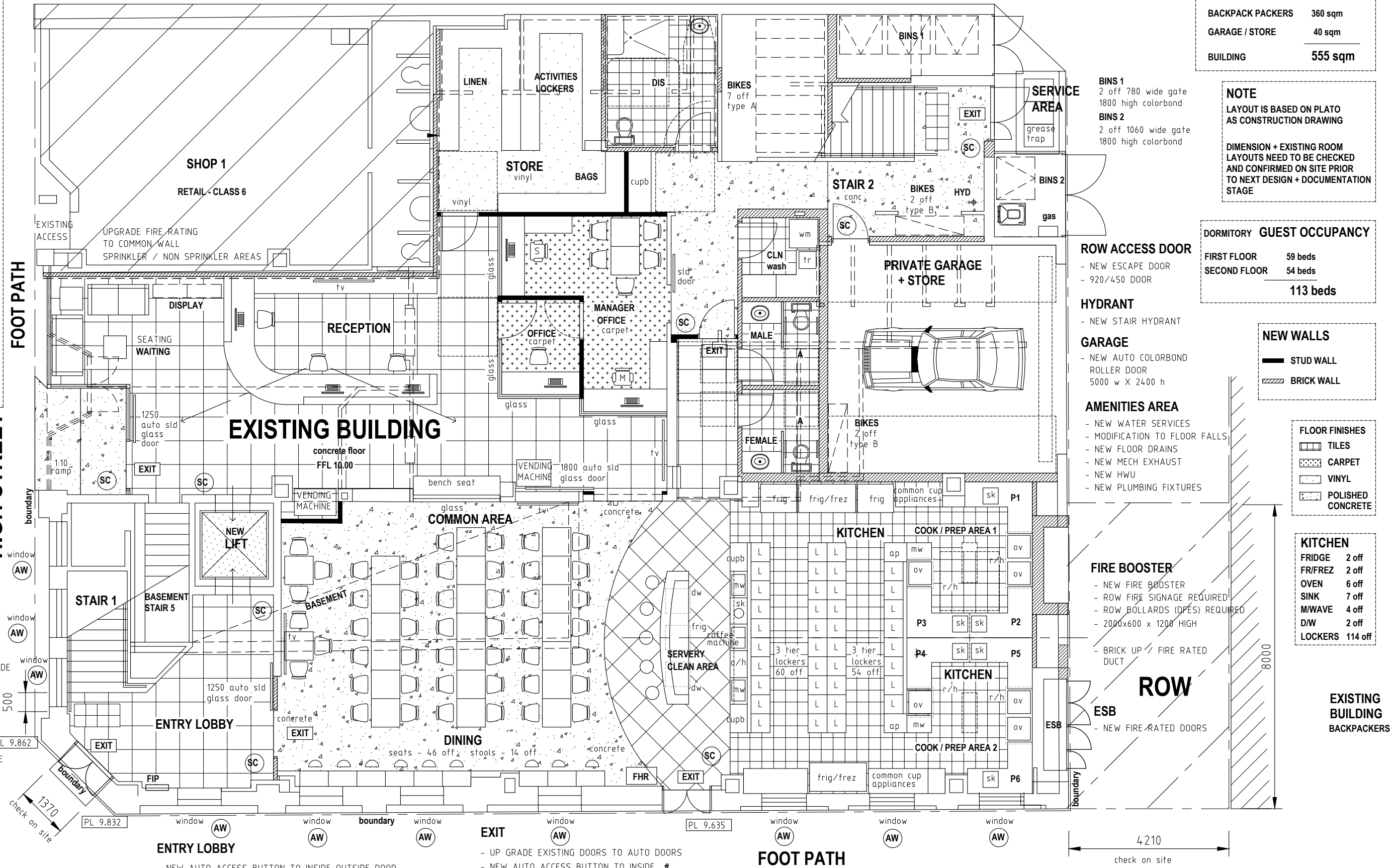
- NEW FIRE BOOSTER
- ROW FIRE SIGNAGE REQUIRED
- ROW BOLLARDS (DPES) REQUIRED
- 2000x600 x 1200 HIGH

- BRICK UP / FIRE RATED
DUCT

ROW

- ESB
- NEW FIRE RATED DOORS

SHOP 1 + 2 - NO NEW BUILDING WORKS - AS EXISTING



PAKENHAM STREET



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PROJECT

EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET

GROUND FLOOR CONCEPT

DRAWN NS
DESIGNED NS
CHECKED

SCALE 1:100 @ A3
DRG No
2024 - 183 - DA2-3-1

REV 1
1 1-B-25
REV DATE CHD DESCRIPTION

DEVELOPER + PLANNING TEAM REVIEW ISSUE

- SC

SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD
- AW

WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

- ALL ROOMS

air conditioned

to be
- ALL AMENITIES

to be

mechanically exhausted

AMENITIES AREA

- NEW WATER SERVICES
- MODIFICATION TO FLOOR FALLS
- NEW FLOOR DRAINS
- NEW MECH EXHAUST
- NEW HWU
- NEW PLUMBING FIXTURES

STAIR 2

- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

HYDRANT

- NEW STAIR HYDRANT

FLOOR AREA

TRANSFORMER	39 sqm
BACKPACK PACKERS	529 sqm
BUILDING	568 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

GUEST OCCUPANCY

DORMITORY 1	1	Mixed
DORMITORY 2	10	Male
DORMITORY 3	10	Female
DORMITORY 4	10	Mixed
DORMITORY 5	9	Mixed
DORMITORY 6	9	Male
DORMITORY 7	10	Female

59

MALES	30
FEMALE	29

59

ACCESS ROOM 10ff (inc)

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

HIGH STREET

ROW

EXISTING BUILDING
BACKPACKERS

- DORMITORY 1 - 8
- FIXED WINDOWS
 - NATURAL LIGHT
10% floor area
 - VENTILATION
AC - mechanical
 - X single bed

DORMITORY TYPICAL CONSTRUCTION

- FIRE RATED DOOR + FRAME
- FIRE RATED ACOUSTIC STUD WALL TO
UNDERSIDE CONCRETE FLOOR OVER

DOORS

- UNLESS NOTED OTHERWISE
- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED
TO 920

PAKENHAM STREET



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET
FIRST FLOOR CONCEPT

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-2
CHECKED			

REV	DATE	CHWD	DESCRIPTION
1	1-8-25		DEVELOPER + PLANNING TEAM REVIEW ISSUE

ALL ROOMS to be air conditioned

ALL AMENITIES to be mechanically exhausted

AMENITIES AREA

- NEW WATER SERVICES
- MODIFICATION TO FLOOR FALLS
- NEW FLOOR DRAINS
- NEW MECH EXHAUST
- NEW HWU
- NEW PLUMBING FIXTURES

- SC SECURITY ACCESS CONTROL DOOR SWIPE CARD / KEY PAD
- AW WINDOW TO BE FITTED WITH INTERNAL FRAME AND 6 mm GLAZING. NO MODIFICATION TO EXISTING WINDOW STRUCTURE

- STAIR 2
- NEW ESCAPE HARDWARE
 - NEW HANDRAILS
 - NEW STEP TREATMENT

- HYDRANT
- NEW STAIR HYDRANT

FLOOR AREA

BACKPACK PACKERS 575 sqm

BUILDING 575 sqm

NOTE

LAYOUT IS BASED ON PLATO AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM LAYOUTS NEED TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO NEXT DESIGN + DOCUMENTATION

GUEST OCCUPANCY

DORMITORY 8	10	Mixed
DORMITORY 9	10	Male
DORMITORY 10	10	Female
DORMITORY 11	8	Mixed
DORMITORY 12	8	Male
DORMITORY 13	8	Female

54

MALES	27
FEMALE	27

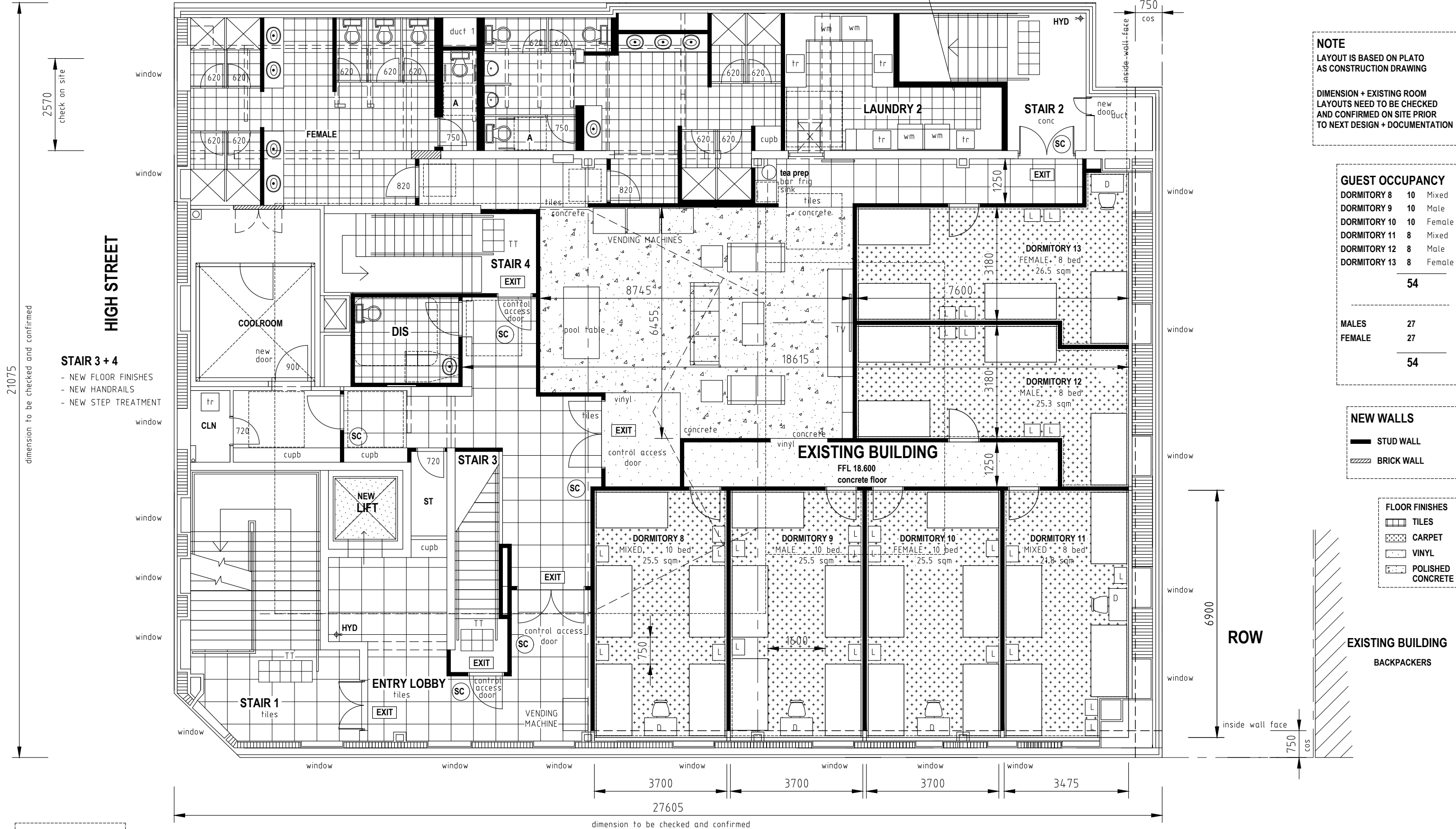
54

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE



DORMITORY 9 - 12

- FIXED WINDOWS
- NATURAL LIGHT Performance Solution
- VENTILATION AC - mechanical
- X single bed

DORMITORY TYPICAL CONSTRUCTION


- FIRE RATED DOOR + FRAME
- FIRE RATED ACOUSTIC STUD WALL TO UNDERSIDE CONCRETE FLOOR OVER

DOORS UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

PAKENHAM STREET





MAROCCHI
engineering group

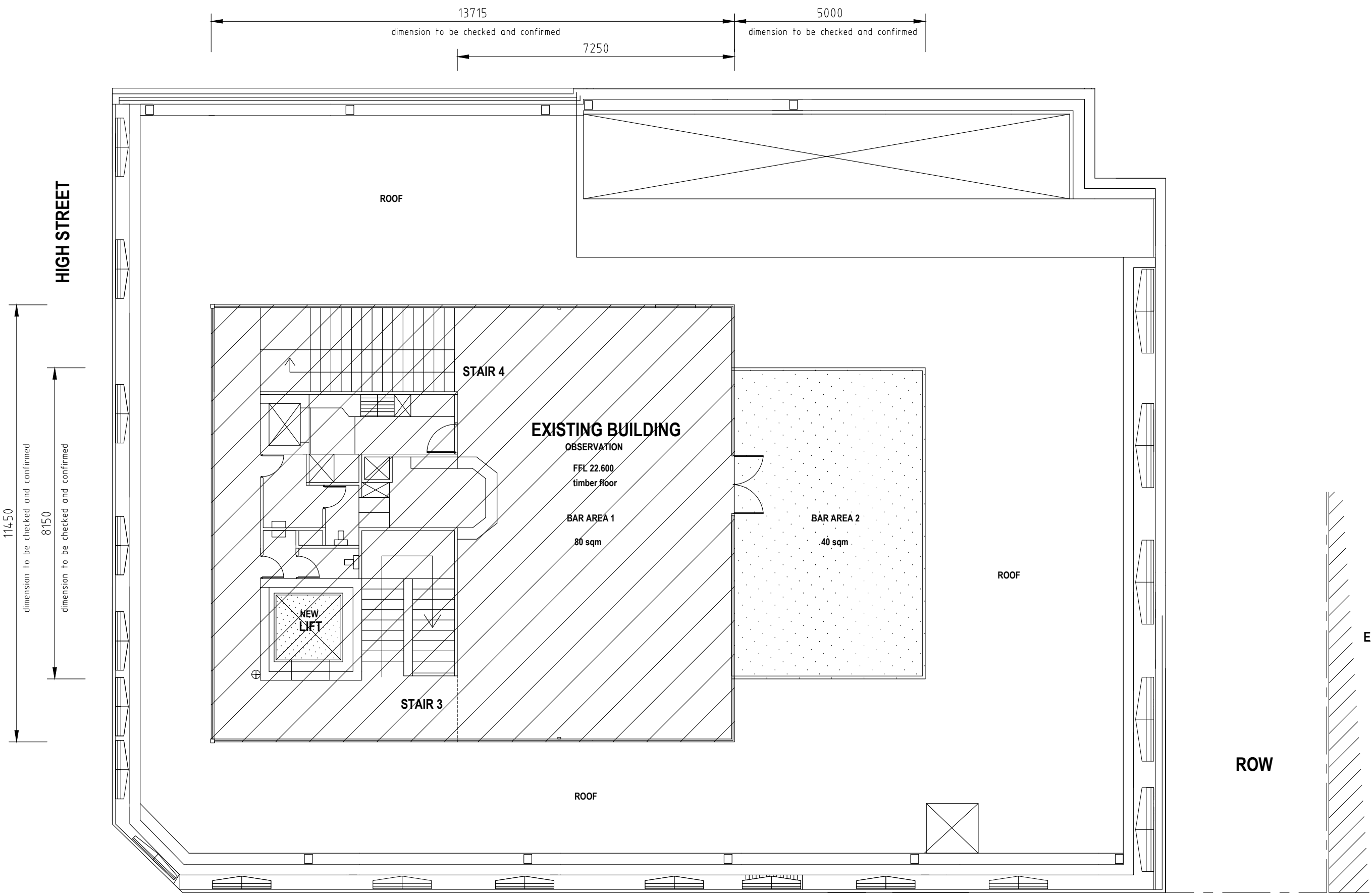
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET				SECOND FLOOR CONCEPT			
DRAWN	NS	SCALE	1:100 @ A3				
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-3	REV	1	1-8-25	DEVELOPER + PLANNING TEAM REVIEW ISSUE
CHECKED				REV		DATE	CHWD DESCRIPTION



**EXISTING FLOOR
OBSERVATION**

- NO CHANGE TO USAGE
- NO BUILDING WORKS
- NO REFURBISHMENT
- NO CHANGES TO ACCESS / ESCAPE
- NO CHANGES TO TOILET AMENITIES
- NO CHANGES ROOF / DRAINAGE

FLOOR AREA

OBSERVATION	160 sqm
BAR AREA 2	40 sqm
BUILDING	200 sqm

PATRON AREA

BAR AREA 1	80 sqm
BAR AREA 2	40 sqm
	120 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION

**EXISTING BUILDING
BACKPACKERS**

PAKENHAM STREET

THIRD FLOOR - NO NEW BUILDING WORKS - AS EXISTING



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PROJECT
**EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS**

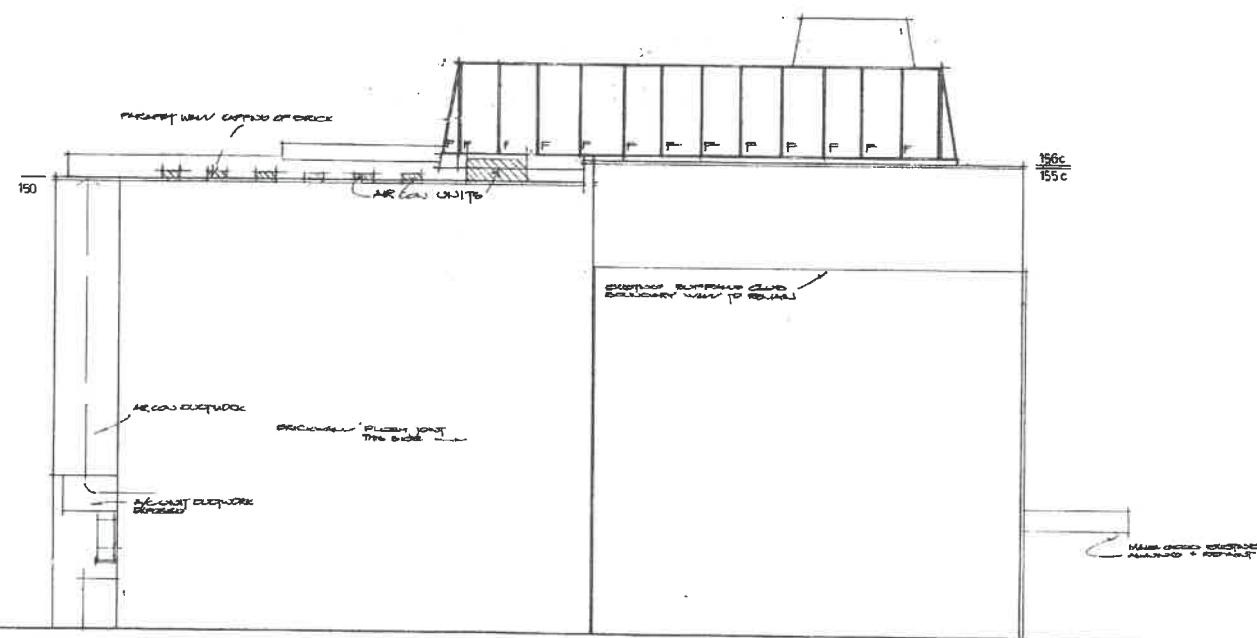
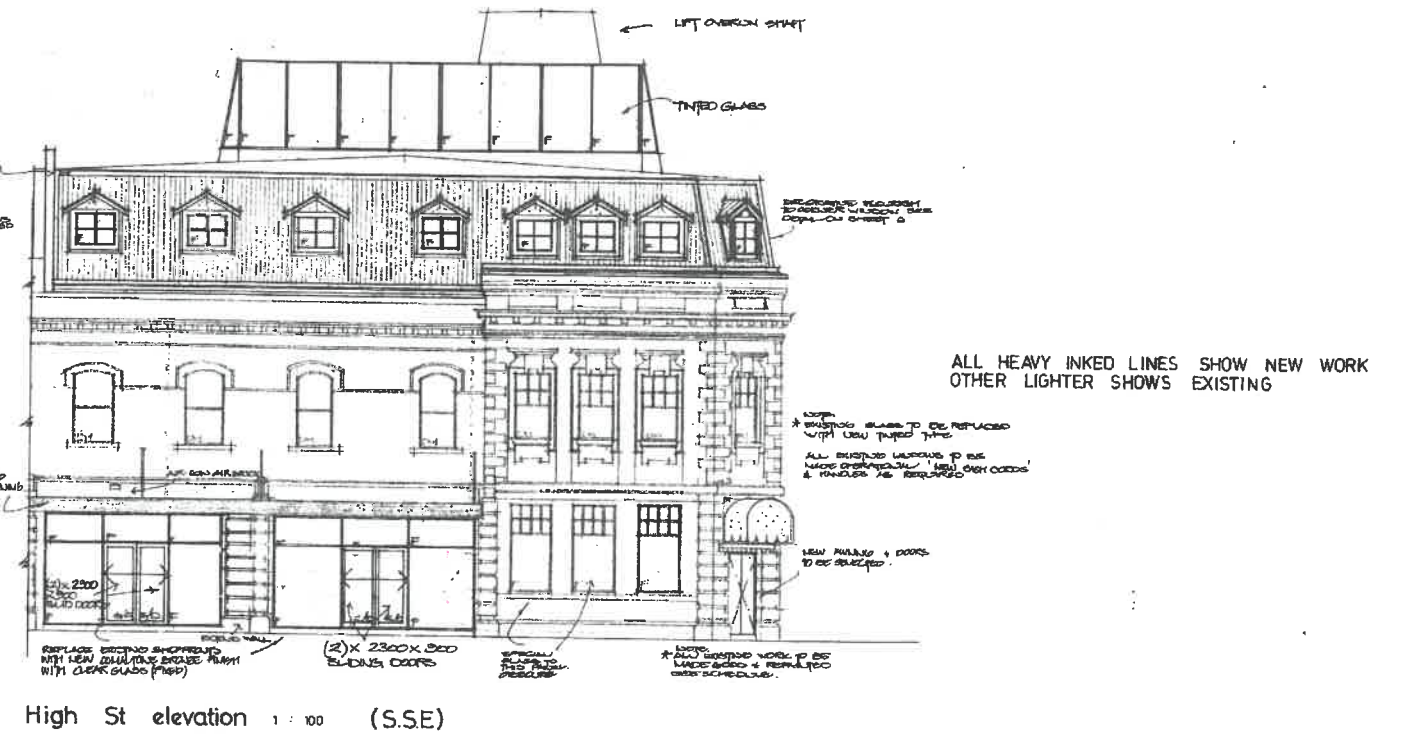
64 HIGH STREET FREMANTLE

for PLATO

SHEET
THIRD FLOOR CONCEPT

DRAWN	NS	SCALE	1:100 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-4
CHECKED			

REV	DATE	CHWD	DESCRIPTION
1	1-8-25		DEVELOPER + PLANNING TEAM REVIEW ISSUE



1/10/80 (R4) TWO WINDOW PORCHES
ST. REMOVED.

22/2/80 (R5) ONE DECK TO DISSEMINATE
FLOOD DAMAGE
LOOK LOOK LOOK

18/7/80 (R2) RELOCATE HW'S & BOW MEET

REVISION (R1) MODIFY BURNING
JANES
- MODIFY DISSEMINATE FLOOD HW'S
- SHUTTERS & BURNER SIZES

Builder to note:
All dimensions and levels to be checked on site.
Ensure all materials, products, fixtures fit neatly into place and fixed according to manufacturers' instructions and recommendations.
Figured dimensions will take preference to scale.
All work conforms to local Council regulations, Building By-Laws, current to Australian Standards and good trade practice.

