



CREATE HOMES

109 Marine Terrace
Fremantle WA 6160
65074016

03.09.2025

Amended DA0135/25 225 South Street South Fremantle

We write to formally request an amendment to the above Development Approval for the two-storey mixed-use development at 225 South Terrace, South Fremantle, which was approved on 13 August 2025.

PROPOSED AMENDMENT

We seek to amend the approved development to increase the maximum building height from **7.6 metres to 8.4 metres** (an increase of 0.8 metres). This amendment relates to the overall building envelope while maintaining all other approved design elements and compliance requirements.

JUSTIFICATION FOR AMENDMENT

The proposed height increase is sought to:

- Better integrate the development with the scale and character of surrounding buildings in the area
- Improve the visual compatibility and streetscape harmony within the South Terrace context
- Enhance the overall architectural proportions to complement neighbouring developments
- Deliver a development outcome that better responds to the existing built environment

COUNCIL SUPPORT

We note that this proposed height increase was discussed at a recent Council meeting, where Councillors Andrew Sullivan and Jemima Wong expressed support for this variation, recognizing the merit of the enhanced design outcome.

PLANNING COMPLIANCE

The proposed 8.4 metre height:

- Remains consistent with the Local Planning Scheme No. 4 provisions for the Mixed Use zone
- Maintains appropriate relationships with neighboring properties
- Does not materially alter the approved building footprint, setbacks, or parking arrangements
- Preserves the approved mixed-use functionality and heritage design character

Kind regards,



Matthew Jones

Managing Director

The City of Fremantle advises that the inclusion of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

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VA0021/25

3 Sep 2025

PROPOSED MIXED USE DEVELOPMENT

LOT 2 (#225) SOUTH TERRACE
SOUTH FREMANTLE

ISSUED FOR DEVELOPMENT APPLICATION

REV **F**

Contact Details:

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FEATURE & CONTOUR SURVEY

VS010310

JOB NUMBER	VS010310
DRAWN BY	CM
CHECKED BY	DS
DATE	27.11.2024
SURVEY DATE	05.11.2024
PROJECT	Lot 225 - Feature v1.0
1 OF 1 SHEETS	1
SHEET	VERSION

SYMBOL LEGEND:

	TEMP BENCHMARK		TELSTRA PIT		PM POWER METER		(TOW) TOP OF WALL		SEWER AC
	WATER METER		POWER DOME		POWER POLE		DRAINAGE GULLY		WINDOW
	DOOR		AIRCON UNIT						

SITE COVERAGE

ZONED	R30
% ALLOWED	55%
SITE AREA	517.94m ²
SITE COVER	299.86m ²

SITE COV. =57.9% SITE COVER VARIATION

OUTDOOR LIVING REQUIREMENTS

OUTDOOR LIVING	REQUIRED	ACHIEVED
UNCOVERED AREA	24.0m ²	171.0m ²
	16.0m ²	171.0m ²

ALL PAVING BY BUILDER

CONCRETOR NOTE:

- RECESS SHOWER SLAB 30mm EXTRA
- PROVIDE REFLEX VALVE TO HOBLESS SHR.
- INSTALL ELECTRICAL & PLUMBING PRELAY TO KITCHEN ISLAND BENCH PRIOR TO CONCRETE POUR.
- ALL EXTERNAL BRICK PIER FOOTINGS TO BE AT -3c U.N.O.
- DROP FOOTINGS AS INDICATED
- PROVIDE SLAB THICKENINGS AS INDICATED ON ENGINEER'S STRUCTURAL DRAWINGS
- OFFSET FOOTING FLUSH WITH BRICKWORK DIRECTLY BELOW METERBOX.
- COLUMN AND BEAM LOCATIONS TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING WORK

EXTERNAL SURFACES DRAINAGE NOTE:

- IMPERVIOUS EXTERNAL SURFACES INCLUDING BALCONIES SHALL BE NO LESS THAN 50mm BELOW INTERNAL SLAB LEVEL UNLESS A CHANNEL GRATE DRAIN IS PROVIDED BETWEEN THE EXTERNAL WALL PERIMETER AND THE EXTERNAL SURFACE AREA.
- ALL IMPERVIOUS EXTERNAL SURFACES ON GROUND SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM 1:40 SLOPE.
- IMPERVIOUS BALCONY SURFACES SHALL HAVE A MINIMUM 1:100 FALL TOWARDS FLOOR WASTES.