Project:
PROPOSED ALTERATIONS
& ADDITIONS TO:
LOTS 2, 3 CORNER
HIGH & PAKENHAM ST'S.
FREMANTLE.

Builder:

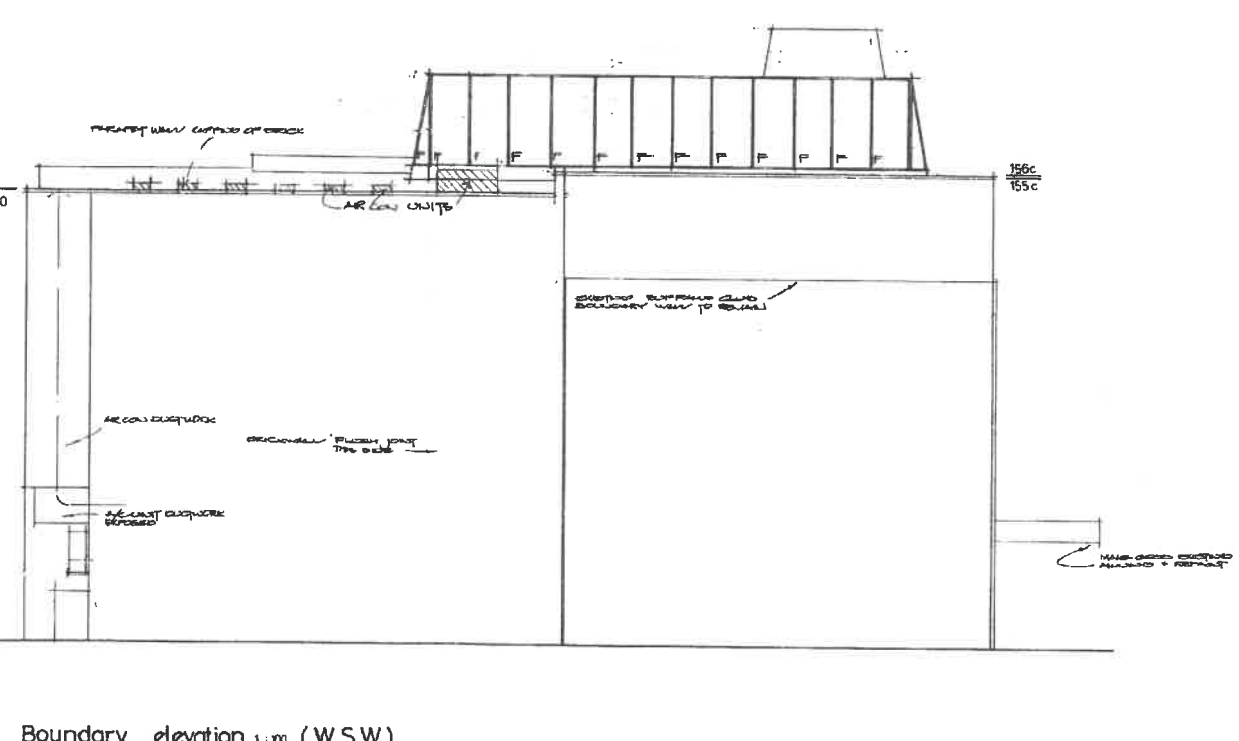
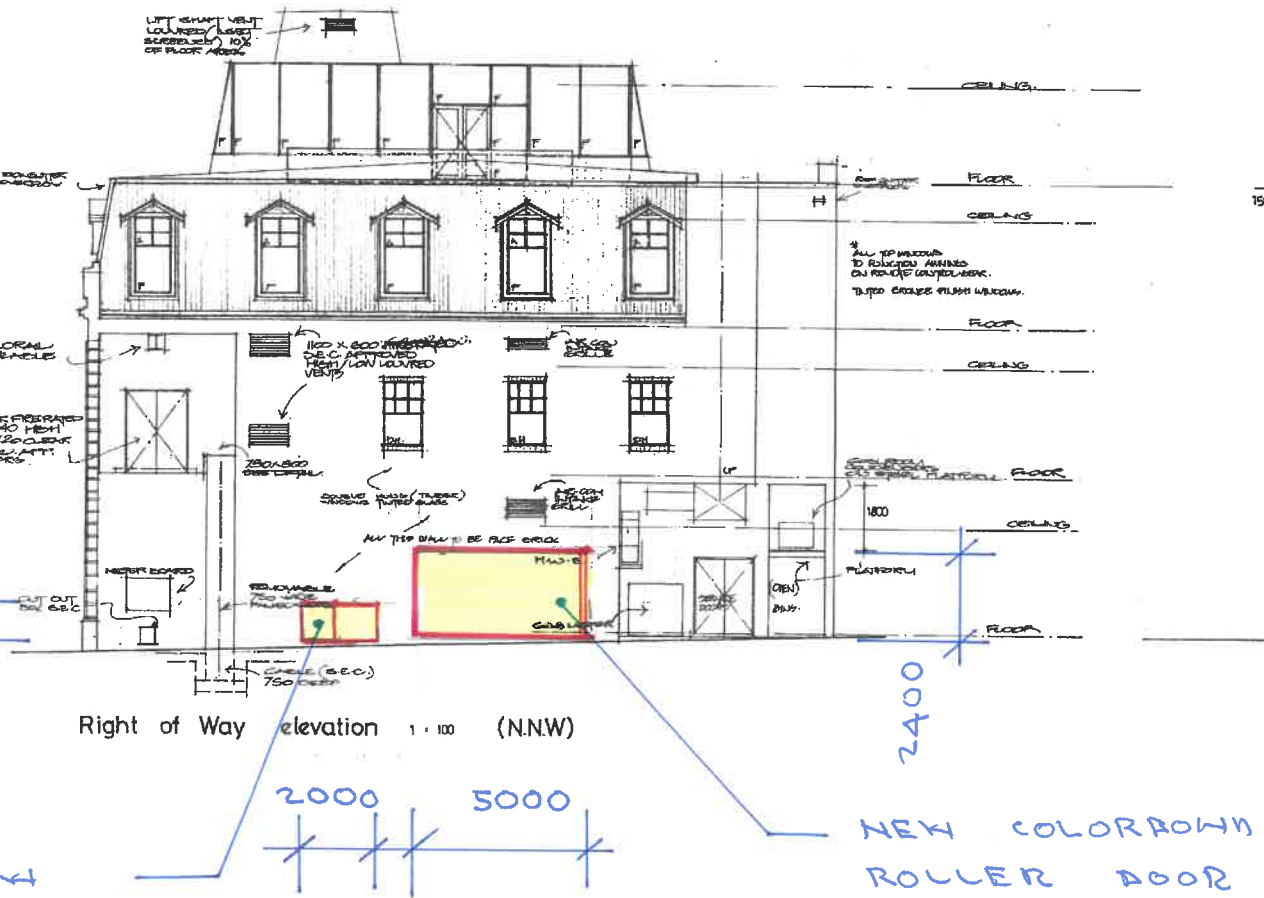
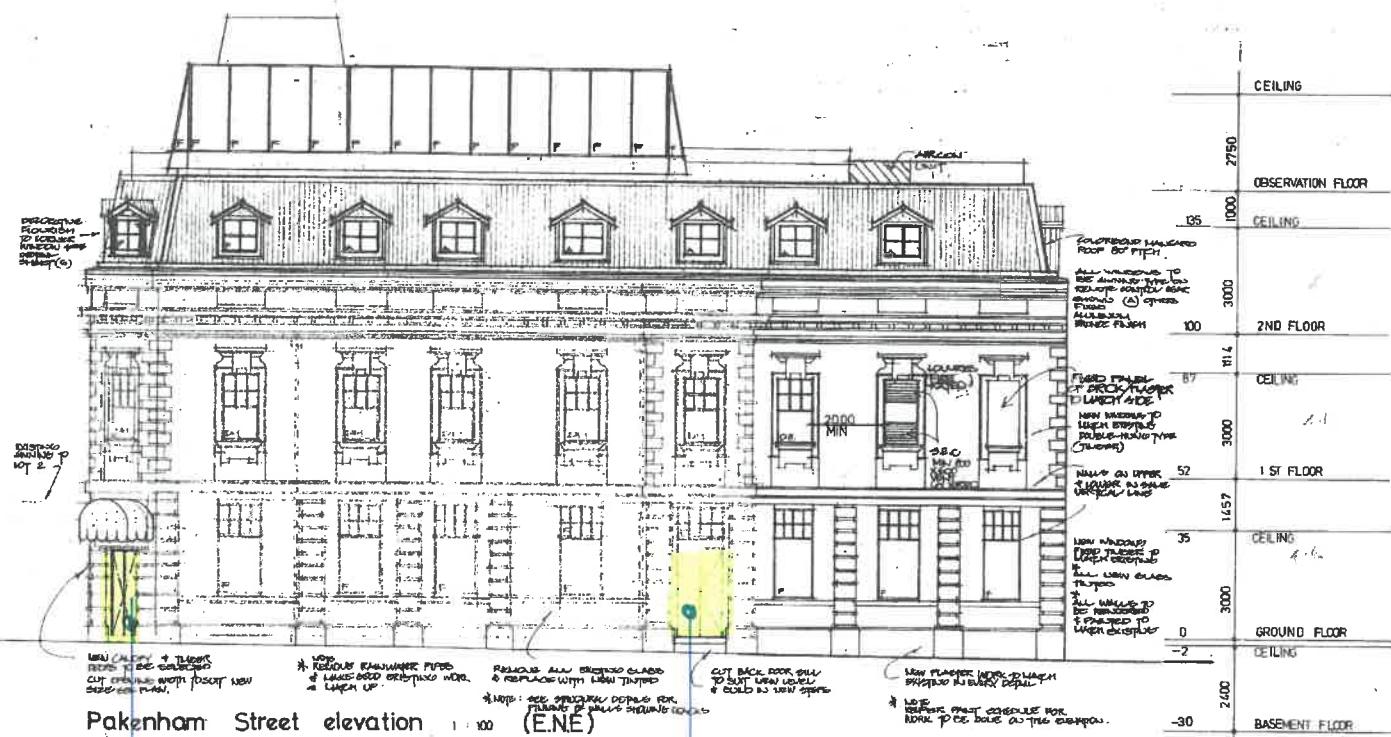
Date: JULY 1984

Drawn: A. C. WILLIS

Project No: 739 / 5 / 84

Drawing No: 5 R4.

A.C.W. Building Design Pty. Ltd.
Unit 3, 22 Dorothy Street,
Cannell, W.A. 6110
P.O. Box 184, Cannell, 6110
Tel: 398 6412



1/6/84 (RA) BUILDING PROPOSAL
26/6/84 (RS) BUILDING PROPOSAL
10/7/84 (RZ) BUILDING PROPOSAL
14/8/84 (R) BUILDING PROPOSAL
14/8/84 (R) BUILDING PROPOSAL

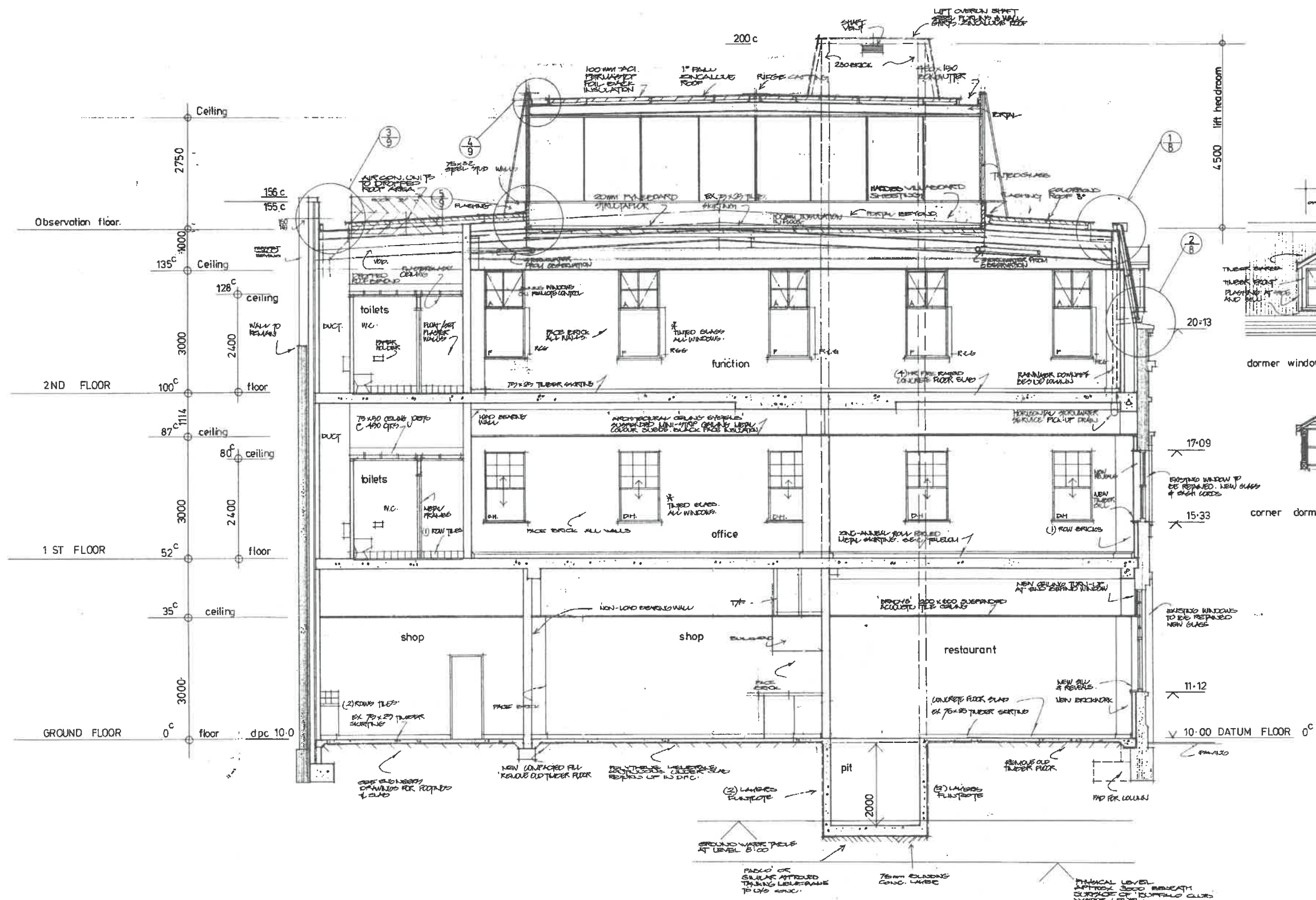
Builder to note:
All dimensions and levels to be checked on site.
Ensure all materials, products, fixtures fit neatly into place and fixed according to manufacturers' instructions and recommendations.
Fixed dimensions will take precedence to scale.
All work conforms to local Council regulations, Building By-Laws, current to Australian Standards and good trade practice.

Project:	
PROPOSED ALTERATIONS & ADDITIONS TO: LOTS 2, 3 CORNER HIGH & PAKENHAM STS. FREMANTLE.	
Builder:	
Date:	JULY 1984
Drawn:	A. C. WILLIS
Project No:	739/5/84
Drawing No:	5 RA
A.C.W. Building Design Pty. Ltd. Unit 3, 22 Dorothy Street, Gosnells, W.A. 6110 P.O. Box 184, Gosnells, 6110 Tel: 908 6412	

PROPOSED RACKPACKED - PROPOSED ELEVATIONS

DA2 - 4-2

1.8.25



Section A - A 1:50

PROPOSED BACKPACKERS

EXISTING SECTION

DA2 - 4-3

1.8.25

- R4 18/1/85 TO BE FLAT NOT FINISHED
 R3 1/1/85 REPAIR/REPAIR
 R2 1/1/85 CONSTRUCTION RECK ALTERED
 R1 7/1/85 CONSTRUCTION RECK ALTERED

Builder to note:
 All dimensions and levels to be checked on site.
 Ensure all materials, products, fixtures fit neatly into
 place and fixed according to manufacturers' instructions
 and recommendations.
 Figure dimensions will take preference to scale.
 All work conforms to local Council regulations, Building
 By-Laws, current to Australian Standards and good
 trade practice.

Project:
 PROPOSED ALTERATIONS
 & ADDITIONS TO
 LOTS 2, 3 CORNER
 HIGH & PAKENHAM ST.
 FREMANTLE.

Builder:

Date: SEPT 1984
Drawn: A.C. WILLIS
Project No: 739/5/84
Drawing No: 6 R4

A.C.W. Building Design Pty. Ltd.
 Unit 3, 22 Dorothy Street,
 Gornell, W.A. 6110
 P.O. Box 184, Gornell, 6110
 Tel: 398 6412

GENERAL - BRIEF NOTES

DEMOLITION - TO BE REMOVED

- FLOOR FINISHES
- CEILINGS
- DOORS + FRAMES
- AMENITIES (PARTITION)
- ELECTRICAL - LIGHTS / GPO ETC
- HYDRAULIC - HWU,TOILETS, BASIN
- MECHANICAL - EXHAUST / AC
- AC UNITS / VENTS

BUILDING WORKS

- NEW FLOOR FINISHES
- INCREASE DOOR OPENINGS / SIZE
- NEW DOORS + HARDWARE
- NEW CEILINGS
- NEW TOILET AMENITIES
- NEW FIRE COLLARS/DUCTS
- NEW SPRINKLER SYSTEM

HYDRAULIC

- NEW HOT WATER UNITS
- NEW FIXTURES

ELECTRICAL

- NEW LIGHTING
- NEW POWER / DATA

MECHANICAL

- NEW AIR CONDITIONING
- NEW TOILET EXHAUST

DOORS

UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920

BACKPACKERS MAIN ENTRY

- NEW AUTO ENTRY DOOR
- NEW CONCRETE RAMP
- NEW SHOP FRONT (WINDOW)

STAIR 5

- BASEMENT AREA USAGE / UPGRADE
- STAIR ACCESS / FIRE ETC

LIFT

- NEW LIFT
- GROUND LEVEL - WALK THRU
- FLOOR SECURITY ACCESS UPGRADE

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

MAIN ENTRY

- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR
- NEW FIRE INDICATION PANEL FIP

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

AW WINDOW TO BE FITTED WITH INTERNAL FRAME
AND 6 mm GLAZING. NO MODIFICATION TO
EXISTING WINDOW STRUCTURE

ALL ROOMS to be
air conditioned

ALL AMENITIES to be
mechanically exhausted

BIKES

REQUIRED - 6.1 off
PROVIDED - 11 off

Type A FLOOR STAND
7 off

Type B WALL MOUNTED
4 off

LAUNDRY

	TR	W/M	DR
Ground	1	1	1
First	3	3	3
Second	4	4	4
	8 off	8 off	8 off

SHOP 1 + 2 - NO NEW BUILDING WORKS - AS EXISTING

BASEMENT - NO NEW BUILDING WORKS - AS EXISTING

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

BUILDING USE

- SHOP 1
- SHOP 2
- BACKPACKERS
- WESTERN POWER
- ROOF BAR
- COMMON AREA

FLOOR AREA

RETAIL (shop 1)	70 sqm
COMMON - Entry Lobby	50 sqm
COMMON - stair 2	35 sqm
BACKPACK PACKERS	360 sqm
GARAGE / STORE	40 sqm
BUILDING	555 sqm

NOTE

LAYOUT IS BASED ON PLATO
AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM
LAYOUTS NEED TO BE CHECKED
AND CONFIRMED ON SITE PRIOR
TO NEXT DESIGN + DOCUMENTATION
STAGE

DORMITORY GUEST OCCUPANCY

FIRST FLOOR	59 beds
SECOND FLOOR	54 beds

113 beds

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

KITCHEN

FRIDGE	2 off
FR/FREZ	2 off
OVEN	6 off
SINK	7 off
M/WAVE	4 off
D/W	2 off
LOCKERS	114 off

FIRE BOOSTER

- NEW FIRE BOOSTER
- ROW FIRE SIGNAGE REQUIRED
- ROW BOLLARDS (DFES) REQUIRED
- 2000x600 x 1200 HIGH

- BRICK UP / FIRE RATED DUCT

ROW

- ESB - NEW FIRE RATED DOORS

HIGH STREET

FOOT PATH

check on site

check on site

PAKENHAM STREET



MAROCCHI
engineering group
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT

EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET

GROUND FLOOR CONCEPT

DRAWN

NS

CHECKED

SCALE

1:100 @ A3

DRG No

2024 - 183 - DA2-3-1A

REV

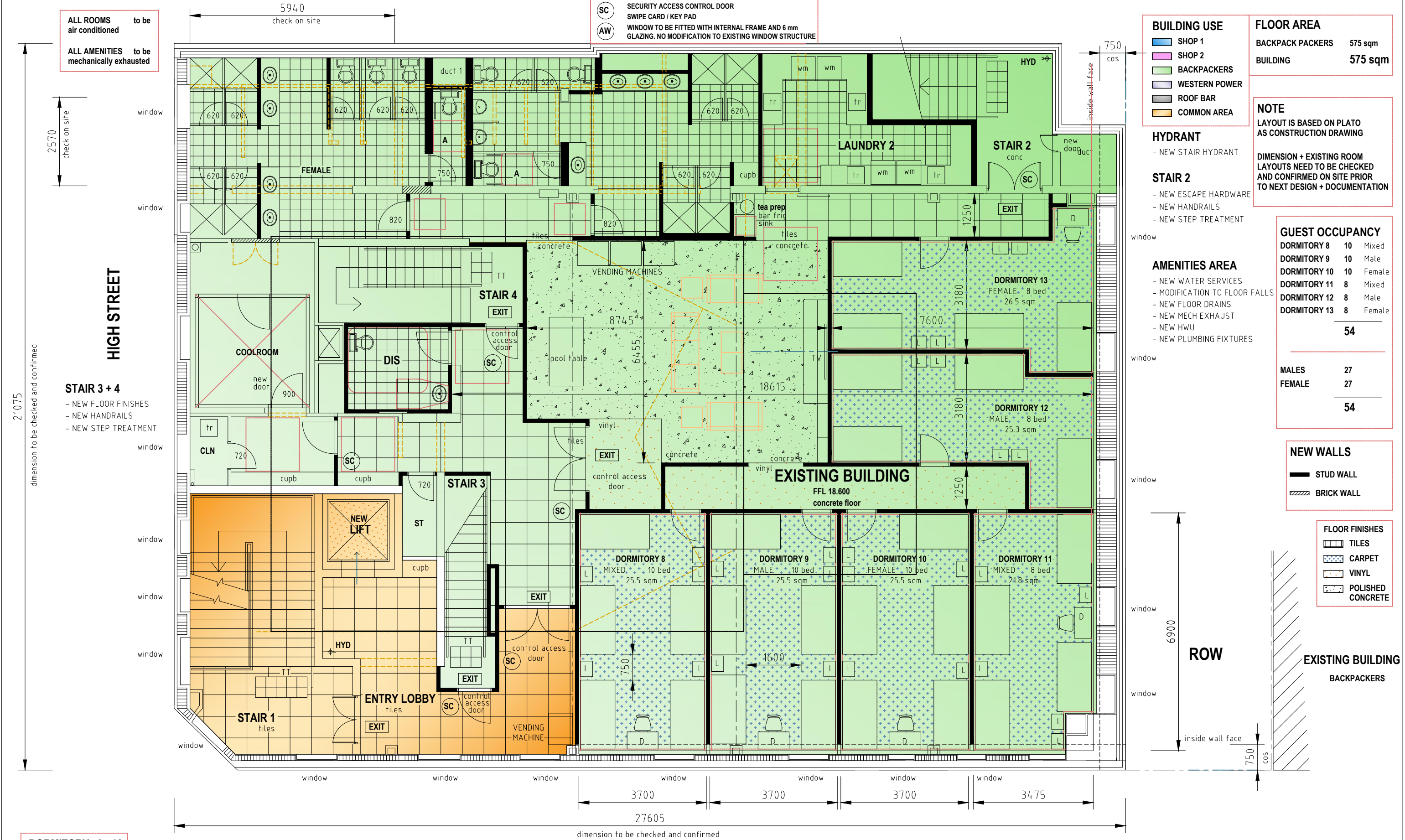
1

DATE

CHKD

DESCRIPTION

DEVELOPER - PLANNING TEAM REVIEW ISSUE



ALL ROOMS to be air conditioned

ALL AMENITIES to be mechanically exhausted

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

AW WINDOW TO BE FITTED WITH INTERNAL FRAME AND 6 mm GLAZING. NO MODIFICATION TO EXISTING WINDOW STRUCTURE

BUILDING USE

- SHOP 1
- SHOP 2
- BACKPACKERS
- WESTERN POWER
- ROOF BAR
- COMMON AREA

FLOOR AREA

BACKPACK PACKERS 575 sqm

BUILDING 575 sqm

NOTE

LAYOUT IS BASED ON PLATO AS CONSTRUCTION DRAWING

DIMENSION + EXISTING ROOM LAYOUTS NEED TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO NEXT DESIGN + DOCUMENTATION