STORMWATER NOTE:

- STORMWATER DRAINAGE IN ACCORDANCE WITH NCC PART 3.5, 3.1.3 AND AS 3500.3, AS 3500.5 AND TO ANY FURTHER COUNCIL AND ENGINEER'S REQUIREMENTS.
- ALL STORMWATER DRAINAGE INCLUDING CHANNEL GRATES, SHALL BE CONNECTED TO SOAKWELL SYSTEM IN ACCORDANCE WITH AS 3500.3
- SOAKWELL LOCATIONS SHOWN AS A GUIDE ONLY. CONTRACTOR TO CONFIRM LOCATIONS ON SITE.

TERMITE MANAGEMENT NOTE:

- APPLY CHEMICAL TERMITE SOIL BARRIER TREATMENT AND A PHYSICAL TERMI-MESH BARRIER TO ALL SLAB PENETRATIONS, CONTROL JOINTS AND BOUNDARY WALLS IN ACCORDANCE WITH AS3660.1 AND MANUFACTURERS SPECIFICATIONS. IN ADDITION, ALL ROOF TIMBERS USED TO BE H2 PRESERVATIVE TREATED IN ACCORDANCE WITH AS1604.

SWIMMING POOL SAFETY NOTES:

- ALL POOL SAFETY BARRIERS SUCH AS FENCING, WINDOWS AND SELF CLOSING GATES SURROUNDING THE SWIMMING POOL TO BE IN ACCORDANCE WITH AS 1926.1 - 2012 (PART 1) & 1926.2 - 2007 (PART 2)

OVERSHADOWING CALCULATIONS:

(MIDDAY 21st JUNE)

SOUTHERN NEIGHBOURING LOT No. = 3

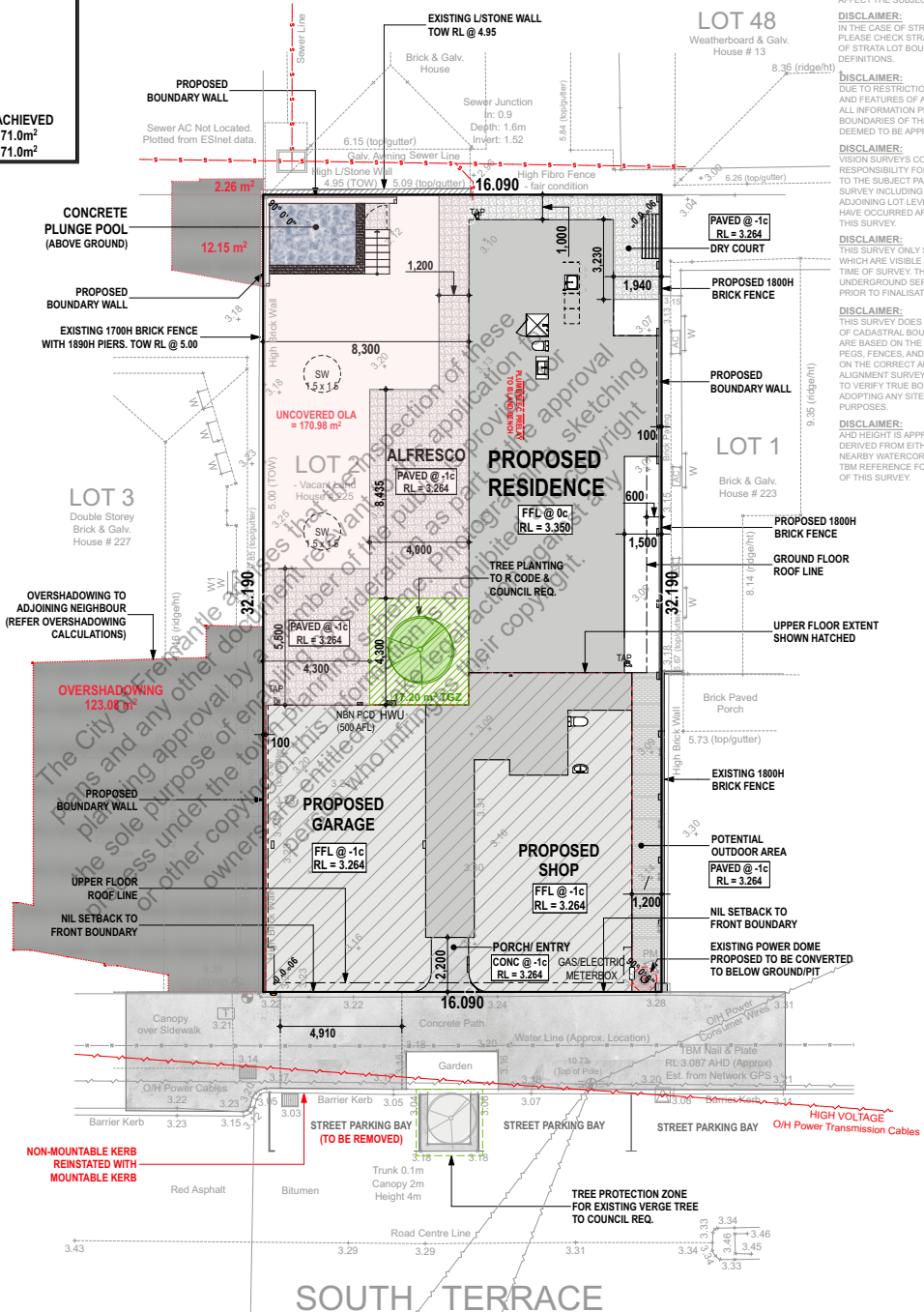
SOUTHERN NEIGHBOURING LOT AREA = 518

SHADOW CAST AREA = 135.23

SHADOW CAST PERCENTAGE = 26.12%

SOAKWELL CALCULATIONS:

Soak Well Type	No.
SW 1500x1500	2
Total Capacity	5.3 m ³
Roof Area GF	127.3 m ²
Paved Area	94.5 m ²
Roof Area UF	172.7 m ²
Total Area	394.5 m ²
Capacity Required (Area x 0.0125)	4.9 m ³
Extra Capacity Provided	0.4 m ³



SOUTH TERRACE



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REV	REVISION	BY	DATE	TITLE
A	CONCEPT	DL	28/11/2024	SITE PLAN
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLES
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESS
E-F	DEVELOPMENT APPLICATION AMENDMENT	DL	28/08/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE
				SHIRE
				FREMANTLE

JOB No.	J24-106
SIZE	ISO A3
SCALE	1:200
SHEET	A.01
REV.	F

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AREAS:

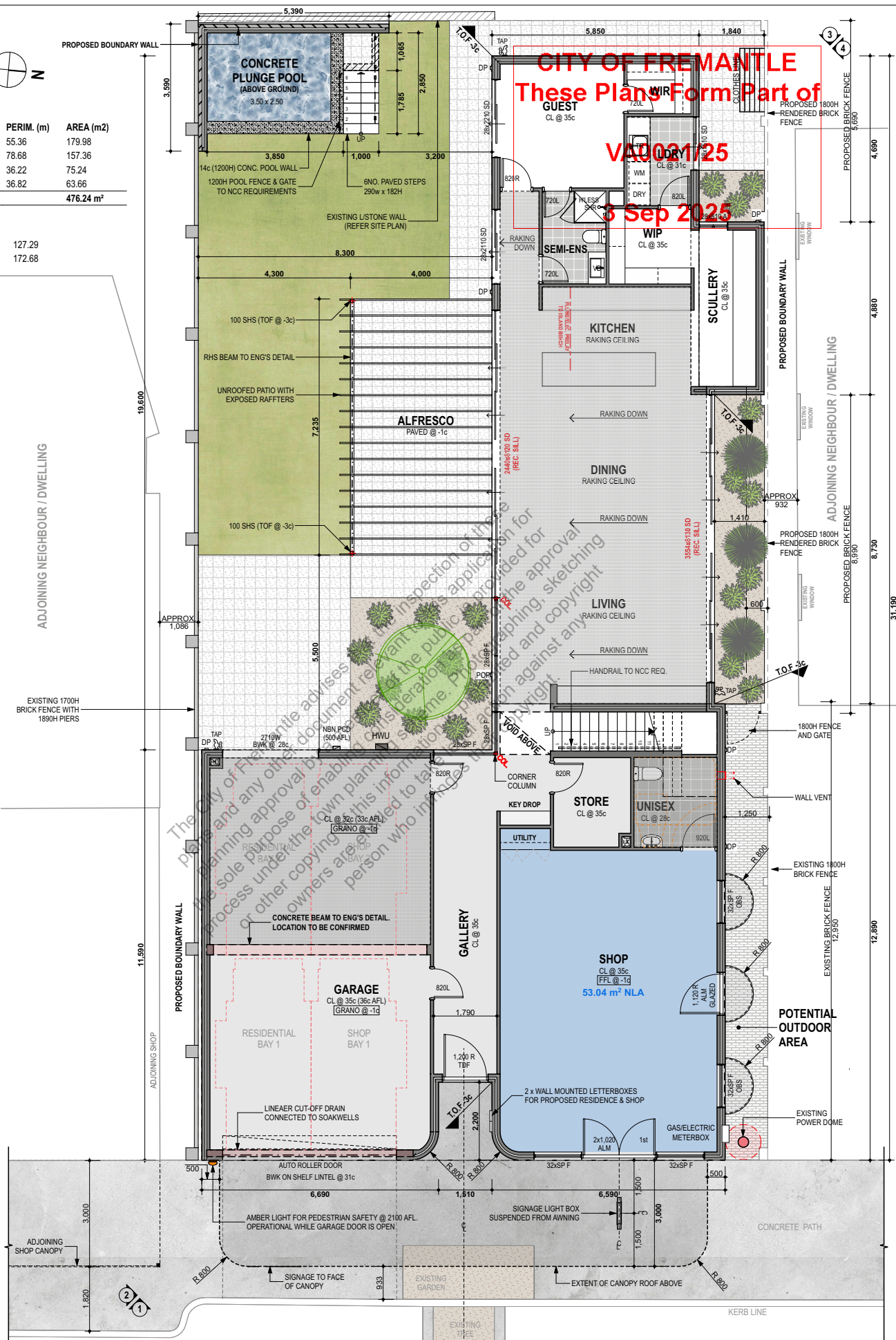
	PERIM. (m)	AREA (m ²)
UF House Area	55.36	179.98
GF House Area	78.68	157.36
Garage Area	36.22	75.24
Store / Shop Area	36.82	63.66
		476.24 m²

ROOF AREAS:

GF Roof Area	127.29
UF Roof Area	172.68

ADJOINING NEIGHBOUR / DWELLING

EXISTING 1700H
BRICK FENCE WITH
1890H PIERS



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REV	REVISION	BY	DATE	TITLE	JOB No.
A	CONCEPT	DL	28/11/2024	GROUND FLOOR PLAN	J24-106
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT	
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLEF	SIZE ISO A3
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESS	SCALE 1:100
E-F	DEVELOPMENT APPLICATION AMENDMENT	DL	28/08/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE	SHEET REV.
				SHIRE FREMANTLE	A.02 F