HYDRANT

- NEW STAIR HYDRANT

STAIR 2

- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

AMENITIES AREA

- NEW WATER SERVICES
- MODIFICATION TO FLOOR FALLS
- NEW FLOOR DRAINS
- NEW MECH EXHAUST
- NEW HWU
- NEW PLUMBING FIXTURES

GUEST OCCUPANCY

DORMITORY 8	10	Mixed
DORMITORY 9	10	Male
DORMITORY 10	10	Female
DORMITORY 11	8	Mixed
DORMITORY 12	8	Male
DORMITORY 13	8	Female
<hr/>		
54		

MALES	27
FEMALE	27
54	

NEW WALLS

- STUD WALL
- BRICK WALL

FLOOR FINISHES

- TILES
- CARPET
- VINYL
- POLISHED CONCRETE

dimension to be checked and confirmed

ROW

EXISTING BUILDING
BACKPACKERS

DORMITORY 9 - 12

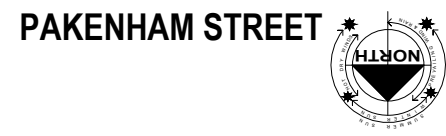
- FIXED WINDOWS
- NATURAL LIGHT Performance Solution
- VENTILATION AC - mechanical
- X single bed

DORMITORY TYPICAL CONSTRUCTION

- FIRE RATED DOOR + FRAME
- FIRE RATED ACOUSTIC STUD WALL TO UNDERSIDE CONCRETE FLOOR OVER

DOORS UNLESS NOTED OTHERWISE

- ALL NEW DOORS 920
- EXISTING DOORS MODIFIED TO 920



MAROCCHI engineering group

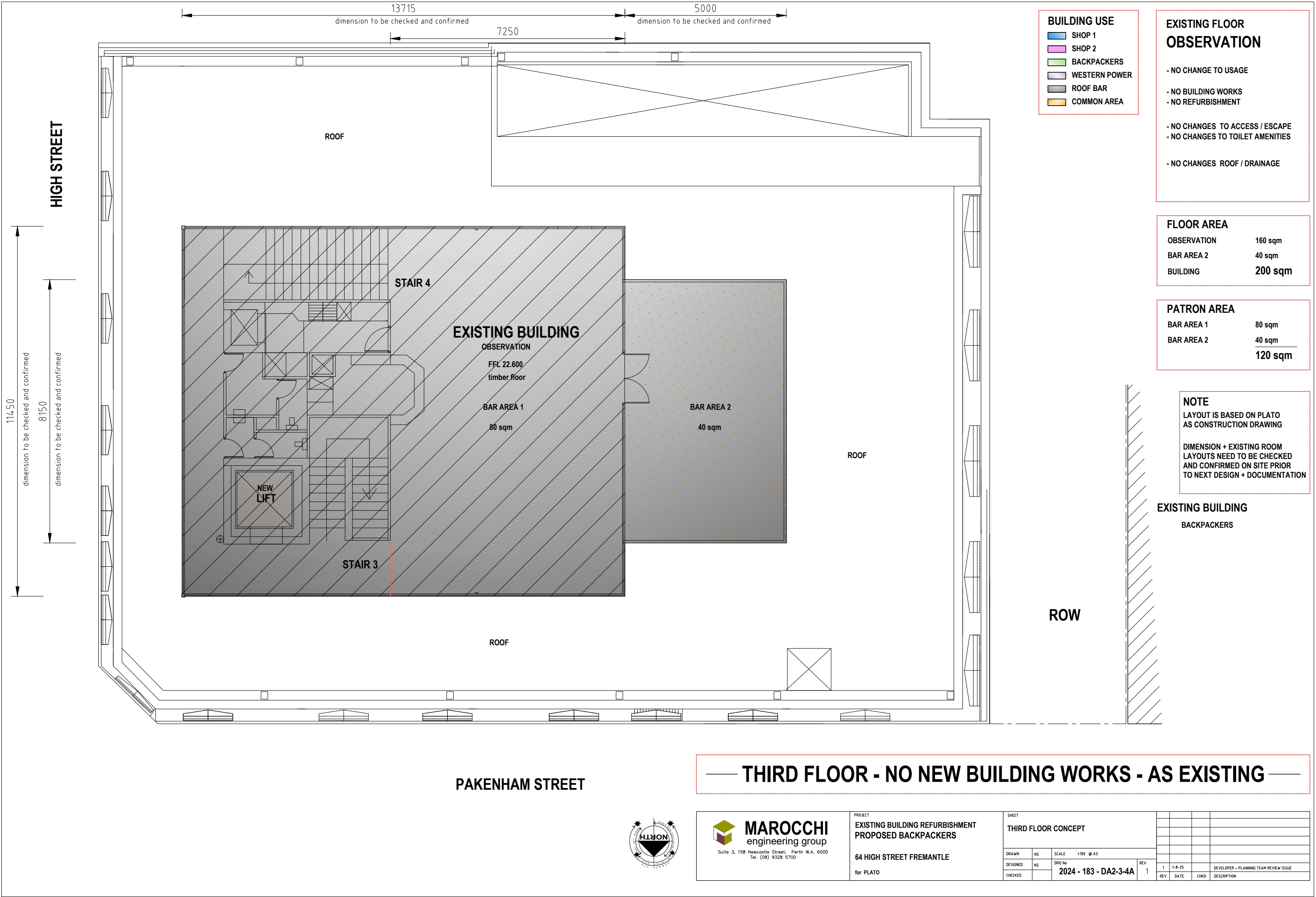
Suite 3, 158 Newcastle Street, Perth W.A. 6000
Tel. (08) 9328 5700

PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET SECOND FLOOR CONCEPT							
DRAWN	NS	SCALE	1:100 @ A3	REV	1	1-8-25	DEVELOPER - PLANNING TEAM REVIEW ISSUE
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-3A	REV		DATE	CHKO
CHECKED							DESCRIPTION



NOTES

NEW MAIN BACKPACKERS ENTRY

- NEW AUTO ENTRY DOOR
- NEW CONCRETE RAMP
- NEW SHOP FRONT (WINDOW)

NEW LIFT

- NEW LIFT
- FLOOR SECURITY ACCESS UPGRADE
- GROUND LEVEL - WALK THRU

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

EXISTING MAIN ENTRY

- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR
- NEW FIRE INDICATION PANEL

FIP

#

EXISTING ENTRY LOBBY

- UP GRADE EXISTING GLASS DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR

NEW BACKPACKERS MAIN ENTRY

DOOR ACCESS

- BACK PACKER MAIN ENTRY (ground, first , second floor level area)

LIFT

ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA (backpackers, roof bar, western power)

STAIR 1

ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA (backpackers, roof bar, western power)

- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA (backpackers, roof bar, western power)

EXISTING MAIN ENTRY

DOOR ACCESS

- ROOF BAR ENTRY
- WESTERN POWER ENTRY (transformer)
- REQUIRED ESCAPE EXIT
- BACK PACKER SECONDARY ENTRY (ground, first , second floor level area)

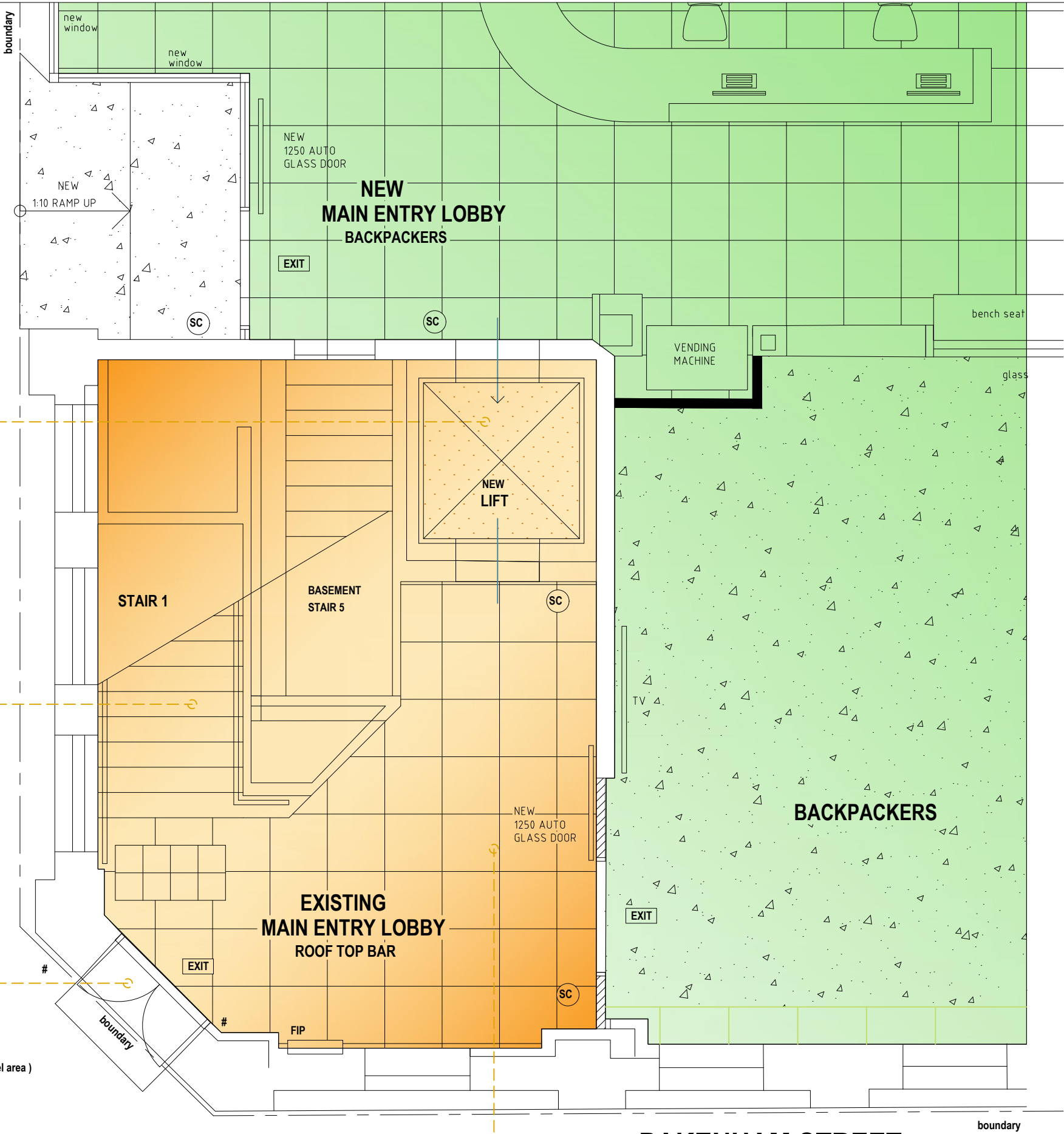
MAIN ENTRY LOBBY

COMMON ACCESS AREA TO

- BACK PACKERS (ground, first, second)
- TRANSFORMER (first)
- ROOF BAR (third)

BUILDING USE

- SHOP 1
- SHOP 2
- BACKPACKERS
- WESTERN POWER
- ROOF BAR
- COMMON AREA



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engineering group

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PROJECT
**EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS**

64 HIGH STREET FREMANTLE

for PLATO

PAKENHAM STREET

SHEET							
GROUND FLOOR CONCEPT MAIN ENTRY - LAYOUT							
DRAWN	NS	SCALE	150 @ A3	REV			
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-5A	1	1	30-7-25	DEVELOPER - PLANNING TEAM REVIEW ISSUE
CHECKED					REV	DATE	CHKD DESCRIPTION

STAIR 2 ACCESS
- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers)

- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

ROW ENTRY DOOR ACCESS
- BACK PACKER ENTRY
- REQUIRED ESCAPE EXIT
(ground, first , second floor level area)

- BIKE STORAGE ENTRY

2 off 780 wide gate
1800 high colorbond
lockable
open over

SERVICE AREA

ROW

4210 WIDE

2 off 1060 wide gate
1800 high colorbond
lockable
open over

NOTES

STAIR 2
- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

ROW ACCESS DOOR
- NEW ESCAPE DOOR
- 920/450 DOOR

HYDRANT
- NEW STAIR HYDRANT

BIKES
REQUIRED - 6.1 off
PROVIDED - 11 off

Type A FLOOR STAND
7 off

Type B WALL MOUNTED
4 off

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

- BUILDING USE**
- SHOP 1
 - SHOP 2
 - BACKPACKERS
 - WESTERN POWER
 - ROOF BAR
 - COMMON AREA



MAROCCHI
engineering group
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PROJECT
**EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS**

64 HIGH STREET FREMANTLE

for PLATO

SHEET		SCALE		REV		DATE		CHKD		DESCRIPTION	
GROUND FLOOR CONCEPT STAIR 2 - LAYOUT		150 @ A3		1		1-8-25				DEVELOPER - PLANNING TEAM REVIEW ISSUE	
DRAWN	NS	DRG No		REV		DATE		CHKD		DESCRIPTION	
DESIGNED	NS	2024 - 183 - DA2-3-6A		1							
CHECKED											

NOTES

NEW MAIN BACKPACKERS ENTRY

- NEW AUTO ENTRY DOOR
- NEW CONCRETE RAMP
- NEW SHOP FRONT (WINDOW)

NEW LIFT

- NEW LIFT
- FLOOR SECURITY ACCESS UPGRADE
- GROUND LEVEL - WALK THRU

STAIR 1

- NEW FLOOR FINISHES
- NEW HANDRAILS
- NEW STEP TREATMENT

EXISTING MAIN ENTRY

- UP GRADE EXISTING DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR
- NEW FIRE INDICATION PANEL

FIP

#

EXISTING ENTRY LOBBY

- UP GRADE EXISTING GLASS DOORS TO AUTO DOORS
- NEW AUTO ACCESS BUTTON TO INSIDE OUTSIDE DOOR

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD

NEW BACKPACKERS MAIN ENTRY DOOR ACCESS

- BACK PACKER MAIN ENTRY (ground, first , second floor level area)

LIFT ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

STAIR 1 ACCESS

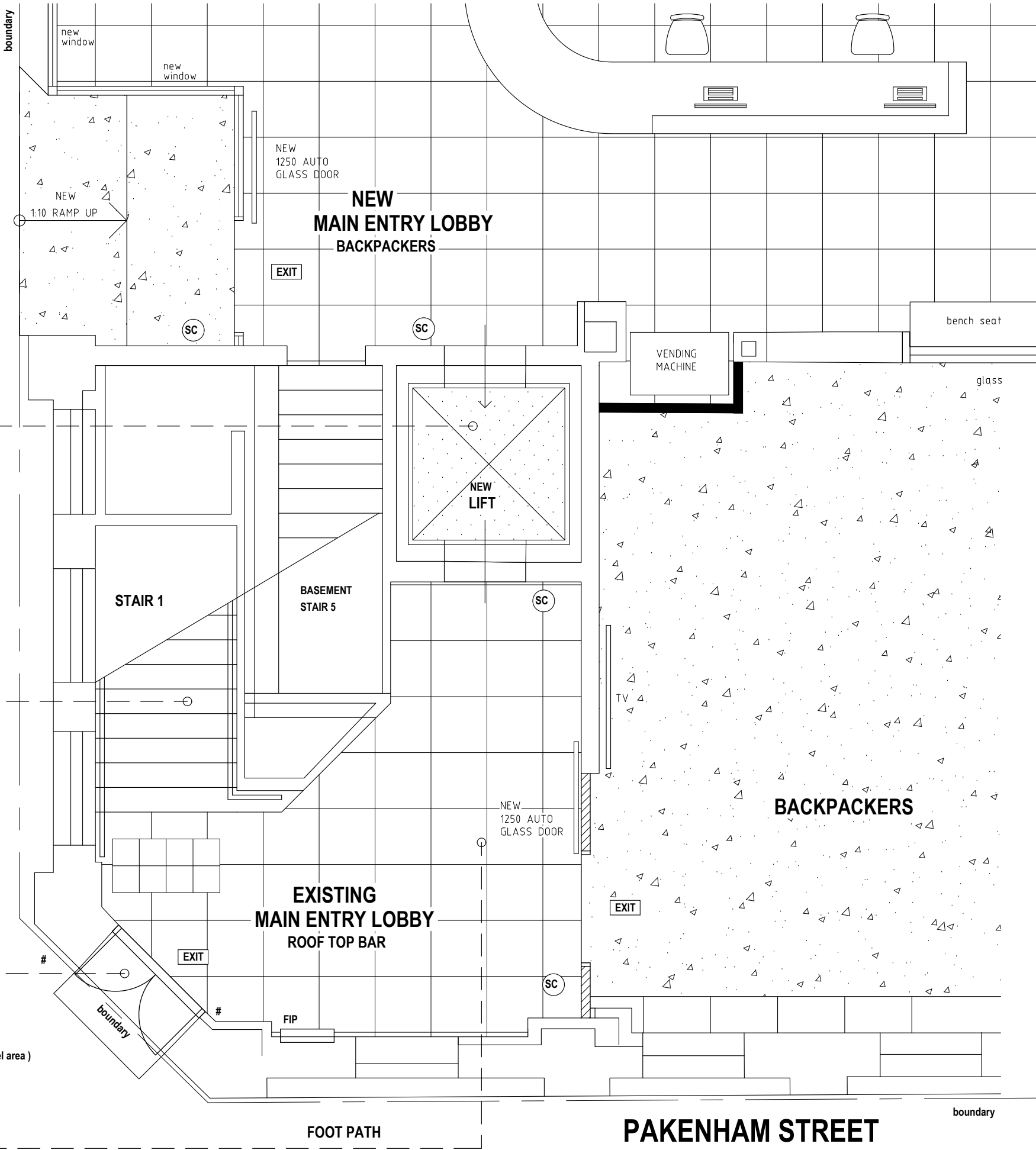
- SWIPE CARD ACCESS TO EACH FLOOR / AREA
(backpackers, roof bar, western power)
- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA
(backpackers, roof bar, western power)

EXISTING MAIN ENTRY DOOR ACCESS

- ROOF BAR ENTRY
- WESTERN POWER ENTRY (transformer)
- REQUIRED ESCAPE EXIT
- BACK PACKER SECONDARY ENTRY (ground, first , second floor level area)

MAIN ENTRY LOBBY

- COMMON ACCESS AREA TO
- BACK PACKERS (ground, first, second)
- TRANSFORMER (first)
- ROOF BAR (third)



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PROJECT
EXISTING BUILDING REFURBISHMENT
PROPOSED BACKPACKERS

64 HIGH STREET FREMANTLE

for PLATO

SHEET
GROUND FLOOR CONCEPT
MAIN ENTRY - LAYOUT

DRAWN	NS	SCALE	150 @ A3
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-5
CHECKED			

REV
1

DATE
30-7-25

CHD
CWD

DESCRIPTION
DEVELOPER - PLANNING TEAM REVIEW ISSUE

STAIR 2 ACCESS

- SWIPE CARD ACCESS TO EACH FLOOR / AREA (backpackers)
- REQUIRED ESCAPE STAIR TO EACH FLOOR / AREA (backpackers, roof bar, western power)

ROW ENTRY DOOR ACCESS

- BACK PACKER ENTRY
- REQUIRED ESCAPE EXIT (ground, first , second floor level area)
- BIKE STORAGE ENTRY

NOTES

STAIR 2

- NEW ESCAPE DOOR
- NEW ESCAPE HARDWARE
- NEW HANDRAILS
- NEW STEP TREATMENT

ROW ACCESS DOOR

- NEW ESCAPE DOOR
- 920/450 DOOR

HYDRANT

- NEW STAIR HYDRANT

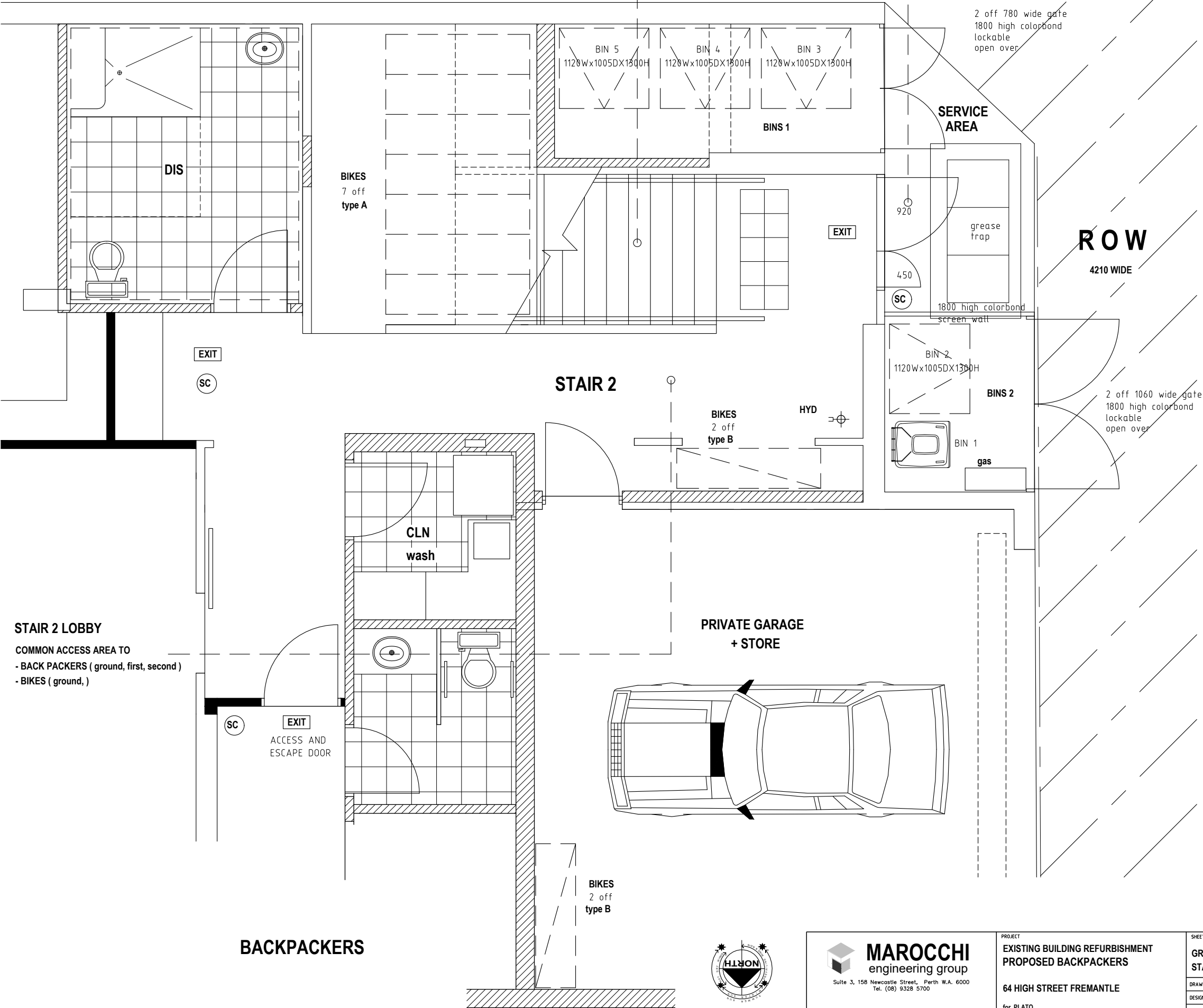
BIKES

REQUIRED - 6.1 off
PROVIDED - 11 off

Type A FLOOR STAND
7 off

Type B WALL MOUNTED
4 off

SC SECURITY ACCESS CONTROL DOOR
SWIPE CARD / KEY PAD



SHEET				GROUND FLOOR CONCEPT STAIR 2 - LAYOUT							
DRAWN	NS	SCALE	150 @ A3								
DESIGNED	NS	DRG No	2024 - 183 - DA2-3-6	REV	1	1	1-B-25	DEVELOPER + PLANNING TEAM REVIEW ISSUE			
CHECKED				REV	DATE	CHD	DESCRIPTION				