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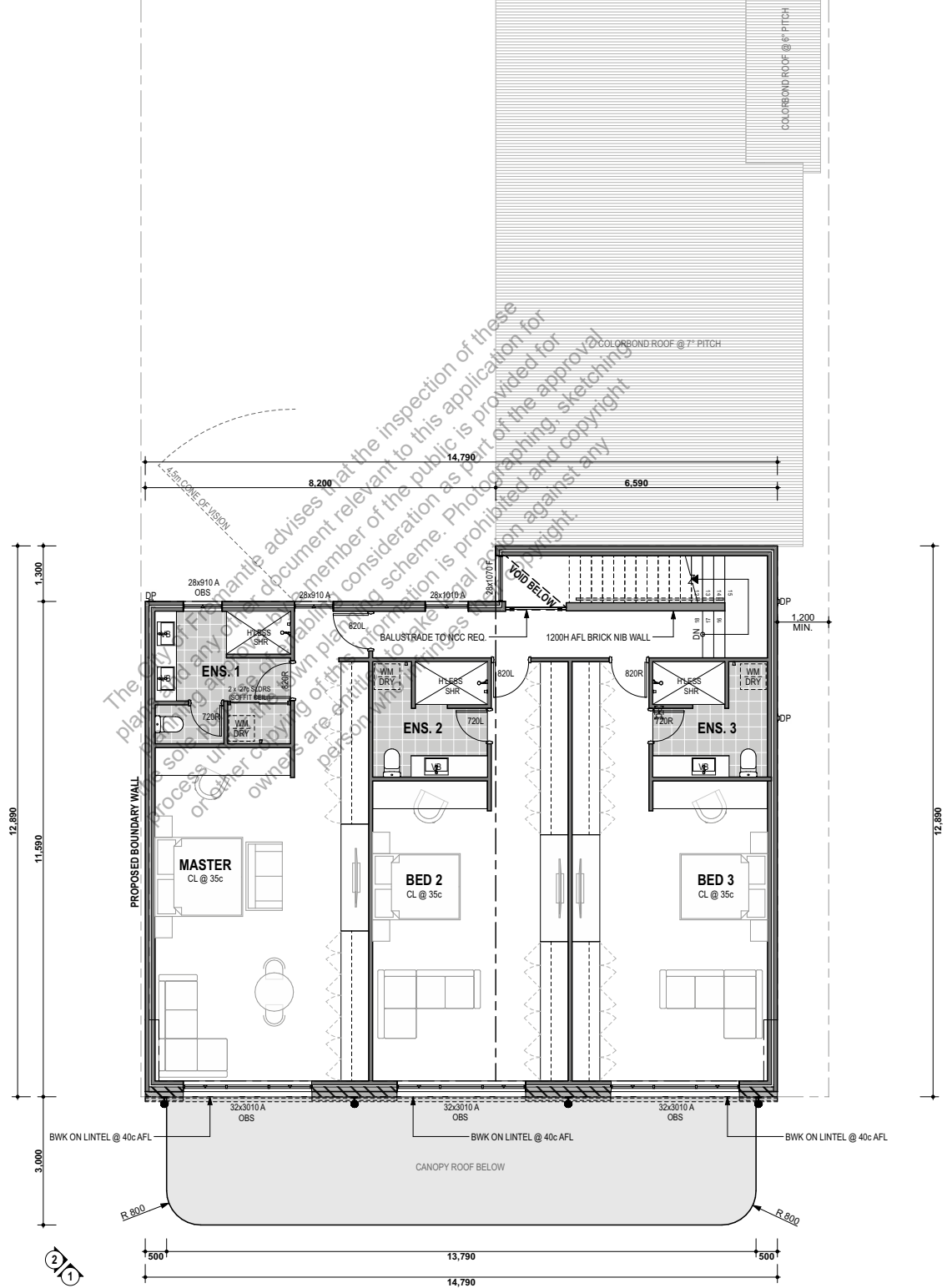


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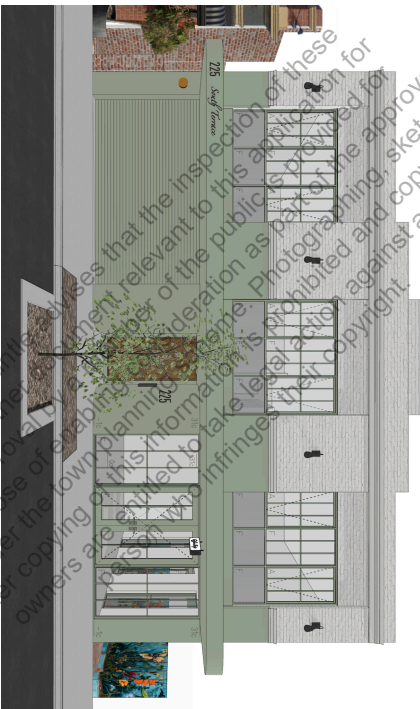
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REV	REVISION	BY	DATE	TITLE	JOB No.
A	CONCEPT	DL	28/11/2024	UPPER FLOOR PLAN	J24-106
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT	
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLEF	SIZE ISO A3
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESS	SCALE 1:100
E-F	DEVELOPMENT APPLICATION AMENDMENT	DL	28/08/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE	SHEET REV.
				SHIRE FREMANTLE	A.03 F