8.4 Appendix 4 – Right of Way Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4022

928

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 66 ON DIAGRAM 6084

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MARIO FAUSTO MARRA
SILVIA MARRA
AS JOINT TENANTS IN 1/2 SHARE
ARTECASA PTY LTD
IN 1/2 SHARE
ALL OF 36 GLENELG AVENUE WEMBLEY DOWNS
AS TENANTS IN COMMON

(AF P159524) REGISTERED 26/5/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES SEE SECTION 167A T.L.A. AND DIAGRAM 6084
2. C824302 EASEMENT BENEFIT SEE INSTRUMENT C824302 AND SKETCH ON VOL 1674 FOL 423 REGISTERED 30/7/1984.
3. T5138/1923 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE TRANSFER 5138/1923 AND DIAGRAM 6084 REGISTERED 22/6/1923.
4. T10092/1923 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES. SEE TRANSFER 10092/1923 AND DIAGRAM 6084 REGISTERED 18/12/1923.
5. T1007/1939 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES. SEE TRANSFER 1007/1939 AND DIAGRAM 6084 REGISTERED 1/1/1939.
6. N620587 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 11/5/2017.
7. O164097 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 4/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 66/D6084

VOLUME/FOLIO: 4022-928

PAGE 2

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D6084
PREVIOUS TITLE: 1674-423
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

NOTE 1: L005626 LOT 66 IS THE PORTION COLOURED BROWN ON DIAGRAM 6084

8.5 Appendix 5 - Operational Management Plan

64 HIGH STREET
PROPOSED HOSTEL
FREMANTLE

OPERATIONS MANAGEMENT PLAN

JULY 2025

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1. Executive Summary

This Operational Management Plan has been prepared for the proposed Hostel accommodation at 64 High Street, Fremantle. Arecasa Pty Ltd ATF Marra Trust (**Artecasa**) is acquiring the adjacent building to be converted in a 113 beds Hostel. This strategic move addresses the rising demand for quality, budget-friendly lodging in Fremantle, particularly as tourism and local events flourish. In addition, the project includes a rooftop bar and ground-floor retail spaces, enhancing guest experience and offer.

Guests will be accommodated in dormitories rooms (both female only and mixed) and will have access to the large communal spaces throughout the building, which includes lounges, communal dining and cooking areas, gym, games room, rooftop Bar.

This Operational Management Plan (“OMP”) lays out all necessary operational and management procedures to ensure that the day and night operations of the proposed Hostel gels with the surrounding context with minimal disturbance to the neighbourhood. In this OMP, references to “we” will refer to Artecasa Pty Ltd

All residents will be signed up under a standard Guest Registration Form, which has its own set of rules of occupation. In addition, every Guest will be issued with a copy of our Guest Handbook, which sets out strict rules to follow including policies on noise, security, vices, overnight guests, hours of operation, emergency contacts etc.

Security for our residents is very important to us; access to the property will be controlled by electronic door locking systems in which only guests and staff issued with controlled key cards will be able to use. CCTV cameras will be strategically located covering key areas for the purposes of monitoring and deterrence.

Our property will be headed by a Keeper whose general responsibility will be to look after the wellbeing of residents as well as the longevity of all fixed assets and equipment located within the building. The Keeper will be well supported by a team of trained and full-time property management staff including Managers, Supervisors and Executives. For after-office hours services, we have a pool of casual staffs, Residential Advisors to ensure that residents have 24/7 support.

This Operational Management plan has also aimed to address relevant matters required in the Plan of Management by City of Fremantle Health Local Laws (Health Act 1911).

2. Property Details

2.1 Property Location

64 High Street has a floor area of approximately 1,287m² and is bounded by roads on 2 sides High Street to the South, and Pakenham Street to the East. The North of the site is bounded by an adjacent ROW (Lot 66) to which the property has a benefit and that has access from Pakenham Street.

It is very conveniently located being just a 2 minutes' walk to the Fremantle Train Station.

There is a substantial retail offering in the area which gives guests ample choices of amenities.

2.2 Property Management System

As managing an Hostel is quite dynamic in nature, we will utilise a 3rd party proprietary property management system that specialises in Hostel management solutions.

- Guest Registration – Every guest will go through an online and in person registration process before the check in procedure is considered complete. This will confirm their acknowledgement and knowledge on in house rules;
- Incident Management & Tracking – Allows property staff to track incident reporting and conduct of guests.

2.3 Room Details

The Hostel mainly will offer dormitory rooms with their associated communal cooking, dining areas. The standard provisions for these room types are detailed below:

4 Bed dorms – 6 Bed dorms – 8 Bed dorms – 10 Bed dorms (both Female and Mix use)
Typically accommodates 4, 6, 8, 10 x occupants in a room to sleep and relax, including:

- 2, 3, 4, op 5 x bunk beds
- 1 Lockable Storage (Locker) per person
- table
- chair
- Room and task lighting
- Heating / Air conditioning
- Window blind

2.4 Building Amenities

Building amenities for guest use include:

- Ground Floor, reception, lobby, Common dining, Kitchen, bike storage;
 - Laundry facilities on ground, first and second floor;
 - Level 1 with common area, lounge and Tv facilities
 - Level 2 with common area, lounge and Tv facilities
 - Level 3 Rooftop Bar
-
- No external speakers will be permitted in external common areas and only low-level background music will be permitted in the associated internal common areas.

2.5 Rates and Max Occupation

Our rates will be assessed and set against prevailing market rates prior to being operational. We will compare against similar Hostels in the surroundings as well as the private rental market to provide the best value to our incoming guests and ensure that guests of differing budgets all have a chance to stay in our Hostel. Generally, smaller dorms will be more expensive than larger ones. Rates will be inclusive of utilities and unlimited, high-speed WIFI.

The maximum occupancy has been assessed according to the Lodging licence rules and the WA Health Act and is set for this Hostel to 113 persons

2.6 Public Domain

We have allocated our main entrance on High Street for guests convenience to access the public transportation as well as activating the street frontage to support the City of Fremantle policy.

2.7 Guest arrival / Check-in / Check-out

Check in time is 2pm, check out 10am

2.8 Maximum length of stay

The maximum length of stay may not be longer than 2 consecutive weeks

3. Staffing

3.1 Operating Hours and After Office Hours

Our full-time staff operates from 9am to 8pm on weekdays, and 10am to 8pm on Saturdays and Sundays. Beyond that night managers will be on a rostered shift duty to be point of contacts for guests who encounter problems after office hours.

3.2 Staffing Requirements

It is very important to us that our Hostel is well serviced by a dedicated team of full-time property management staffs to meet the demands and expectations of our guests.

4. Resident Handbook

4.1 Contents of the Handbook

The handbook is a very comprehensive guidebook for all guests which is designed to ensure that everybody understands the building, knows their rights & responsibilities and observes the relevant terms and conditions so that all guests can enjoy their stay. Most of the information in the handbook is based on common sense and ultimately are designed for the guest's comfort, safety and security. The contents will minimally cover topics such as:

- Property contact details and opening hours;
- Mail and Parcel instructions; • Building Amenities description; • House Rules; • Arrival Guidelines;
- Rights & Responsibilities for Guests; • Rules of the stay; • Payment of accommodation fees;
- Refund Policy; • Emergency Procedures;
- Looking after the Hostel; • Pastoral Care;
- Assistance for Common Concerns; • Community Spirit Program; • Implementation of Green Travel Plan.

4.2 Important House Rules

There is a long list of house rules which will cover rules and expectations in regards to:

- Common Areas and Shared Facilities;
- Maintenance regimes; • Resident Behaviour; • Bike Parking; • Alcohol;
- Drugs and illegal substances; • Gambling;
- Smoking; • Noise; • Pets; • Visitors and Overnight guests; • Harassment; • Security;
- Social Media; • Complaints & Disputes;
- Requests by Staff; • Abiding by House Rules.

The below list out some relevant house rules in relation to this OMP:

Drugs/Illegal Substances

The use of/ or being under the influence of any illegal substance in the building is strictly forbidden. This means under NO circumstances are any illegal substances permitted within the complex. Failure to comply with this rule can result in eviction.

If you feel you are becoming reliant on drugs or other substances (or know somebody in the building who is), please talk to management. We are here to assist in every way possible. We can certainly put you in touch with people who can help you.

Smoking

The Hostel is a smoke free building which includes the rooms and all common areas. As such, any costs resulting from the repair and cleaning of any damage caused through cigarette burns, smoke residue or build-up of nicotine will be charged to the guest responsible. In WA there are strict laws about how close to buildings you can smoke so make sure you are familiar with these laws.

Alcohol

Our Hostel promotes the responsible consumption of alcohol for residents over the age of 18. Our Hostel therefore opposes excessive consumption of alcohol and binge drinking, as we are home for all guests and should not be treated as a drinking place. All guests should be able to enjoy the Hostel and sleep without being disturbed by other guests. Our Hostel permits responsible consumption between friends, it opposes groups or individuals who wish to consume more than a few quiet drinks.

Any alcohol is to be consumed in moderation and there is to be no excessive noise. Noisy guests will be asked to quiet down or directed to leave the building. Intoxication will under no circumstances be accepted as an excuse for misbehaviour. The full consequences will apply for misbehaviour following any destructive or socially unacceptable acts, inclusive of where the resident cannot remember the wrongdoing. Breakages of glass or items that may cause injury must be reported to the manager on duty immediately. It is the responsibility of those consuming the alcohol to put all rubbish, including bottle tops, into the bins provided. Empty alcohol containers must be disposed of appropriately and in a timely manner. Please respect the opening hours of the common areas. The Hostel staff may shut down any activity at any time that is deemed in breach of this policy. We have a zero tolerance policy on antisocial behaviour, an eviction notice will be handed on the spot to offenders who will be removed from the premise (with the assistance of police if needed) and banned.

Gambling and Gaming

Gambling is not permitted on the premises.

Noise from guests activities and impact on neighboring residences

Noise from music that can be heard in any habitable rooms of a neighbouring residence must cease between the following periods:

- *10pm to 8am Sunday to Thursday and*

12 midnight to 8am on Friday, Saturdays and any day immediately before a public holiday
The following requirements are included in the building's house rules issued to tenants and visitors to the building.

- *Guests should close their windows when playing music.*
- *Any outdoor gatherings, with or without music at external common areas are to strictly adhere to restricted timings as stipulated above.*

Identification

Identification should be carried at all times as it allows management and security to determine if a person is a guest at the Hostel. Identification should include a photo and your name in English. It also allows after-hours access should you lose your access card. You should always keep your access card and identification separate.

Non-guests

Unfortunately, it is common for problems associated with social gatherings to be linked to guests of residents. We have several rules that apply to non-guests.

Hosts should be aware of these rules:

- *Residents and their guests at the Hostel are to show respect for each other and for our building as members of the community,*
- *Residents are responsible for their guests and will be held financially accountable for any misconduct on their part,*
- *Residents are also responsible for the conduct of their guests and any misconduct, injury to any person or property damage, which they cause,*
- *Any person whose behaviour is unacceptable, or who is behaving in a suspicious manner will be deemed as trespassing and will be asked to leave.*

All guests must obey all of the Hostel rules and regulations, the House Rules and the guest Handbook. Residents will be liable and responsible for any breach of a rule or regulation that their guest commits.

Guests who do not abide by the rules and regulations of the Hostel can be asked to leave at any time.

4.3 Emergency Procedures and contact details

Specific details on what to do when fire occurs and assembly location will be disclosed in the handbook.

Guests will also be educated on the important points regarding fire sprinklers and detectors.

Lastly, a Fire Safety Statement will be certified on an annual basis and displayed prominently at the reception area. One of our trained property staffs will be appointed as a certified Fire Warden and be responsible to conduct fire evacuation drills twice a year. In addition, he will also be responsible to check and maintain all fire Emergency Warning and Intercommunication System (EWIS) on a monthly basis.

Emergency contact details will be shown at reception, at the entrance of the Hostel and on the website so that guest and members of the public can always count on an emergency point of contact.

4.4 Looking after the Hostel

In the first instance, residents are reminded that if an emergency situation such as flood, or a shower that doesn't turn off, a Room door that can't be locked, they are to inform reception or the on-duty Manager immediately (his contacts will always be available at reception).

Residents will also be taught on the proper way to maintain certain key items, including the various electrical appliances, glass, joinery items, microwave, mirrors, refrigerators, smoke detector, tiled surfaces and walls.

4.5 Observation Deck Bar Management, Operation and access Hours

The observation Deck Bar has a capacity of 96 people.

It will be a safe space where guests can gather supervised.

An approved Manager and a variable number of bar staff will be onsite during operation hours to supervise and make sure that incidents, if any, will be promptly addressed.

The operation hours as per the type of license that the venue will apply for (Hotel restricted) will be:

- Monday to Saturday: 6am to 12 midnight
- Sunday: 10am to 12 midnight
- Christmas Day and Good Friday from 12noon to 10pm where the liquor is sold ancillary to a meal supplied by the hotel
- New Year's Eve from 12 midnight to 2am on New Year's Day

4.7 Transportation

The Hostel will put in place measures to influence the travel patterns to/from the site, with a view to discourage car usage from Day one. Framework action table includes:

- Provide nil car parking for guests;
- Provide secure bicycle parking;
- Provide public transport notice board at key locations within the site in the form of a travel access guide

This will also be posted on the Hostel website and included as part of the welcome pack distributed to all guests prior arrival;

- Provide high quality telecommunication services and complementary uses on-site;
- Establish walking groups and bicycle user groups with associated online forums;
- Provide regular social events to encourage social interaction to eliminate social barriers to encourage car sharing;

5. Waste Management

All Building users (tenants, facilities staff, and cleaning contractors) will be provided with detailed information on recycling and waste management, as part of general building induction and orientation in the first instance, with update on at least annual basis. The site's management team will be responsible for guiding this initiative and follow our Operational Waste Management Plan closely.

The Hostel will provide separate garbage and mixed recycling bins where guests can conveniently dispose of their bagged rubbish and recycling from every level of accommodation. To ensure that this system is managed correctly, residents will be provided with information on proper segregation and disposal of general waste and recyclables.

The garbage room will be located on the ground floor level and will include bin facilities for disposal of both general waste as well as recyclables.

Cleaning staff will be responsible for monitoring the bin in the rooms and ensuring that bins do not overflow and replacing full bins with empty ones as required. All bins to be kept closed to prevent entry of vermin, insects, wild dogs etc. as a pest control measure.

5.1 Deliveries and servicing

Deliveries and Servicing for the Hostel will be operated through the adjacent laneway (Lot 66) without the need to create any impact on the local traffic.

6. Cleaning and Pest Management

6.1 Cleaning

The Hostel is responsible for the cleaning of all common and public areas of the property. Generally, in order to provide a good environment for guests, cleaning will be done on a daily basis, which includes vacuuming of carpets, removal of loose and visible rubbish in common areas and walkways, mopping of floors, cleaning of walls and hard surfaces, common toilet cleaning, sanitization and replenishment of toilet supplies.

External window cleaning will be undertaken by specialist contractors using safe and appropriate methods and complying with all relevant safe work procedures.

Residents will be responsible for the cleanliness of their own dishes, cooking utensils and clothes . Cleaning equipment will generally be available to rent at our reception counter free of charge. We do however conduct random inspections to ensure that residents are complying with our house rules, including minimum cleanliness standards. If upon inspection is deemed to be below our expectations, we will give them a reasonable time frame to rectify, failing which we will then have a discussion with the guest where we may provide the cleaning services to them at a cost.

6.2 Pest Management

Pest Management is an integral part of property management operations. Quarterly services are provided by a pest control company to all common areas including loading docks, bin rooms, external public spaces, garden beds, communal kitchens and BBQ areas. Biannual treatment will be provided to all corridors on every level including refuse chutes, service rooms, stairwells and carparks. Tamper proof bait stations will be placed at high risk areas at the technician's discretion, but it includes the areas identified above. Once a year, the technicians will service resident's rooms for cockroaches and silverfish eradication.

7. Security Management

We take security of our building and its residents very seriously and look at it from multiple perspectives.

Firstly, Main access into the facility is only available through the ground floor foyer of the Hostel. This access will be electronically coded, and therefore only residents and staff issued with controlled key cards will be able to access outside of normal operating hours. This also applies to the secondary access.

Secondly, each residents' key card only enables them to access all common areas and the specific floor where their rooms are located.

Thirdly, CCTV cameras will be located at strategic locations to provide monitoring and also act as a deterrence against any intent from committing a crime. They may be located at areas such as at the entrance of the ground floor lobby, reception area, at the lift lobby, within the lifts and at common areas of the property.

Fourthly, residents, through the Resident Handbook, are educated on the procedures of having visitors on the property. In addition to this, having an attitude of strict rules will give residents an impression that we do not take security of residents lightly, which will encourage residents to want to comply with these rules in order to be part of the community.

8. Complaints Management

1. Purpose

To ensure all guest complaints are addressed promptly, fairly, and efficiently, enhancing guest satisfaction and continuous improvement.

2. Scope

Applies to all staff, guests, and visitors

3. Procedure Steps

a. Complaint Receipt

Guests can lodge complaints through:

- In-person at the reception
- Email
- Phone call
- Guest feedback forms available in the hostel

All complaints should be documented with the guest's details, date, time, and nature of the complaint.

b. Acknowledgment

Staff must acknowledge receipt of the complaint immediately or within a specified time (e.g., within 1 hour during business hours).

Provide the guest with an estimated timeline for resolution.

c. Investigation

The designated staff or manager will investigate the complaint thoroughly.

Gather all relevant information and, if necessary, speak to involved parties.

d. Resolution

Aim to resolve complaints promptly, ideally within 24-48 hours.

Offer solutions such as apology, compensation, alternative accommodation, or other remedies as appropriate.

Keep the guest informed throughout the process.

e. Follow-up

Confirm with the guest that the complaint has been resolved satisfactorily.

Document the resolution outcome.

f. Record Keeping

Maintain a complaints register/log detailing all complaints, actions taken, and outcomes.

Review complaints regularly for patterns and areas for improvement.

4. Responsibilities

Staff: Acknowledge complaints, assist in investigation, and implement resolutions.

Management: Oversee complaint handling, review complaints data, and initiate improvements.

5. Continuous Improvement

Use complaint data to improve services, facilities, and staff training.

Review the complaints management process periodically for effectiveness.

8.6 Appendix 6 – Waste Management Plan

PLATO CONSULTING PTY LTD

64 HIGH STREET
PROPOSED HOSTEL
FREMANTLE

DEVELOPMENT APPLICATION
Waste Management Plan

JULY 2025

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1 Introduction

This Waste Management Plan has been prepared with regards to the Proposed 113 Beds Hostel Development, located at 64 High Street, Fremantle

The building presently accommodates a mix of existing uses including retail, office and a Private Club (Navy Club). The site is in the City Centre precinct and is surrounded by a mix of residential, commercial, tourist and other uses.

It is proposed to develop the site into a 113 Beds Hostel, with a licensed roof top Bar

Please note: The existing shop at ground floor isn't included in this document, the shop stores bins separately in their leased premise and have their independent contractors taking care of their waste needs.

The key issues that will be addressed in this WMP include calculation of the waste generation of the site, assessment of waste storage provisions and documentation of the waste collection arrangements.

2 Objectives

The objectives of this WMP are adapted from the WALGA *Commercial and Industrial Waste Management Plan Guidelines*:

- Ensure that the long-term waste management needs for the development are met in an efficient and sustainable manner.
- Minimise the impact of waste services and facilities on the streetscape and surrounds, in relation to both the footpath/public realm and the frontage of the development.
- Reduce the impact of waste collection services and facilities on the amenity of the locality particularly in terms of noise and odour.
- Maximise safety for both waste collection staff and the public.
- Minimise traffic and footpath obstruction.

3 Referenced documents

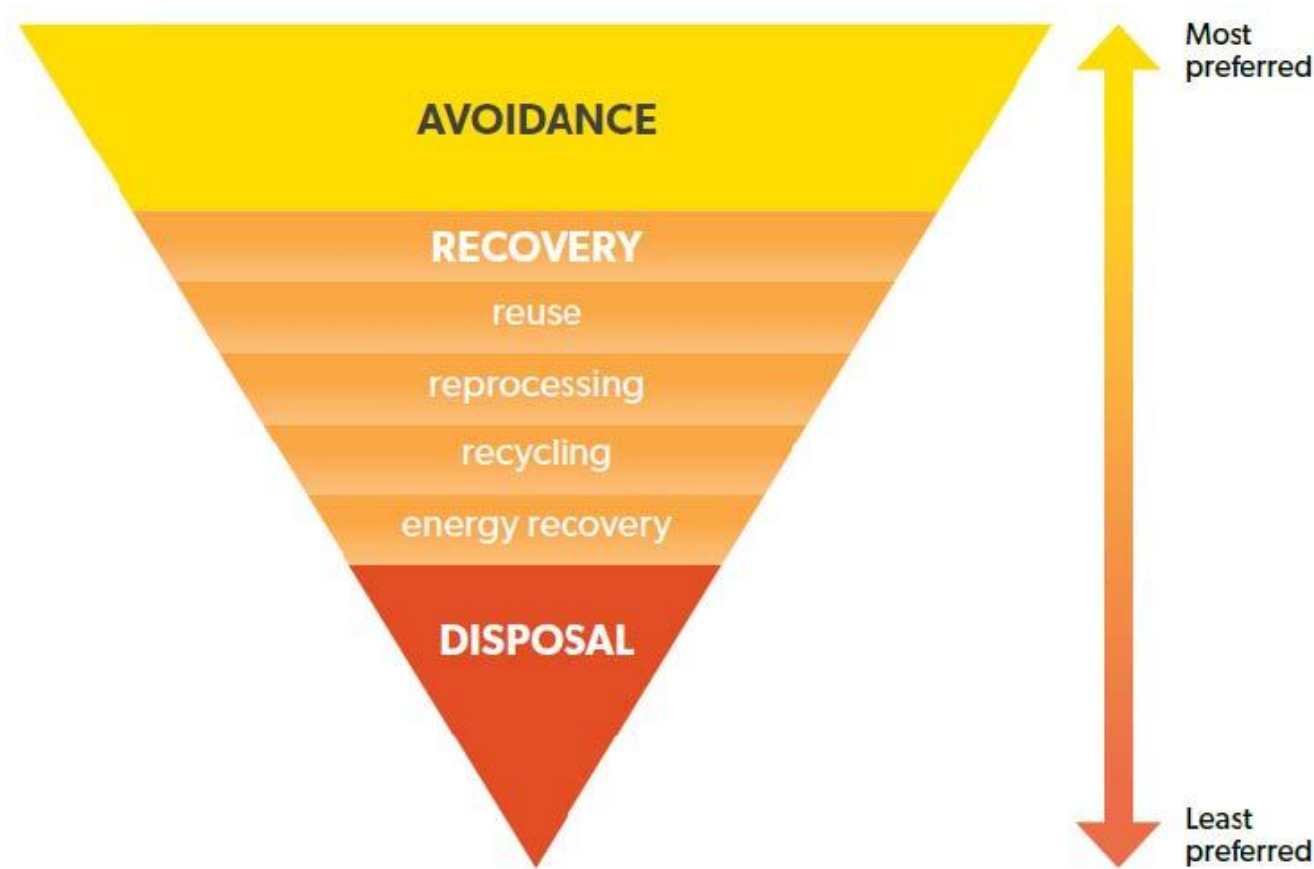
The documents referenced in preparing this WMP may include, but are not limited to:

- City of Melbourne *Guidelines for Waste Management Plans* 2021;
- City of Perth *Waste Guidelines for all Developments* 2019;
- WALGA *Commercial and Industrial Waste Management Plan Guidelines*;
- WALGA *Multiple Dwelling Waste Management Plan Guidelines*;
- WALGA *Subdivision Waste Management Plan Guidelines*; and,
- Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.

4 Guiding concepts

4.1 Waste hierarchy

The *Waste Avoidance and Resource Recovery Strategy 2030* applies the waste hierarchy (Figure 2), which is a widely accepted decision-making tool. The waste hierarchy ranks waste management options in order of their general environmental desirability. Waste avoidance is the most preferred option in the hierarchy.



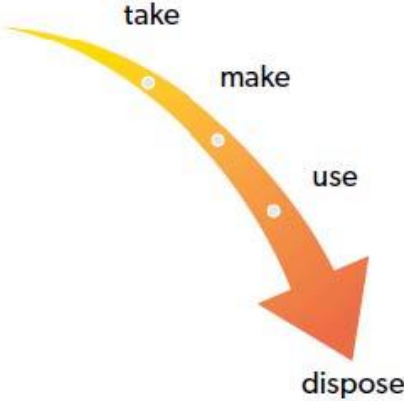

Waste hierarchy

Source: Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.

Resource recovery options recover value from materials, thereby offsetting the environmental impacts of extracting and processing raw materials. Energy recovery is the least preferred recovery option. Disposal is the least preferred option. Disposal generally recovers the least value from materials and delivers the least environmental benefit.

4.2 Circular economy

A circular economy makes use of established sustainability concepts, including life cycle thinking and resource efficiency. A circular economy should consider the flow of both materials and energy. It moves away from the linear ‘take, make, use and dispose’ model, to one which keeps materials and energy circulating in the economy for as long as possible.

Current approach	Circular economy
	
Linear flow of materials – ‘take, make, use and dispose’ model.	Circular flow of materials – materials sorted and retained in the economy for as long as possible.
Limited use of renewable materials and energy.	Preference for renewable materials and energy.
Significant volumes of materials disposed of and lost to the economy. Loss of embodied materials, energy and water.	Materials recovered as high up the waste hierarchy as possible. Embodied materials, energy and water retained in the economy. Organic materials re-enter and regenerate the environment safely (for example, as compost).
Materials managed locally and globally.	Preference to manage materials locally to reduce the costs and impacts of transport, and to provide local employment and investment opportunities.
Economic value of materials, employment and investment not fully accounted for.	Economic value of materials, employment and investment accounted for.
Limited focus on life cycle thinking.	Products designed and manufactured to minimise environmental impact through whole of life.

Transitioning to a circular economy

5 Proposed development

The anticipated volume of general waste and recyclables is based on the floor area and room yield of the proposed development.

- A total of 113 beds accommodation comprising:
- 12 Rooms;
- Staff and guest amenities including back of house, administration and restrooms;
Retention of the existing onsite bin store area accessible through the adjacent Laneway (Lot 66) on which this site benefit of a Right of Way

The proposed development plans are included for reference in Appendix A.

6 Waste generation

6.1 Waste generation rates

The waste generation rates for general waste and recyclables are sourced from the WALGA Guidelines. Commercial waste generation rates are detailed in Table 1.

Table 1: Development waste generation rates

Land use	Description	General waste generation rate	Recyclables generation rate
Hotel	Backpacker accommodation	40L/occupant/week	20L/occupant/week
Hotel	Restaurant / Rooftop Bar	660L/100m ² floor area/day	130L/100m ² floor area/day

6.2 Waste generation calculations

The estimated waste generation for the entire development is:

- General Waste: around 5,270L per week.
- Recyclables: around 2,530L per week.

7 Waste systems

7.1 Internal bin storage areas

Each accommodation room, office and administration area will be supplied with a small bin for waste. Employed cleaners will empty bins regularly and transfer waste to the bin store.

7.2 External bin storage areas

Bin storage areas at this development must be adequate to contain all waste and recycled material generated on the premises for the intended waste collection frequency. The existing onsite bin store area accessible through the Laneway adjacent to the building (Lot.66) will be retained. **Please see Appendix B**

7.2.1 Bin size, quantity and colour

The proposed development is estimated to require the following quantity of bins:

- General Waste (red lid): 3 x 1,100L bins – collected 2 x per week.
- Recyclables (yellow lid): 1 x 1,100L bins and one 240L– collected 2 x per week.

7.2.2 Bin storage area size

As detailed in Table 2, each 1,100L bin has a footprint area of 1.7m². A 50mm gap is allowed between the bins to allow easy pull movement.

Storage areas should be out of sight or well screened from the street. Bin storage areas should not detract from the aesthetics of the development and should blend in with surrounding structures and landscaping.

Table 2: Larger Mobile Garbage Bin (MGB) dimensions

Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1408	1470
Depth (mm)	850	1100	1245	1250	1250
With (mm)	1370	1370	1370	1770	1770
Approximate Footprint (m ²)	1.16	1.5	1.7	1.21	1.27

Source: WALGA

7.2.3 Bin storage area

The proposed bin storage location is adequate and the required clearances are provided. A bin storage plan is included in Appendix B.

8 Waste collection

8.1 Waste vehicle types

Consultation with the project team indicates that the hostel will engage a private waste collection service for the development. The waste truck is expected to be a rear loader

8.2 Waste collection frequency

The waste calculations and bin store design have assumed a collection frequency schedule of two times per week for general waste and recycling.

8.3 Waste collection time, method and presentation points

Waste trucks will enter the site in forward gear from Pakenham Street and reverse into the lane to collect waste. Waste collection contractors will wheel bins out of bin stores to be emptied via the rear loader mechanism. Trucks will then drive out of the site in forward gear back onto Pakenham Street.

Waste collection will be scheduled after 6am weekdays and after 7am on weekends

9 Additional waste requirements

9.1 Bulk waste

Bulk waste can include old and broken furniture and electronic items/white goods and materials generated. Bulk waste can be stored in the building back of house or another storage room for a brief time until arrangements can be made for removal.

9.2 E-waste

Storage space for E-waste will be accommodated in designated storage areas or in the back of house areas. E-waste will be disposed of in a suitable manner, such as bulk drop-off to the tip or using public battery recycling boxes.

9.3 Garden organics

The site caretaker will manage garden organic waste associated with landscape maintenance. Garden waste can be placed in bins if there is space or can be removed by trailer to be disposed offsite in a suitable location.

9.4 Liquid waste and grease

Some internal areas may need grease arrestors to control grease and fat content in wastewater. These requirements are governed by the Water Corporation which provides the following general advice:

“Under the Water Services Act 2012, all businesses involved in the retail food industry must obtain written permission before discharging any waste into our wastewater system. During the trade waste application assessment process our trade waste officers assess if a grease arrestor is required based on the type of activities being undertaken. In general, retail food businesses that prepare and cook on site require a grease arrestor.”

A qualified FOGMan (fats, oils and grease management) contractor should be engaged to remove cooking oils, fats and grease from relevant areas. Supporting infrastructure for these areas should be considered at detailed design and internal fit-out stages

10 Waste management

Each accommodation room, office and administration area will be supplied with a small bin for waste. Employed cleaners will empty bins regularly and transfer waste to the bin stores. Waste will be sorted from general waste and recyclables and placed in the correct bins.

Designated staff will be responsible for:

- Cleaning the bin storage areas and facilities; and,
- Regularly cleaning bins.

The appointed facility manager will be responsible to:

- Appoint a staff member for:
- arranging pick-up times for the bins by the private contractor, including moving the bins from the bin store to the collection point;
- arrange for the bins to be cleaned and sanitised; and
- coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;
- Deal promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and,
- Provide adequate training for relevant staff regarding waste management.

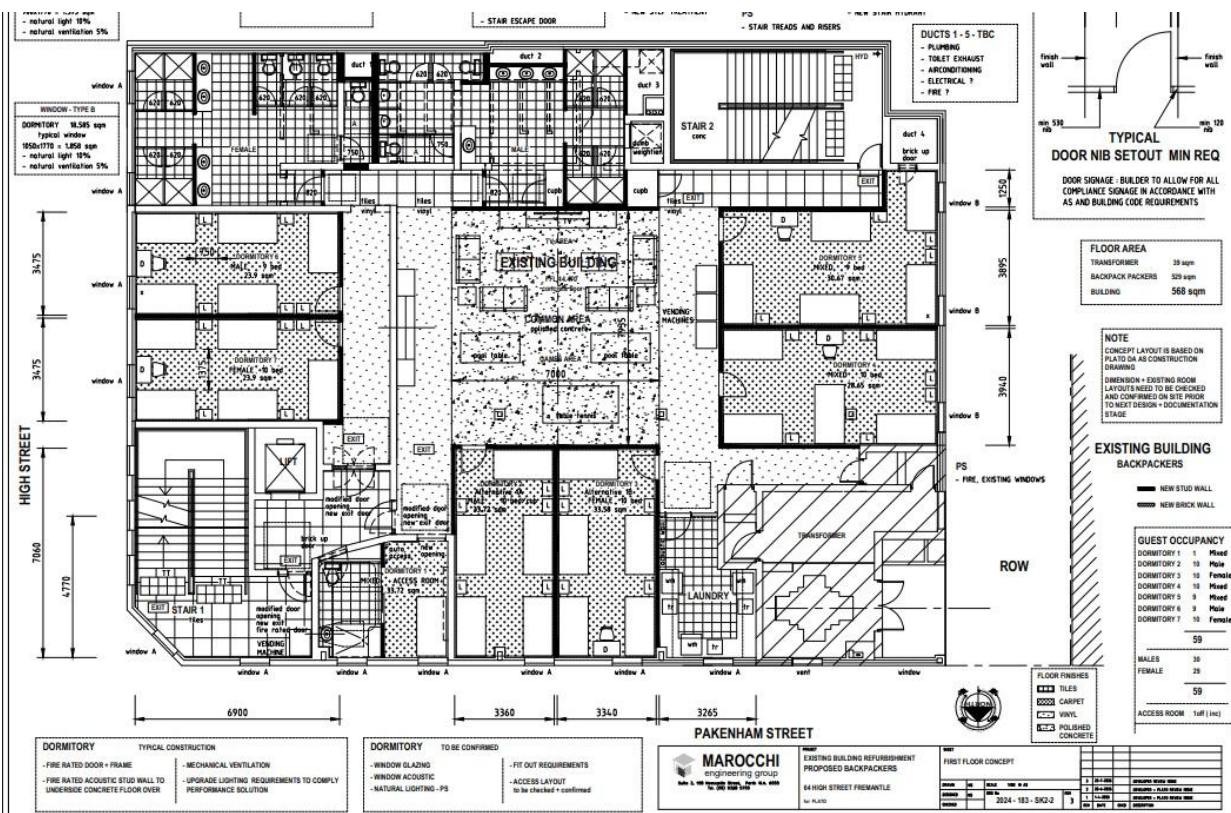
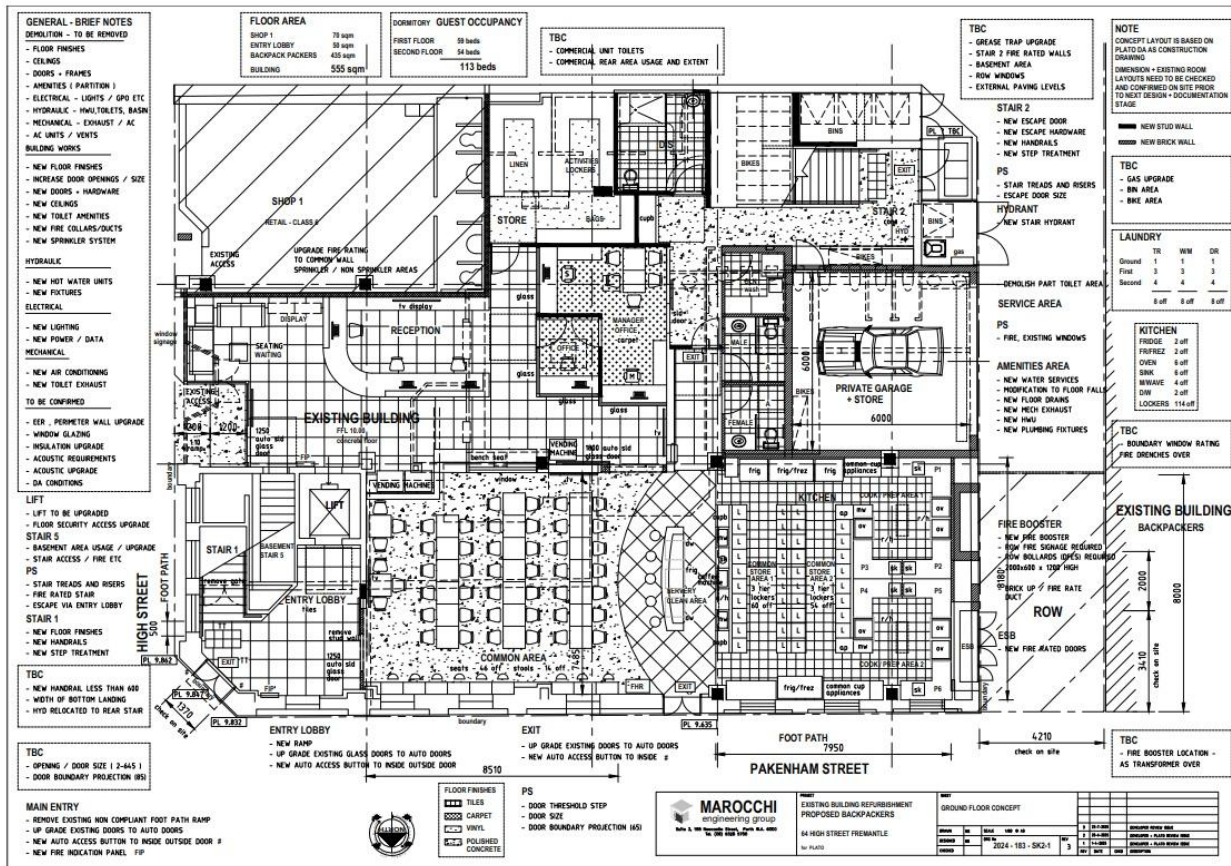
A copy of the Waste Management Plan will be maintained within the office/administration area of the premises for reference and records.

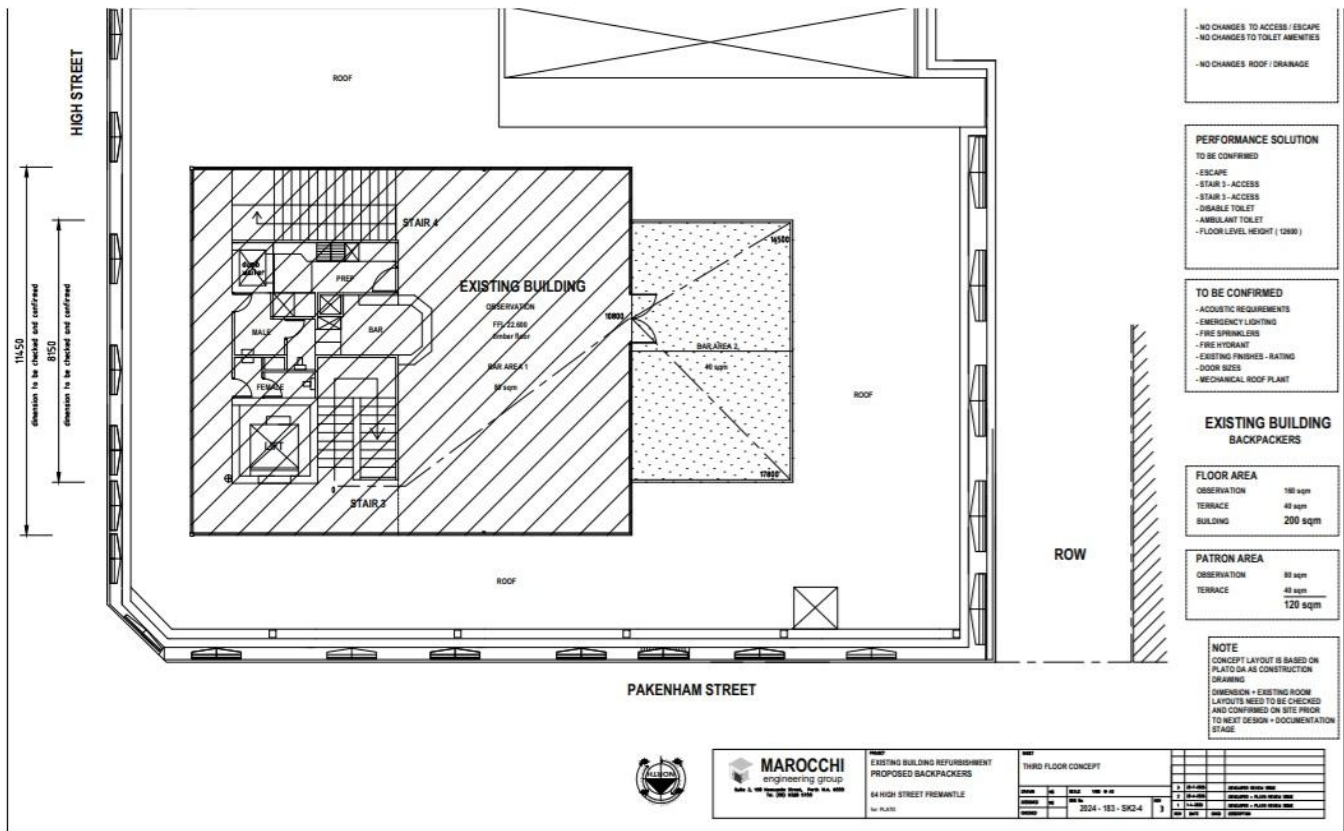
11 Conclusion

As demonstrated within this Waste Management Plan, the proposed development provides sufficient bin storage and adequate bins to service the site for general waste and recyclables.

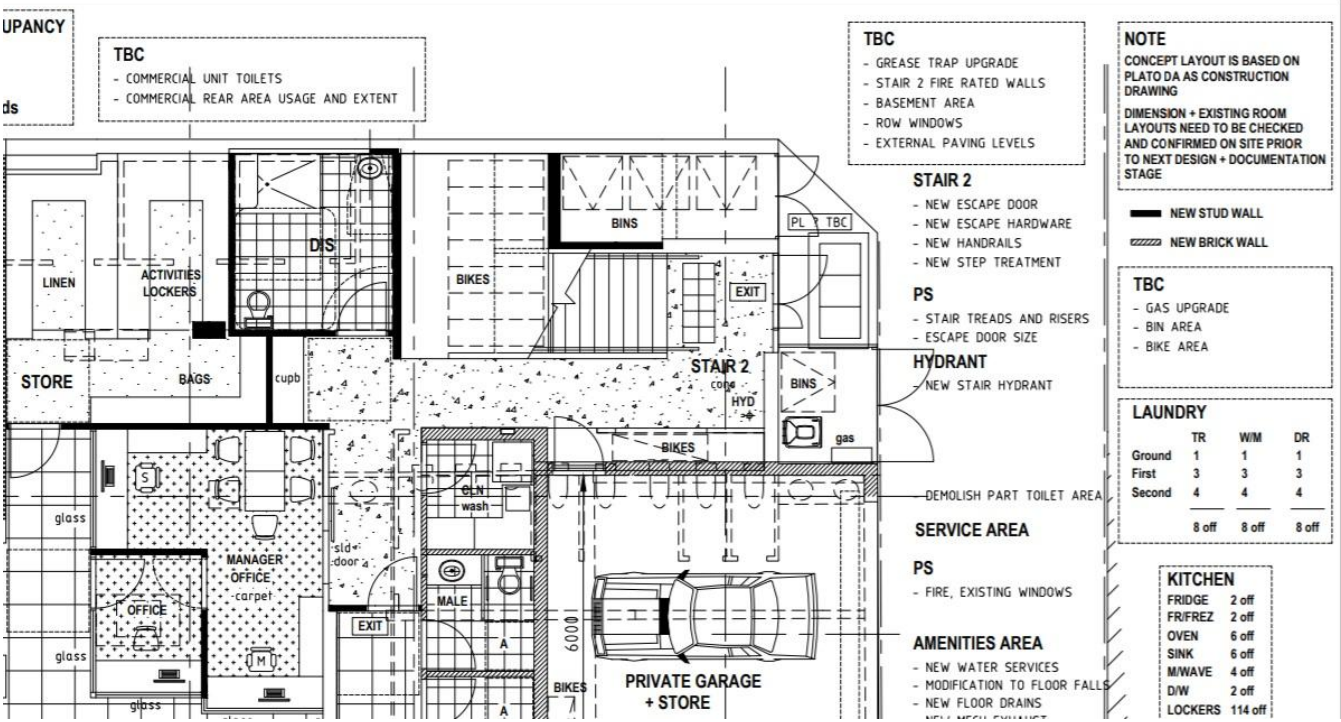
Furthermore, the servicing of the bins by private service can be adequately achieved without having an adverse impact on the site and the local street network.

Appendix A: Proposed development plans





Appendix B: Bin storage plan



8.7 Appendix 7 – Heritage Impact Assessment

Heritage Impact Statement | March 2025

Property: 1-4/64 High Street, Fremantle, WA 6160

Prepared for: Plato Consulting Pty Ltd

Prepared by: Joshua Davis



Project Details

This report documents the Heritage Impact Statement of the proposed works to 1-4/64 High Street, Fremantle, Western Australia.

Assessment area: 1-4/64 High Street, Fremantle, Western Australia

Recording level: Heritage Impact Statement

Trace contract no.: 2025-029

Prepared for: Plato Consulting Pty Ltd

Prepared by: Mr Joshua Davis BA (Hons), MAICD, M.ICONOS



Contact Details

Please contact us for any of your heritage, environmental and/or urban and regional planning needs via the details below.

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6017



Document Control

The Trace Enterprises Group has prepared this report for Plato Consulting Pty Ltd.

Table 1 Document control.

Version	Effective Date	Prepared by	Reviewed by	Date of Approval
1.0	27/03/2025	Joshua Davis	Rochelle Tonkin	27/03/2025
1.1	11/04/2025	Joshua Davis	Rochelle Tonkin	12/04/2025

Table 2 Document distribution.

Version	Date Issued	Media	Issued to
1.0	27/03/2025	PDF	Plato Consulting Pty Ltd
1.1	12/04/2025	PDF	Plato Consulting Pty Ltd



Acknowledgement of Country

We acknowledge the Traditional Custodians of the land, the Whadjuk Noongar People whose country the property discussed in this report resides on, and recognise their continuing connection to the land, waters, and culture. We pay our respects to the Elders, past and present.



Image 1: 1-4/64 High Street, Fremantle, Western Australia, 6160 (Freotopia 2025).



Copyright

This Heritage Impact Statement and the information contained within are subject to copyright and may not be copied in whole or part without the written consent of the copyright holders, being Trace Archaeology Pty Ltd t/a Trace Enterprises Group and Plato Consulting Pty Ltd.

Disclaimer

The results, conclusions, and recommendations contained in this final report are based on information available at the time of its preparation. While every effort has been made to ensure that all relevant data has been collated, the author(s) can take no responsibility for omissions and inconsistencies resulting from information becoming available after this report's completion.

This Heritage Impact Assessment has been written using the legislation presented in the *Heritage Act 2018 (WA)* and the *City of Fremantle Local Planning Policy 1.6*.



Abbreviations

Client	Plato Consulting Pty Ltd
CoF	City of Fremantle
CS	Character Statement (also referred to as a Character Impact Statement)
HA	Heritage Act 2018 (WA)
HCWA	Heritage Council of Western Australia
HIS	Heritage Impact Statement (also referred to as a Heritage Impact Assessment)
SoW	Scope of Work
Trace	Trace Enterprises Group



Certification

This report accounts for the Heritage Impact Statement of 1-4/64 High Street, Fremantle, Western Australia, 6160.

The results, conclusions, and recommendations in this report are based on the information available at the time of its preparation. Whilst every effort has been made to ensure that all relevant data has been collated, the author(s) can take no responsibility for omissions and/or inconsistencies resulting from information becoming available after this report's completion.



Mr Joshua Davis BA (Hons), MAICD, M.ICOMOS
Chief Executive Officer & Managing Director
Trace Enterprises Group (ACN 642 091 709)
Date: 12 April 2025



Executive Summary

Plato Consulting Pty Ltd (the Client) on behalf of the owner proposes undertaking refurbishments at 1-4/64 High Street, Fremantle, Western Australia, 6160 (1-4/64 High Street). These works include the addition of an interior frame with a 6mm laminated glazing or double glazing.

The property at 1-4/64 High Street is statutory heritage listed building (Place No.: 00918), with a Management category - Level 2 (Considerable Significance). The property and the CoF requires the submission of a Heritage Impact Statement (HIS) prior to the removal and replacement of the exterior windows at the property. This document has been drafted with the CoF's *Local Planning Scheme No. 1.6, Heritage Assessment and Protection* in mind.

The Client engaged Trace Archaeology Pty Ltd t/a Trace Enterprises Group (Trace) in November 2024 to provide ongoing advice during the design and implementation phases of the refurbishments to mitigate any risks that may negatively impact the heritage values associated with the 1-4/64 High Street property. This report accounts for the HIS developed following the property inspection, undertaken on the 3 December 2024.

The proposed works for 1-4/64 High Street, as communicated by the Client, include the following:

- All windows and frames numbered in Appendix 2 will have a glazing frame added internally behind the existing window. The additional frame/glass would be 6mm laminated or double glazing.
- The client intends to undertake internal demolition works and internal construction works, including (but not limited to) the installation of new walls, bathrooms and laundry.

Plato Consulting Pty Ltd and the City of Fremantle are informed that:

- The Heritage Impact Statement for 1-4/64 High Street, Fremantle, WA **is complete.**
- The property is a Contributory Place in the Central Fremantle Heritage Area (see Appendix 3).



- The property is listed on the Heritage Council of WA Register of Heritage Places.
- The proposed works **will not negatively impact** the property's heritage significance and/or values. Instead, they will preserve the historical integrity of the building while enhancing its functionality and energy efficiency.
- The proposed works are consistent with the City of Fremantle's desired outcome of maintaining and conserving the property and its contribution to the streetscape for future generations.
- The proposed works **do not impact** the heritage streetscape of either High Street and Pakenham Street.
- The property was inspected by Joshua Davis during a brief site visit. No internal heritage concerns were identified at this time.
- The proposed works for 1-4/64 High Street, Fremantle, WA, are **cleared of heritage concerns.**

Based on the findings of this Heritage Impact Statement, it is recommended by Trace that:

1. The Client **should be granted development approval** to conduct the proposed works outlined below and in Section 1.1 in accordance with the guidelines set out in CoF's *Local Planning Scheme No. 1.6, Heritage Assessment and Protection*.



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1.0 Introduction

Plato Consulting Pty Ltd, on behalf of the property owner, proposes refurbishment works at 1-4/64 High Street, Fremantle, Western Australia (1-4/64 High Street). The scope of work includes adding an interior frame with 6mm laminated glazing or double glazing behind the existing windows.

The property is a statutory heritage-listed building (Place No. 00918), recognised for its Considerable Significance under the City of Fremantle (CoF) heritage management framework. According to CoF's *Local Planning Scheme No. 1.6 – Heritage Assessment and Protection*, a Heritage Impact Statement (HIS) is required to consider the impact of a specific proposal (e.g. development) on the cultural heritage significance of a heritage place or area (CoF 2022, p. 4). 1-2/64 High Street falls within the Central Fremantle Heritage Area (see Appendix 3 for context).

To support this process, Trace Archaeology Pty Ltd t/a Trace Enterprises Group (Trace) was engaged in November 2024 to provide ongoing heritage advice throughout the design and implementation phases, ensuring the refurbishments do not adversely impact the site's heritage values. This report presents the HIS findings based on a property inspection conducted on 3 December 2024.

1.1 Proposed Development Works

The proposed works for 1-4/64 High Street, Fremantle, Western Australia, as communicated by the Client, include the following:

- All windows and frames numbered in Appendix 2 will have a glazing frame added internally behind the existing window. The additional frame/glass would be 6mm laminated or double glazing.
- The client intends to undertake internal demolition works and internal construction works, including (but not limited to) the installation of new walls, bathrooms and laundry.



2.0 Authorship

This report is based on the data collected from desktop research and a site visit conducted by Joshua Davis.

Name	Role	Qualifications	Years of Experience
Mr Joshua Davis	Chief Executive Officer, Managing Director, Archaeologist	Bachelor of Arts Honours in Archaeology. Bachelor of Arts in Archaeology and Classical/Ancient History.	10 + years of experience as a practising heritage consultant.



3.0 Heritage Impact Statement

This section outlines the Heritage Impact Statement (HIS) following the format suggested by the Heritage Council of Western Australia's guide to Heritage Impact Statements (HCWA 2020).

3.1 Name of Place

1-4/64 High Street, Fremantle, Western Australia, 6160.

3.2 Registration Date

The property at 1-4/64 High Street, Fremantle, Western Australia (1-4/64 High Street) is listed on the WA Heritage Council Register of Heritage Places (Place No. 00918), officially recognised on 8 March 2007.

Prior to this, it was added to the Register of the National Estate on 21 October 1980 and classified by the National Trust on 28 October 1974. Additionally, the property was included in the City of Fremantle's (CoF) municipal inventory on 18 September 2000 as a Management Category – Level 2 site, signifying its Considerable Significance.

3.3 The Place/Area

The property at 1-4/64 High Street, Fremantle (WA State Heritage Place No. 00918) is a significant heritage-listed site within the historic streetscape of Fremantle, Western Australia. Fremantle, known by the Traditional Owners, the Whadjuk Noongar people, as Walyalup, has long been an important cultural and trade hub, with European settlement dating back to 1829 as part of the Swan River Colony.

1-4/64 High Street is recognised for its Considerable Significance within the City of Fremantle (CoF) and reflects key historical phases of Western Australia's development. The property was classified by the National Trust on 28 October 1974, added to the Register of the National Estate on 21 October 1980, included in the CoF's municipal inventory as a Level 2 Management Category site on 18 September 2000, and formally listed on the WA Heritage Council Register of Heritage Places on 8 March 2007.



High Street itself is a defining feature of Fremantle's heritage, showcasing a blend of Georgian, Victorian, Federation, Italian Renaissance, and Art Deco architectural styles. The streetscape retains its historic character through preserved facades, rectilinear lot patterns, and Fremantle's distinctive urban layout. 1-4/64 High Street contributes to the broader heritage significance of Fremantle, serving as a tangible link to the city's rich architectural and social history.

High Street in Fremantle, Western Australia, is home to numerous heritage-listed properties that contribute to the city's rich history. The following is a selection of notable buildings along High Street that are recognised, protected and listed on the Register of Heritage Places:

- **1 High Street, Fremantle Municipal Tramways Car Barn (Place No.: 00897):** The former Fremantle Municipal Tramways Car Barn Façade, 1 High Street (1905) situated at the western end of High Street near the Roundhouse was designed in the Federation Free Classical style of Architecture.
- **4 High Street, Union Bank (Place No.: 00899):** The place is historically significant as a former bank representing the development of Fremantle's Old Port City as a centre of commerce and trade from the gold boom period of the late nineteenth and early twentieth centuries. The place is significant because, when viewed from the street, it is a substantially intact example of a federation period commercial building which contributes to the very significant Central Fremantle Heritage Area.
- **6 High Street, Hotel Fremantle (Place No.: 00900):** The Fremantle Hotel is a significant building for its architecture and construction methods; use of brick with stone facing. The place is of social significance as evidenced by its classification by the National Trust.
- **7 High Street, Bank of New South Wales (Place No.: 00902):** This single storey painted tuck pointed brick commercial building with roughcast stone foundations and a zero setback from the pavement. The building features stucco cornice and highly decorative parapet, which has engaged low piers and pediments that are finished with a pair of spheres on the top corners. The main entrance has a stucco



gable above and recessed timber French doors, the recessed stucco arched windows have external metal security bars.

- **9–23 High Street, Owston's Buildings (Place No.: 00909):** Two storey rendered building, separated on the façade by pilasters with ashlar effect, separating the building into eight sections. There is zero setback from the pavement. A roof parapet exits above the moulded cornice over nos. The place is of historic significance as an example of a commercial building in the Old Port City of Fremantle dating from the gold boom period in the late nineteenth and early twentieth century.
- **22 High Street, Westpac Building (Place No.: 00908):** A grand Victorian bank displaying all the optimism indicated by the gold discoveries and the work on the harbour. A finely executed example of a building in the Federation Academic Classical style that remains substantially intact. Considered to be one of the finest buildings in Fremantle and significant for aesthetic, historic, social and streetscape reasons. Significant example of the work of prominent architect J.Talbot Hobbs.
- **25 High Street, P&O Hotel (Place No.: 00911):** A highly decorative and prominent two storey corner former hotel; expressing the boom of the gold period. The main entrance is on the truncated corner and the bull nose verandas have extensive iron lacework) and columns (probably not original). The place is historically significant as hotel representing the development of Fremantle's Old Port City from the gold boom period of the late nineteenth and early twentieth centuries. The place is a fine example of a Federation Filigree style building, with elaborate stucco decoration that makes a significant contribution to the streetscape.
- **28–36 High Street, Fothergills Buildings (Place No.: 00912):** Fothergill's Building, is a two storey rendered and iron commercial building constructed in 1906 in the Federation Free Classical style of Architecture, is of heritage significance for the following reasons; the place is of historic significance as a fine example of a commercial building in the West End of Fremantle dating from the gold boom period in the late nineteenth and early twentieth century, and; for its



associations with the prominent Fothergill family and the architect F. W. Burwell; the place is of aesthetic significance because, when viewed from the street, it is a substantially intact example of a commercial building which contributes to the very significant West End Conservation Area in Fremantle; and, the place is of social significance as evidenced by its classification by the National Trust and it contributes to the community's sense of place.

- **41-47 High Street, Union Stores Building (FMR) (Place No.: 00915):** Constructed between 1895 and 1896 for merchant John Wesley Bateman, this two-story Federation Free Classical style building features ornate architectural details, including a distinctive shell pediment at the corner facade.
- **195 High Street, House & Moreton Bay Fig Tree (Place No. 00937):** This two-story rendered masonry residence exemplifies the Federation Queen Anne style and is complemented by a mature Moreton Bay Fig tree, enhancing its aesthetic significance within the streetscape.

In addition to these individual listings, High Street serves as a central artery through Fremantle's West End and Central Heritage areas, a precinct renowned for its well-preserved late nineteenth and early twentieth-century streetscapes. This area encompasses approximately 250 buildings, many of which are integral to Fremantle's historical and cultural identity.

Furthermore, High Street is flanked by significant landmarks such as the Round House—the oldest public building in Western Australia—at one end, and the Fremantle Town Hall, constructed in 1887, at the other. This alignment underscores High Street's prominence as one of the state's most historically rich thoroughfares.

Collectively, these heritage-listed sites and the broader High Street streetscape encapsulate Fremantle's architectural evolution and historical significance, offering a tangible connection to the city's past.

3.4 Prepared by

Trace Archaeology Pty Ltd t/a Trace Enterprises Group



3.5 Prepared for

Plato Consulting Pty Ltd

3.6 Date

25 March 2025

3.7 Heritage Listings

The property at 1-4/64 High Street, Fremantle, Western Australia, 6160, is recognised for its heritage significance. It is listed as Place No. 00918 on the Western Australian State Register of Heritage Places, having been formally recognised and listed on March 8, 2007. Additionally, the property was added to the City of Fremantle's Municipal Heritage Inventory on September 18, 2000, under Management Category Level 2, indicating that the City of Fremantle has identified this place as being of considerable cultural heritage significance within the context of the Central Fremantle Heritage Area and its conservation is a priority.

Furthermore, it was registered on the Register of the National Estate on October 21, 1980, and classified by the National Trust on October 28, 1974. These designations underscore the property's importance within Fremantle's historic landscape.

3.8 Statement of Significance

1-4/64 High Street is a distinctive two-storey corner building with a blend of original architectural features and later additions. The original structure is a rendered building, marked by a striking crenelated cornice that crowns the parapet. The corner of the building is truncated, showcasing a sophisticated ashlar effect that enhances its visual appeal. The ground floor is characterised by a series of timber-framed six-paned windows, which sit in the upper half of the window openings, complemented by pilasters that also feature the ashlar effect, providing a sense of depth and detail.

The first floor is adorned with sash windows, each framed by decorative stucco architraves that add a refined, classical touch to the façade. Above, two storey Colorbond additions have been added, blending the building's original charm with a more



contemporary and durable material, but still retaining the overall character of the building.

The neighbouring structures, No. 60 & 62, share similarities with their design resembling elements of the same architectural style. However, these buildings feature awnings that are likely not original to their design, suggesting alterations over time.

The building holds historical significance as a former bank, symbolising the development of Fremantle's Old Port City during a pivotal period of commerce and trade, particularly following the gold boom of the late nineteenth and early twentieth centuries. Its importance is further underscored by its status as a well-preserved example of a commercial building from this era, offering a window into the architectural and economic growth of the region. When viewed from the street, the structure remains largely intact, making it a contributor to the overall character and heritage of Fremantle's Old Port City, a district of considerable historical value.

Additionally, the building carries social significance, as evidenced by its classification by the National Trust, which highlights its role in the local community's shared history and identity.

3.9 The following aspects of the proposal respect or enhance the heritage significance of the place or area for the following reasons.

The proposed works have been carefully considered to respect and enhance the heritage value of the building while addressing modern requirements for energy efficiency and noise reduction. A thorough review of the glazing was conducted by Herring Storer Acoustics and reviewed by Trace. photographs of the various windows included in this assessment are documented in Appendix 1 and cross-referenced with Appendix 2, to ensure that all changes align with heritage guidelines and requirements.

The proposal includes the retention of original exterior windows that are deemed to be of historical significance. These windows, that form an integral part of the building's character, will remain in place, mitigating any risk to the heritage values of the property. To achieve energy efficiency and noise reduction, it is proposed that an internal glazing



frame be added, either with 6mm laminated glass or double glazing. This solution allows for preserving the original historic features while enhancing the building's energy efficiency and noise reduction performance. By meeting the noise ingress policies, the proposal respects the building's heritage and adapts it for contemporary use, ensuring the structure remains a valuable and functional part of Fremantle for years to come. As such, the proposed works will not impact the streetscape, preserving the aesthetic and sense of place within the City of Fremantle. Joshua Davis inspected the property during a brief site visit. No internal heritage concerns were identified at this time due to a fire that gutted the property during the 1980s. The proposed plans, the amendments and repurposing of the property would enhance the character of the building, support the local community and bring new life into the property for future generations to enjoy.

3.10 The following aspects of the proposal could detrimentally impact heritage significance. The reasons are explained, as well as the measures to be taken to minimise impacts

No aspects of the proposed works will detrimentally impact the heritage significance of the building or its contribution to the Central Fremantle Heritage Area. The building's historical importance, including its role as a former bank and its architectural features such as the crenelated cornice, ashlar effect, and sash windows, will be preserved in line with heritage requirements under the Heritage Act 2018 and the CoF's *Local Planning Scheme No. 1.6 – Heritage Assessment and Protection*. The primary contribution of the building to the heritage fabric of the area is its original architectural elements and its position within the historic streetscape, which will remain unchanged from the public view following the proposed works.

The review of the glazing and methodology proposed, as outlined in the proposal, ensures that no negative impact will occur. The exterior windows and frames will be retained, maintaining the building's historical integrity. Adding internal glazing frames and 6mm laminated glass or double glazing will allow for improved noise reduction and energy efficiency without altering the external appearance of the building or negatively impacting its heritage significance and value.



Furthermore, the works do not involve alterations to areas visible from the street or to significant heritage features, ensuring that the building's historical presence within the Central Fremantle Heritage Area remains intact. The proposed modifications will also meet noise ingress policies, enhancing the building's functionality without detracting from its heritage value. In summary, the proposal fully respects and enhances the place's heritage significance without adversely affecting its cultural or architectural integrity.

3.11 Conclusion

Following a comprehensive inspection and assessment of 1-4/64 High Street, along with a review of the proposed works, it has been concluded that the proposed glazing upgrades and window modifications will not negatively impact the heritage values or significance of the building. The retention of the exterior windows with the addition of internal framing means that the proposed works will not alter the external façade of the building, preserving its visual contribution to the Central Fremantle Heritage Area. These changes will enhance the building's energy efficiency and noise reduction without compromising its heritage character, ensuring the property continues to contribute positively to the historic fabric of the area.



4.0 Findings and Recommendations

This Section details the overall findings of the Heritage Impact Statement (HIS) the Trace Enterprises Group conducted.

4.1 Findings

Plato Consulting Pty Ltd and the City of Fremantle are informed that:

- The Heritage Impact Statement for 1-4/64 High Street, Fremantle, WA **is complete**.
- The property is a Contributory Place in the Central Fremantle Heritage Area (see Appendix 3).
- The property is listed on the Heritage Council of WA Register of Heritage Places.
- The proposed works **will not negatively impact** the property's heritage significance and/or values. Instead, they will preserve the historical integrity of the building while enhancing its functionality and energy efficiency.
- The proposed works are consistent with the City of Fremantle's desired outcome of maintaining and conserving the property and its contribution to the streetscape for future generations.
- The proposed works **do not impact** the heritage streetscape of either High Street and Pakenham Street.
- The property was inspected by Joshua Davis during a brief site visit. No internal heritage concerns were identified at this time.
- The proposed works for 1-4/64 High Street, Fremantle, WA, are **cleared of heritage concerns**.

4.2 Recommendations

Based on the findings of this HIS, it is recommended by Trace that:

1. The Client **should be granted development approval** to conduct the proposed works outlined below and in Section 1.1 in accordance with the guidelines set out in CoF's *Local Planning Scheme No. 1.6, Heritage Assessment and Protection*.



5.0 References

City of Fremantle 2022, *Local Planning Policy 1.6 Heritage Assessment and Protection*

Heritage Act 2018 (WA)

Heritage Council 2020. *Heritage Impact Statement Guide*. Heritage Council of Western Australia.



6.0 Appendices

Appendix 1 Images of the Property



Image 2 View of the property from High Street with corresponding numbers from plans (Trace 2025).

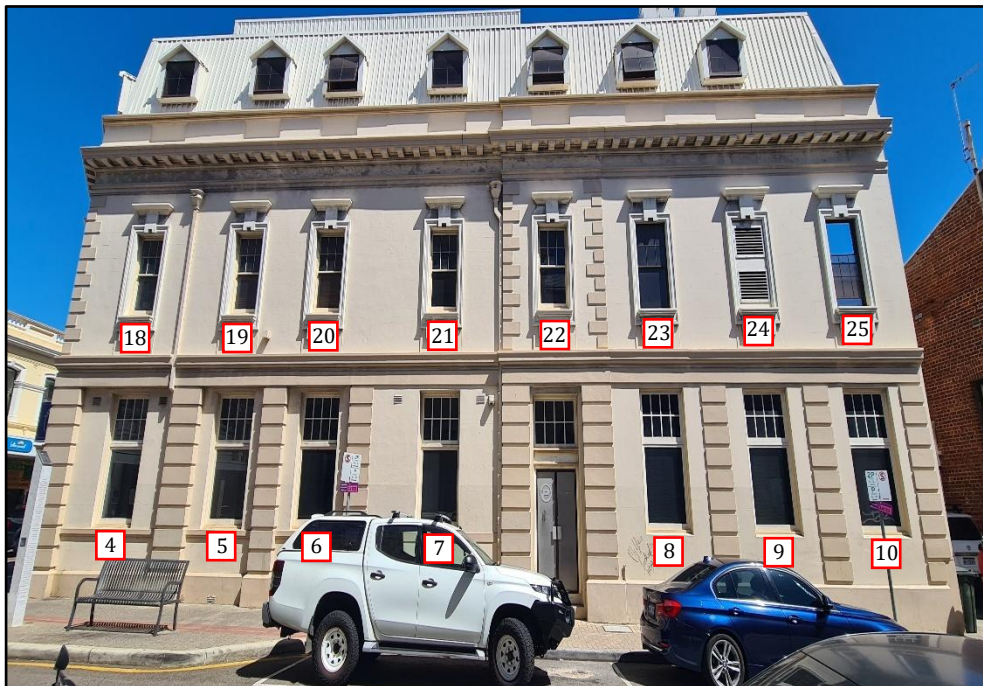
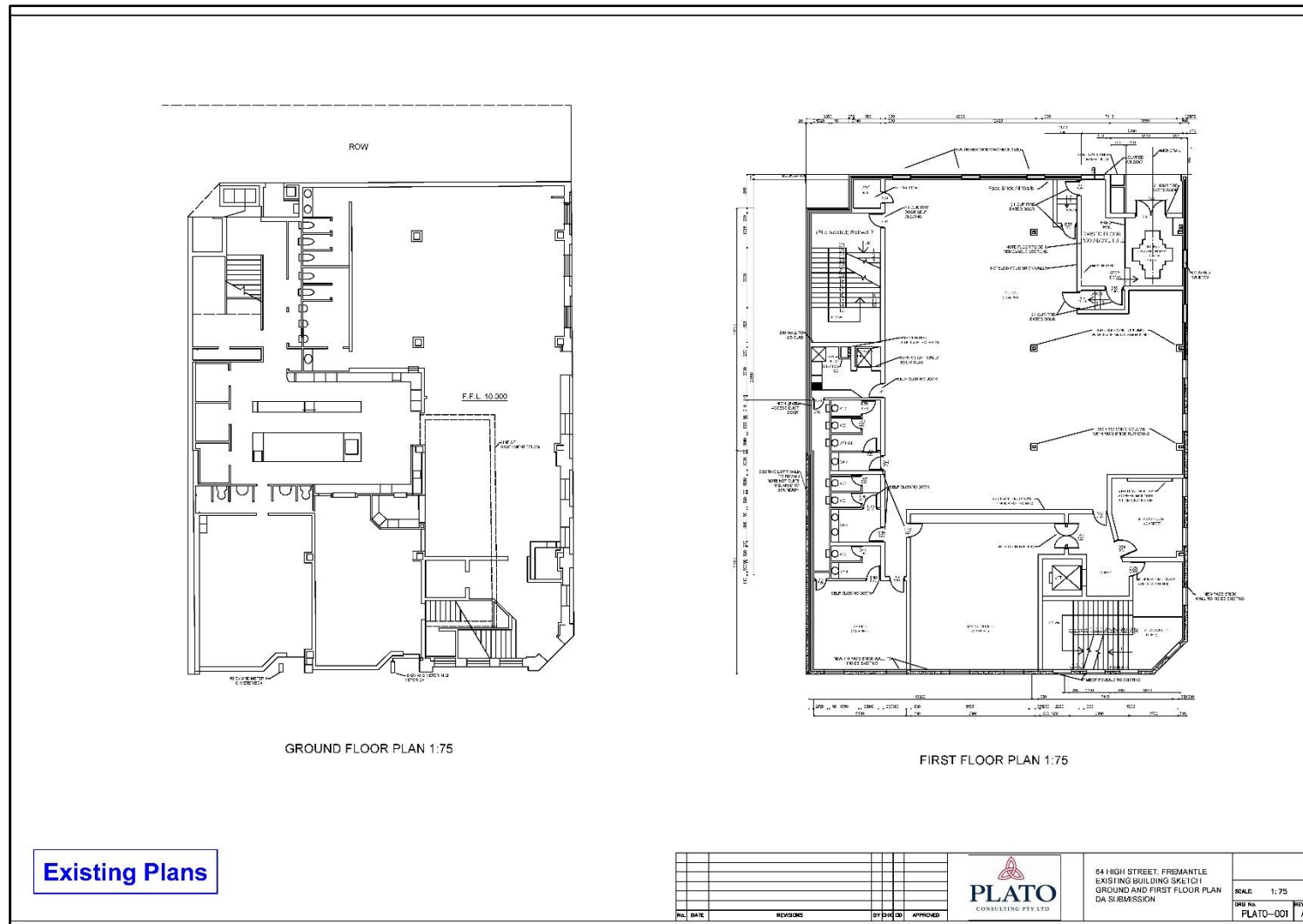
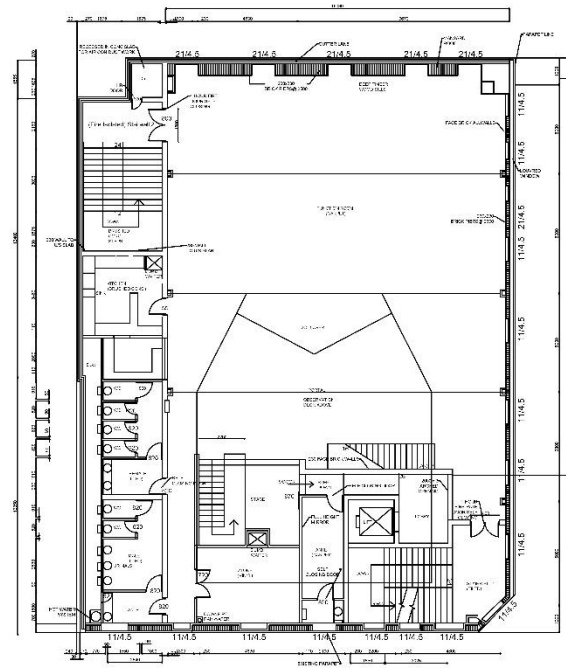


Image 3 View of the property from Pakenham Street with corresponding numbers from plans (Trace 2025).

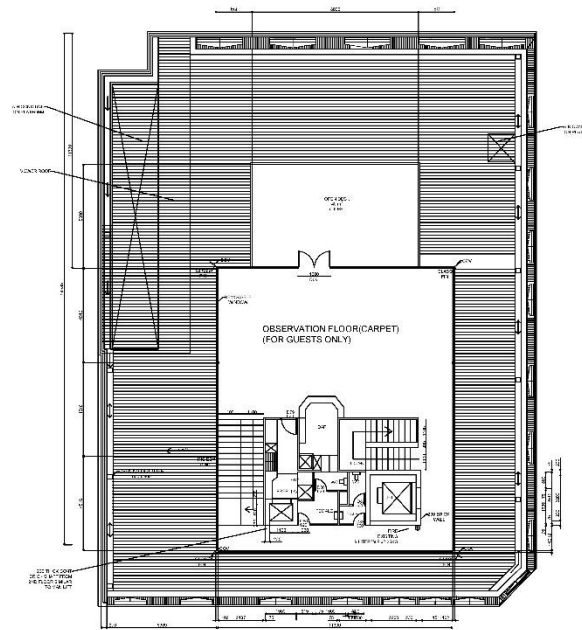


Appendix 2 Development Plan for 1-4/64 High Street





SECOND FLOOR PLAN 1:75

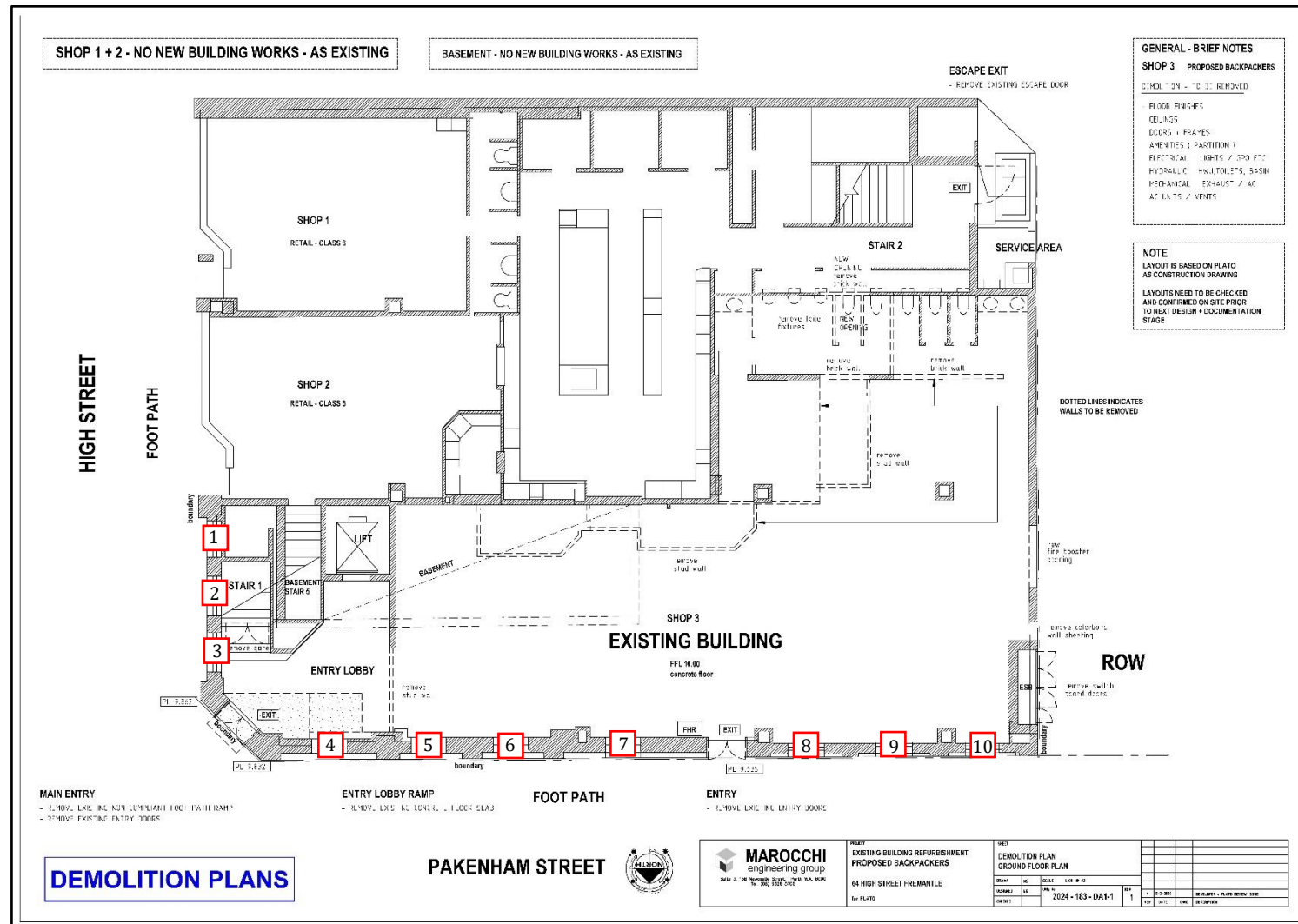


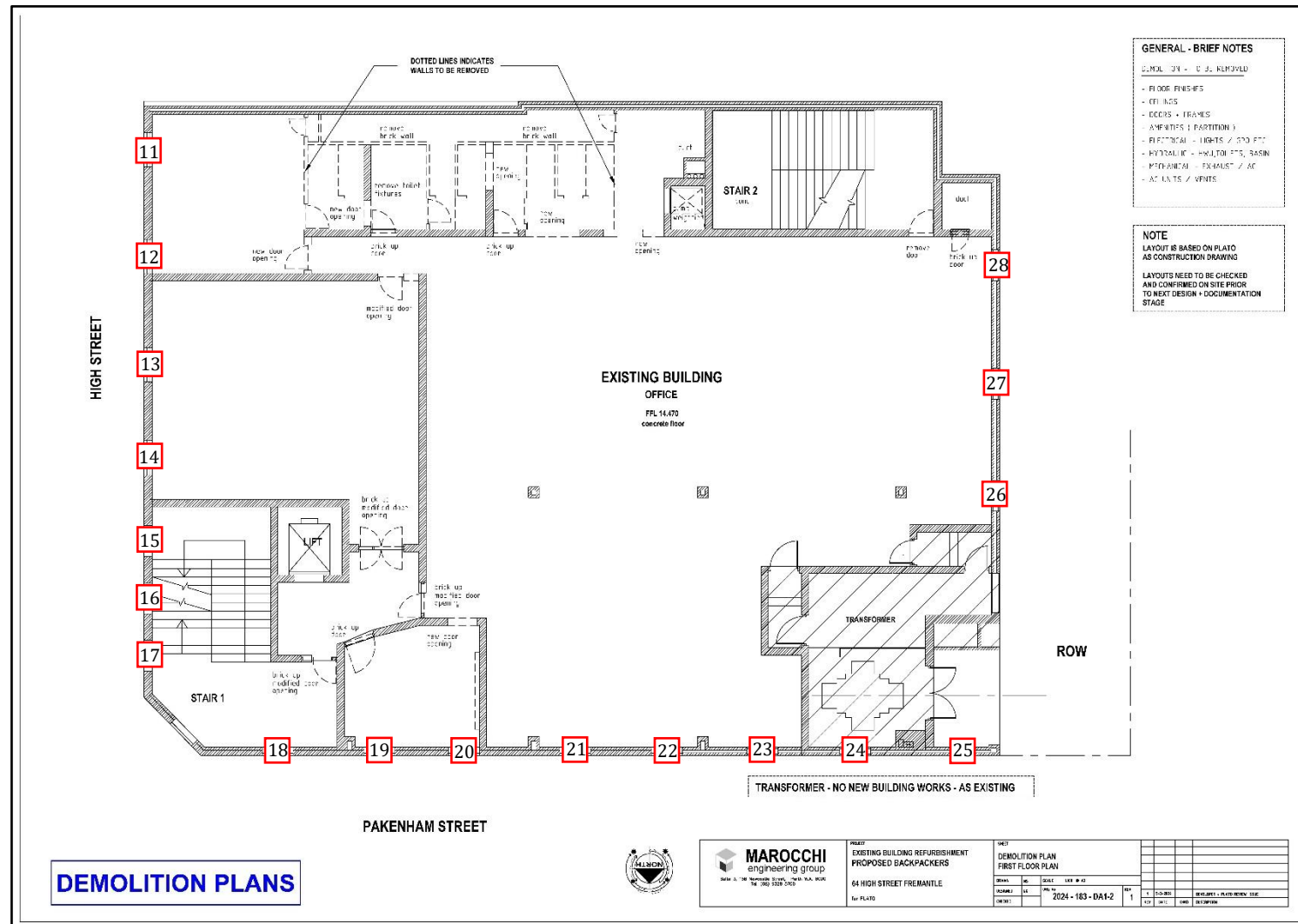
OBSERVATION DECK AND ROOF PLAN 1:75

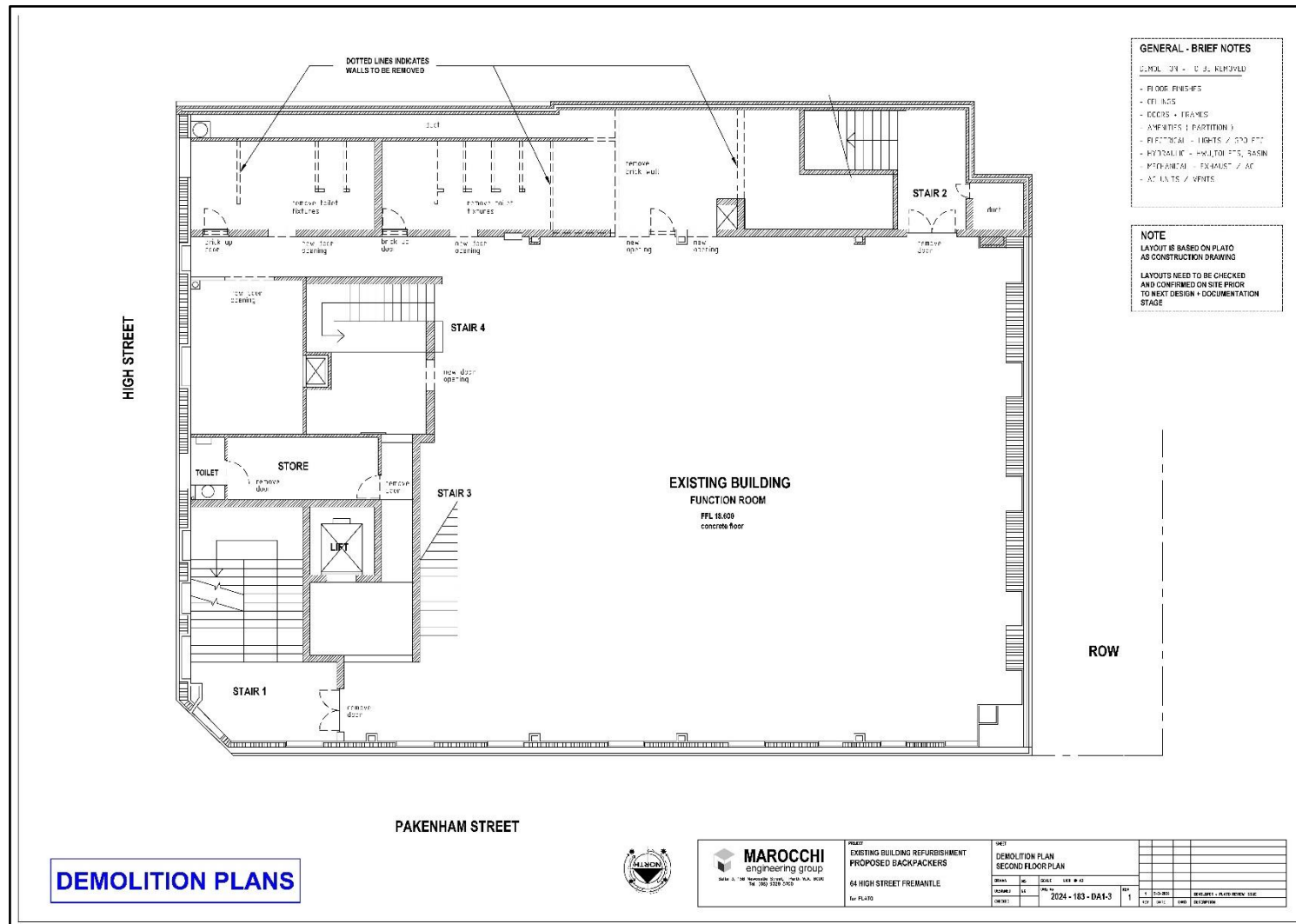
Existing Plans

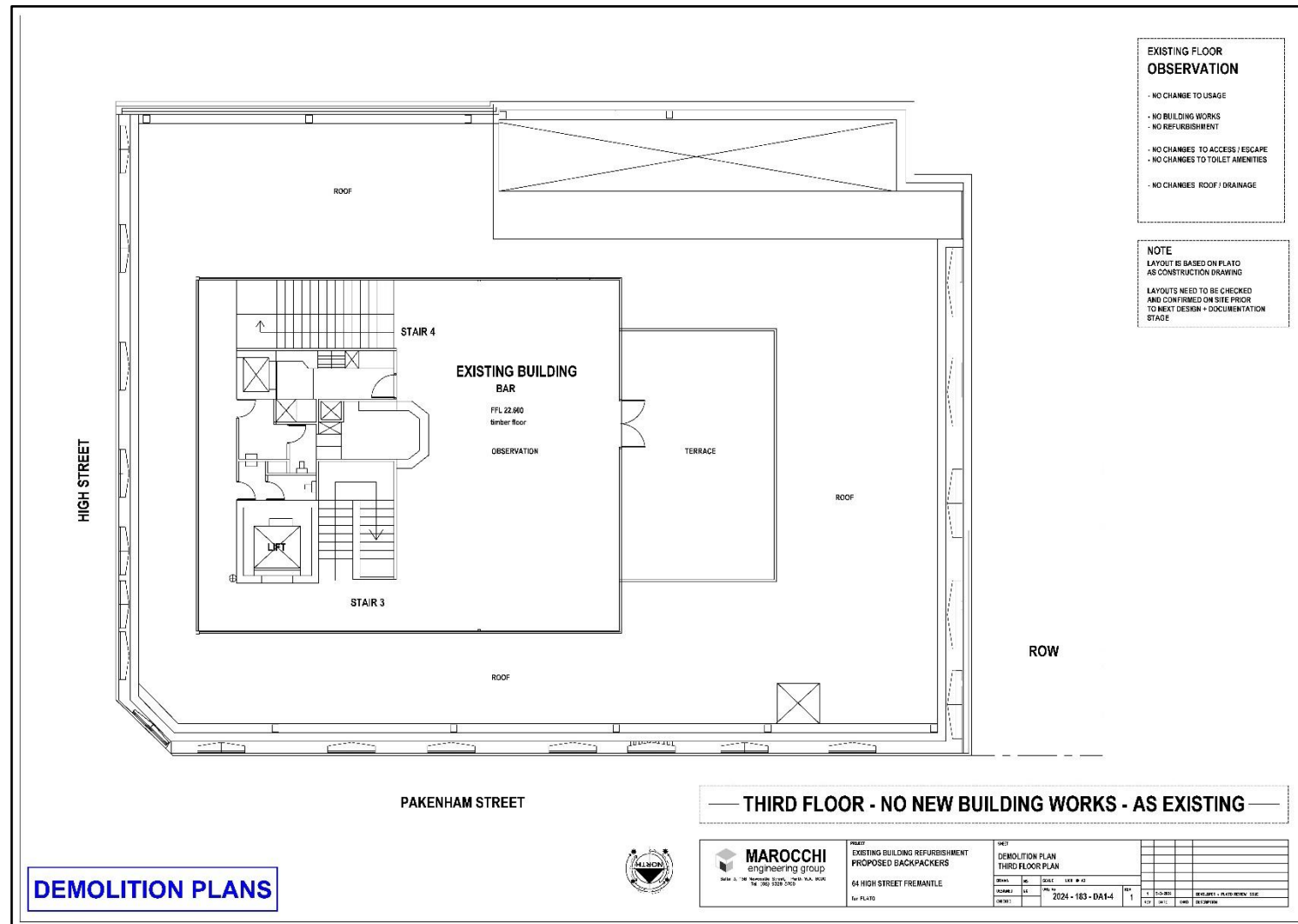
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NO.	DATE	REVISIONS	BY (D/C)			SCALE	1:75
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						REV	A

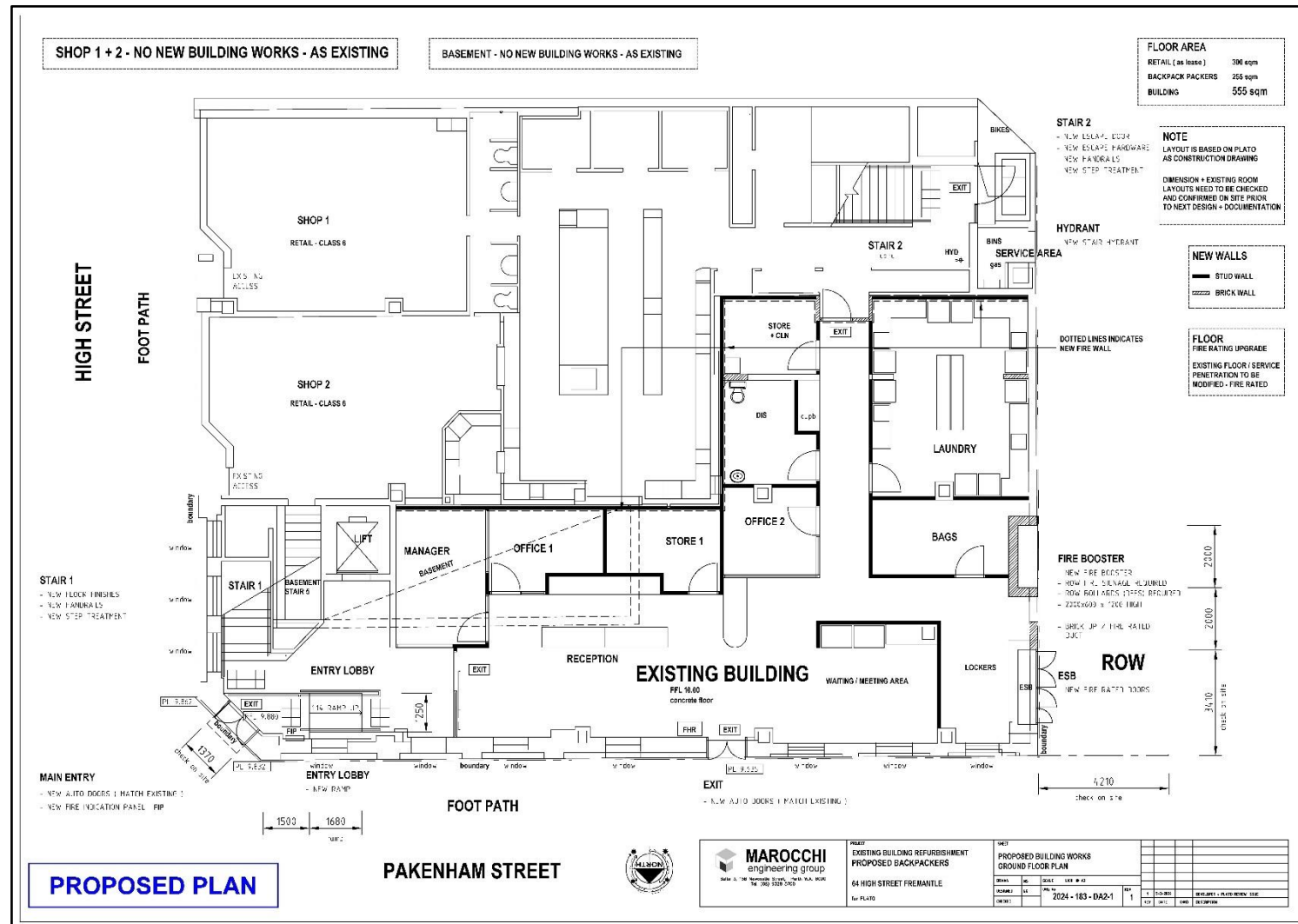










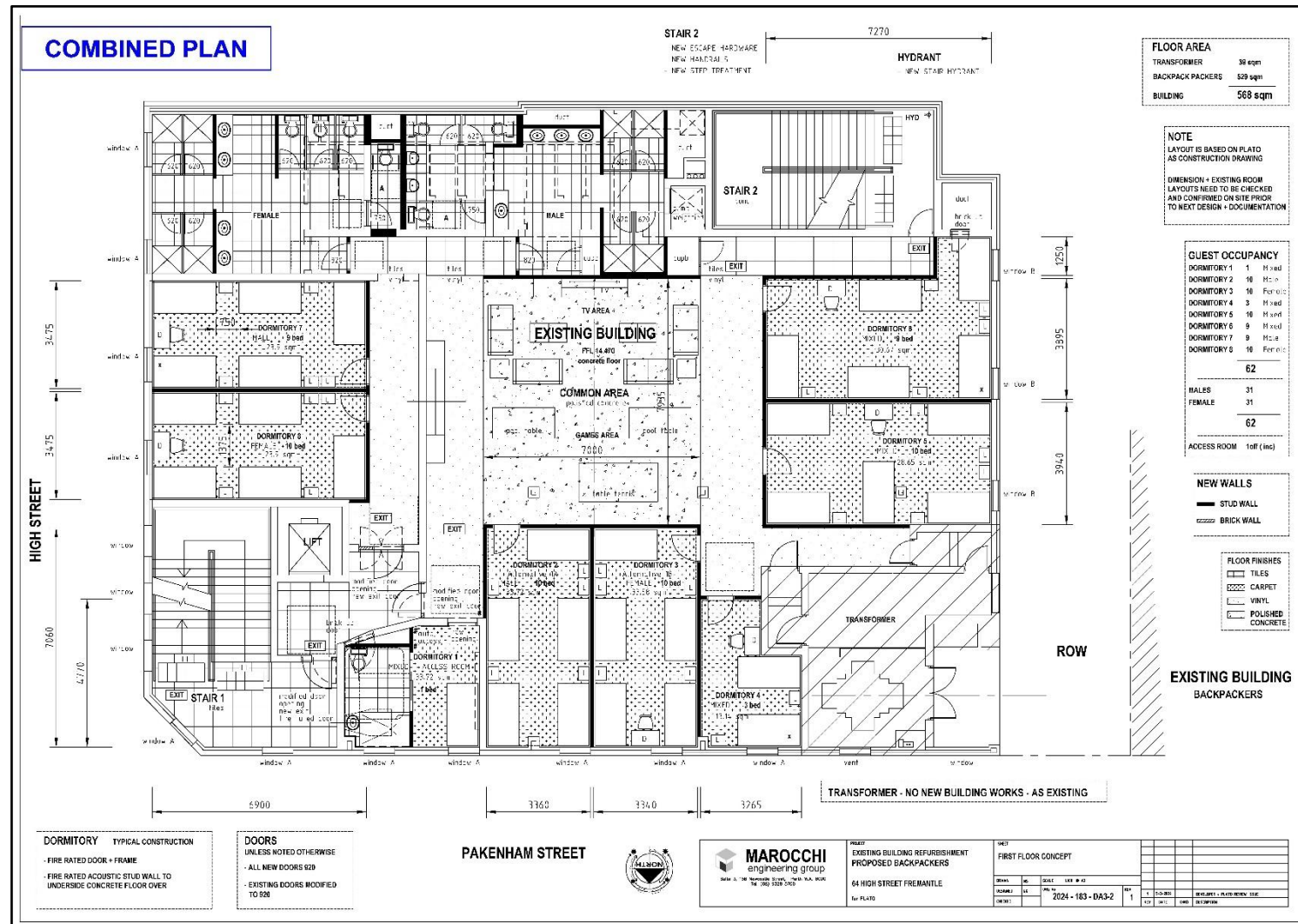


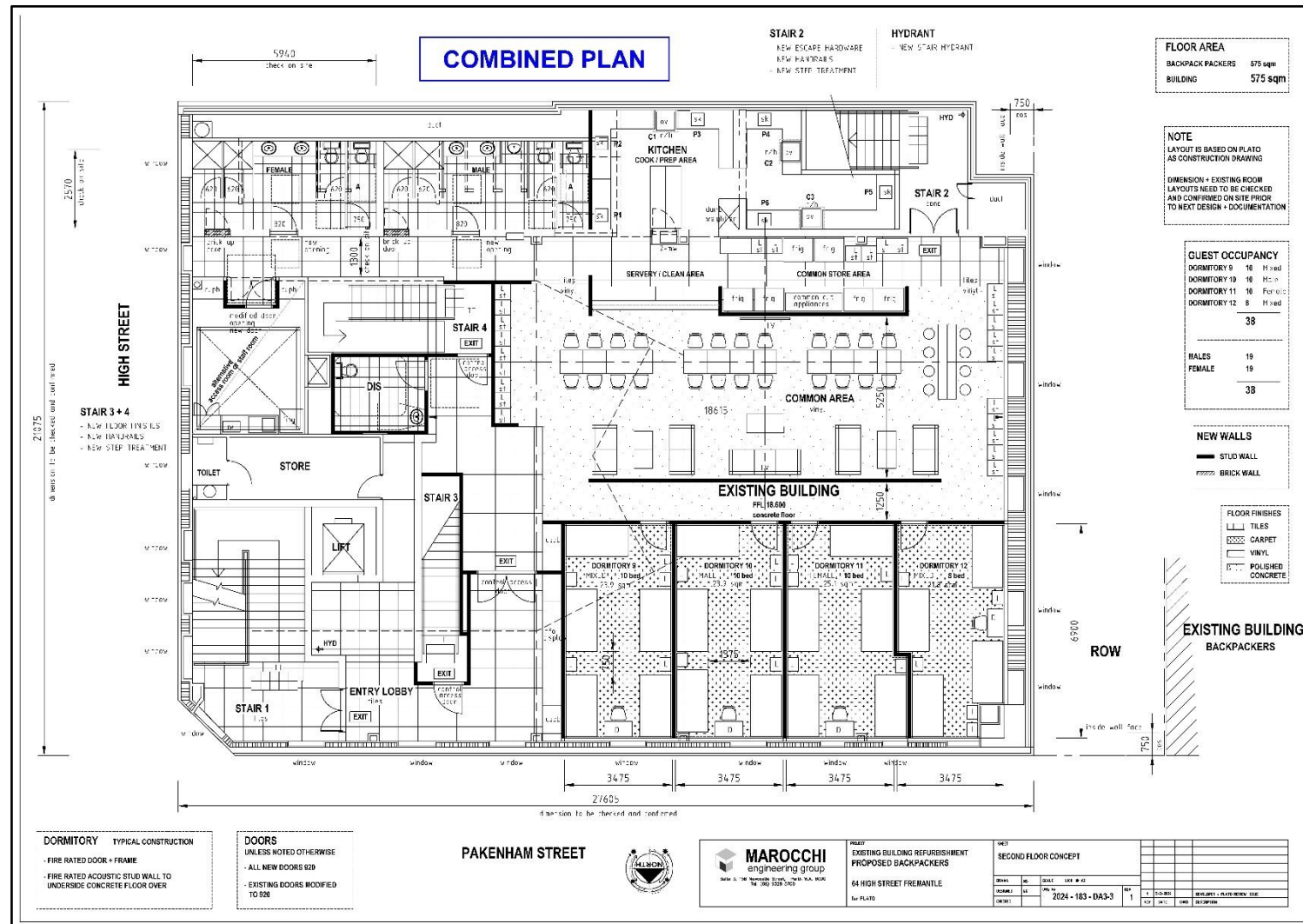


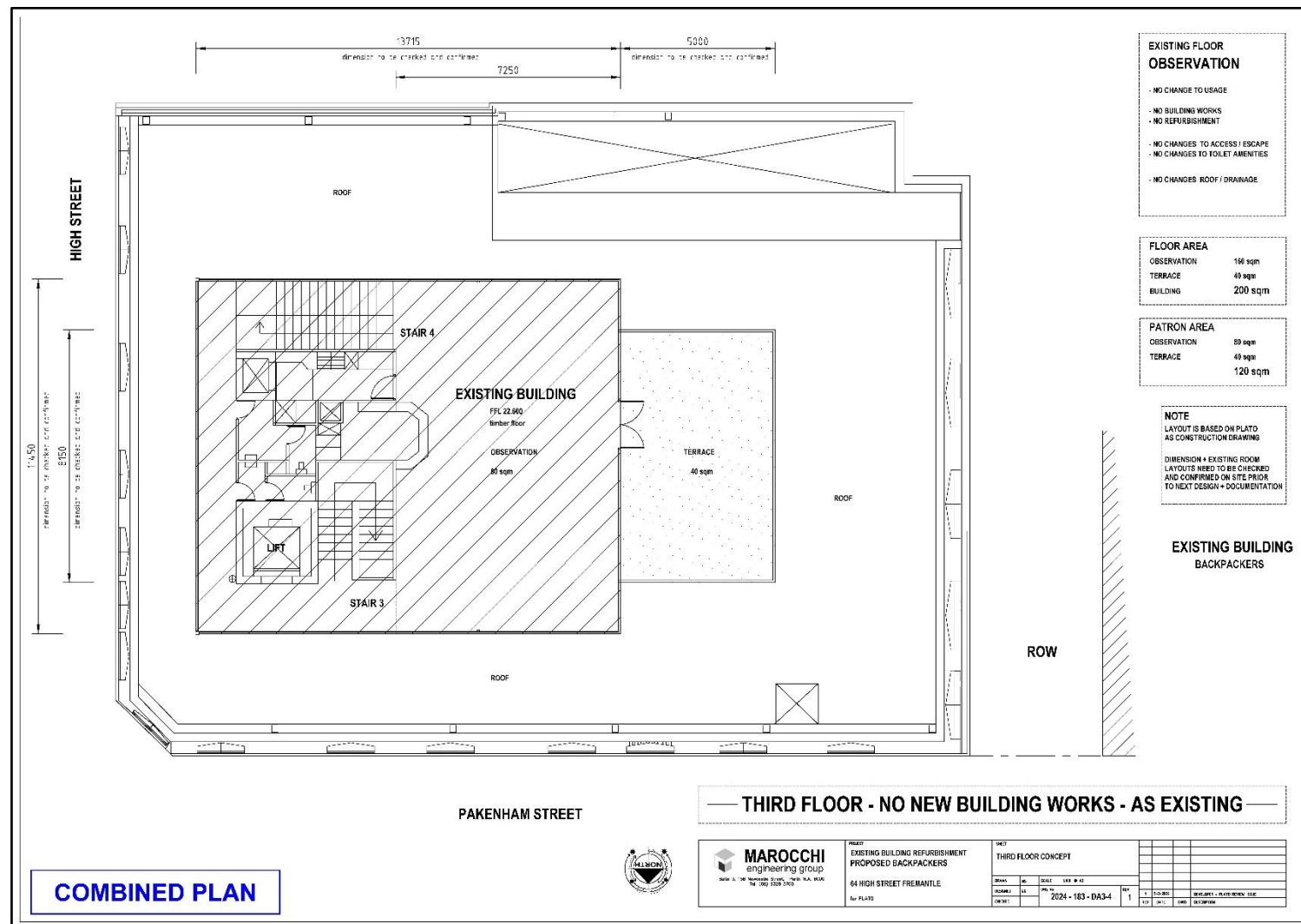


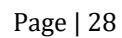












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8.8 Appendix 8 - Acoustic Report

PLATO CONSULTING PTY LTD

**64 HIGH STREET
PROPOSED HOTEL (HOSTEL)
FREMANTLE**

**DEVELOPMENT APPLICATION
ACOUSTIC REPORT
ADDENDUM**

JUNE 2025

OUR REFERENCE: 34649-3-24374

DOCUMENT CONTROL PAGE

**DA ACOUSTIC REPORT
ADDENDUM**
PROPOSED HOTEL (HOSTEL)
FREMANTLE

Job No: 24374

Document Reference : 34649-3-24374

FOR

PLATO CONSULTING PTY LTD

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1.0 INTRODUCTION

Herring Storer Acoustics was commissioned through Plato Consulting Pty Ltd, to conduct a preliminary review of the proposed Hotel/Hostel at 64 High Street, Fremantle.

The proposed development consists of short stay accommodation comprising of 12 dormitories, with varying bed numbers, however catering for less than 100 guests as a maximum.

The existing heritage building is proposed to be retained, with partial internal renovation of spaces.

This report is an addendum to our development application report (our Ref : 33537-2-24374) following a request from the City of Fremantle for more information.

Additionally, this report includes the findings of noise level measurements undertaken on Saturday 7th June at approximately 10pm whilst nearby entertainment venues were operating in a manner that is understood to be representative of their noisiest operation.

2.0 REQUEST FOR INFORMATION

The request for more information by the City of Fremantle, in relations to acoustics, are listed below :

1. *Updated acoustic report to demonstrate whether the roof top bar and deck areas are capable of being used by guests and the general public in a manner that includes music that will likely be significantly higher than ambient/background levels in a way that achieves compliance with the applicable Assigned Noise Levels at nearby noise sensitive premises, including any necessary building works to achieve suitable attenuation, and consideration of suitable hours of operation for the internal and external spaces individually;*
2. *Consider noise ingress from surrounding noise generating venues in an updated acoustic report.*

3.0 ROOF TOP BAR AND DECK

Noise levels associated with the licensed area would be considered and evaluated by the Director of Liquor Licensing, where a noise impact assessment – including any management measures that are needed for compliance with the *Environmental Protection (Noise) Regulations 1997* – may be required as part of the application process.

It is intended for this process to be followed, as the management measures required for compliance with the Regulations may form part of the licence conditions.

Examples of licence conditions which may be imposed on the liquor licence are as follows :

- Music to be restricted to ambient/conversational level only.
- Doors to external areas either “normally closed” (i.e. not propped open and fitted with automatic door closers) or “normally closed” after a set time (e.g. doors closed at 10pm due to the change in Assigned Noise Levels at this time).
- Music to be restricted to a XX dB(A) – possibly varying with time of day (to coincide with Assigned Noise Level changes).

Any of the above options are viable noise control methods that can be utilised and enforced through the DRGL licence conditions.

It would be appropriate for the noise impact assessment to determine the above requirements for them to become conditions of development approval.

4.0 NOISE INGRESS

Noise ingress from surrounding venues has been requested to be considered.

It is noted that on the assumption that venues are restricted to noise emissions that comply with the Environmental Protection (Noise) Regulations 1997, such a consideration should not be required – however – it is noted that some ambient noise associated with entertainment venues in the area should be expected, as the development is situated in an area that would be considered as entertainment precinct. Similarly, as the development is located in what could be considered an entertainment precinct, strict compliance with the *Environmental Protection (Noise) Regulations 1997* for this development – whilst having to design for venues in the area that do not comply – could be considered somewhat inequitable.

Notwithstanding the above, the noise ingress requirements outlined in the Fremantle Port Buffer Area Development Guidelines is noted.

The Fremantle Port Policy dictates minimum construction requirements based on the proximity to the Fremantle Port. The development is located in “Area 2” in accordance with the Port Buffer Area Development Guidelines.

“Area 2” specifies the following acoustic requirements in accordance with the Port Buffer Area Development Guidelines :

Noise transmission emanating from the Port (attenuation in the order of 30 dB(A) is required), and glass used for windows or other opening shall be laminated safety glass of minimum thickness of 6 mm or “double glazed” utilising laminated or toughened safety glass of a minimum thickness of 3mm.

Notification or a memorial shall be placed on the title with the wording as per the below

“The subject lot is located within (x) kilometres of Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working Port.”

The requirements for the glazing of the development dictated by the Port Buffer Area Development Guidelines are such that development is required to perform 15 dB(A) “better” than the glazing that is considered the norm by the *Environmental Protection (Noise) Regulations 1997* – where a 15 dB(A) reduction is implied to be considered on the basis of the adjustments for measurement position within a dwelling.

To summarise the above – the development is required to attenuate external noise 15 dB(A) higher than the allowable noise levels stipulated by the *Environmental Protection (Noise) Regulations 1997*. For context, a 10 dB(A) increase in noise is perceived as being as twice as loud – so attenuating noise levels 15 dB(A) higher than the Assigned Noise Levels equates to effectively attenuating ambient noise that is two to three times louder than what is allowed by the Regulations.

Hence, the glazing upgrades stipulated by the Fremantle Port Buffer Area Development Guidelines is more than adequate to successfully attenuate any reasonable level of ambient noise that could be expected in the area, noting that noise emissions from surrounding venues would need to be approximately 3 times louder than what would be allowed by the Environmental Protection (Noise) Regulations 1997 for this finding to not be the case.

Notwithstanding the above, noise level measurements were undertaken in proximity to the development Saturday, 7th June 2025 at approximately 10pm.

Noise levels on the proposed roof terrace area of the development were found to be the most affected location. Noise levels at this location were recorded at 51 dB(A), with music not clearly audible – only the bass from the nearby entertainment venue being somewhat apparent. The noise level measurement is summarised below in Table 4.1.

TABLE 4.1 – MEASURED NOISE LEVEL DATA

Noise Source	Octave Band Centre Frequency (Hz) / Noise Level dB								dB(A)
	63	125	250	500	1K	2K	4K	8K	
Just audible bass from nearby entertainment venue	73	54	50	48	44	42	38	40	51

At this noise level, the glazing upgrades that are required to be implemented, detailed above, would easily ameliorate the noise levels such that an acceptable internal noise level would be achieved.

8.9 Appendix 9 – Intended Mannor of Trade



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Fremantle Hostel

64 High Street, Fremantle, WA

Application for a
Hotel Licence (Restricted)



Intended Manner of Trade

May 2025

1. Introduction

- 1.1. Fremantle Hostel Pty Ltd will be applying to the Licensing Authority for the grant of a Hotel Licence (Restricted) for 64 High Street Fremantle.
- 1.2. The applicant is seeking to offer a hostel business at 64 High Street, offering accommodation, a kitchen, modern communal areas and the roof top bar.
- 1.3. The Fremantle Hostel will offer dorm style accommodation for backpackers, tourists and travellers.
- 1.4. The Fremantle Hostel will offer drinks and simple pub style food to the general-public and house guests on the rooftop observation deck. From there house guests can take their drinks downstairs to the common rooms, dining area and kitchen.
- 1.5. Across Fremantle Hostel there will be dorms ranging in size from 4-10 people.

2. Applicant's Background and Experience

- 2.1. Fremantle Hostel Pty Ltd has been operating a hostel business in Fremantle since 2014 offering a warm and cosy boutique hostel for backpackers who are travelling in the region.

3. Proposed Style of Operation

- 3.1. The proposed licence will authorise the applicant to sell and supply liquor for consumption on the premises only.
- 3.2. In order to service the needs of their house guests they seek to licence the following areas of 64 High Street.
 - 3.2.1. A common area on the first floor,
 - 3.2.2. A dining / common area on the second floor connected to a kitchen, and
 - 3.2.3. The observation deck.
- 3.3. Of these areas only the observation deck at 64 High Street will be open to the general public. The general public will access this area through the lift or stairways from the reception area and will be barred access to house guest only areas through use of key card locked doors.
- 3.4. The dining/common area on the second floor may include a pop-up bar on occasion when an event calls for one. The liquor will not be stored there, and the bar will be set up and packed down at the start and end of each use.
- 3.5. No staff handling alcohol will be employed without the mandatory Responsible Service of Alcohol training.

- 3.6. The applicant will apply for the standard trading hours permitted for hotels by the Liquor Control Act, as follows:
 - 3.6.1. Monday to Saturday: 6am to 12 midnight;
 - 3.6.2. Sunday: 10am to 12 midnight;
 - 3.6.3. Christmas Day and Good Friday from 12noon to 10pm where the liquor is sold ancillary to a meal supplied by the hotel;
 - 3.6.4. New Year's Eve from 12 midnight to 2am on New Year's Day
- 3.7. Under a hotel restricted licence, the licensee is authorised to sell liquor to a lodger at any time.
- 3.8. The hostel reception will be staffed from 9am - 8pm Monday to Friday, and 10am to 8pm Saturday and Sunday.
- 3.9. There will always be overnight managers and bar staff while the bars are trading including at least one approved manager on duty.
- 3.10. The applicant's booking policy does not allow guests under 18 years of age.
- 3.11. The house guests of Fremantle Hostel will be given keycards to access rooms and the premises. Additionally, they will be required to carry identification as a guest while on premises to differentiate them from members of the general public.
- 3.12. The Fremantle Hostel will always comply with the Environmental Protection (Noise) Regulations 1997. The applicant has engaged Herring Storer as an acoustic consultant in aid of this.
- 3.13. A very comprehensive guidebook will be distributed to all lodgers. The guide-book is designed to ensure that everybody understands the building, knows their rights & responsibilities and observes the relevant terms and conditions so that all guests can enjoy their stay. The handbook has been designed for the guest's comfort, safety and security.
- 3.14. Among other security methods the applicant will have CCTV cameras on key areas of the premises.
- 3.15. There will also be no discounting or advertising of cheap liquor, including happy hours or discounted drinks save for beer or wine of the month promotions.

Phil Cockman
Canford Hospitality Consultants Pty Ltd
Friday, May 23, 2025