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A	CONCEPT	DL	28/11/2024	INSPIRATION	J24-106
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT	
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLEF	
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESS	SIZE ISO A3
E	DEVELOPMENT APPLICATION AMENDMENT	DL	28/09/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE	SCALE 1:100
				SHEET	REV
				FREMANTLE	A.04 F

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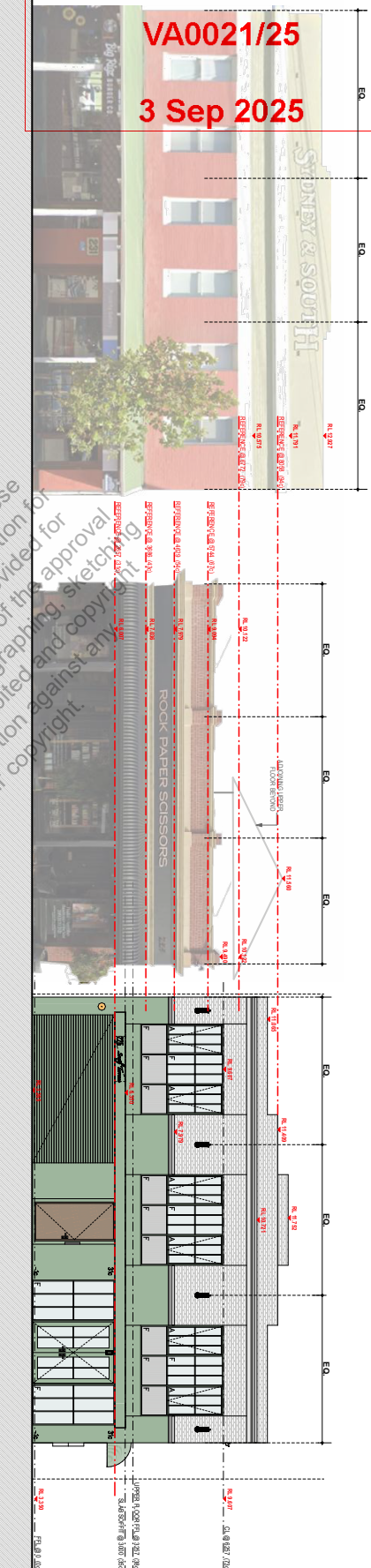


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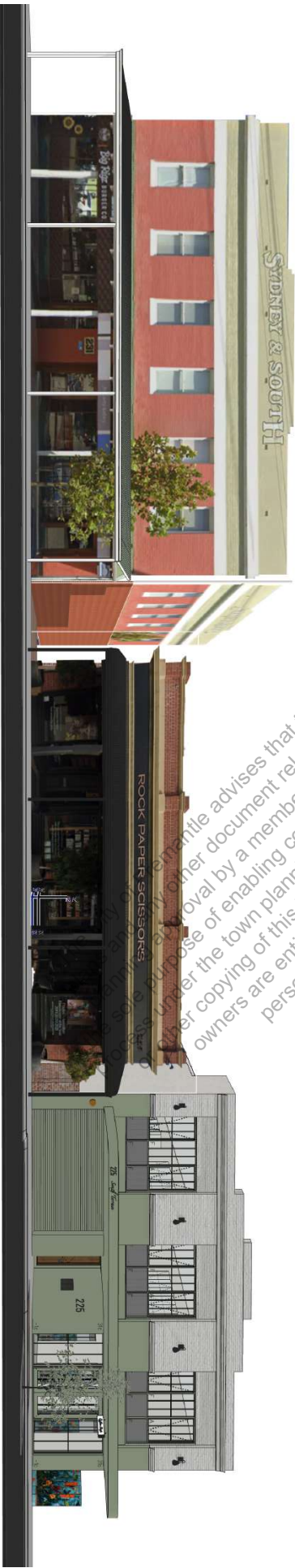
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STREETSCAPE ELEVATION

1:150



STREETSCAPE PERSPECTIVE

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A	CONCEPT	DL	28/11/2024	STREETSCAPE ELEVATION	J24-106
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT	
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLEF	
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESSES	SIZE ISO A3
E	DEVELOPMENT APPLICATION AMENDMENT	DL	28/09/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE	SCALE 1:100
				SHEET	REV
				FREMANTLE	F

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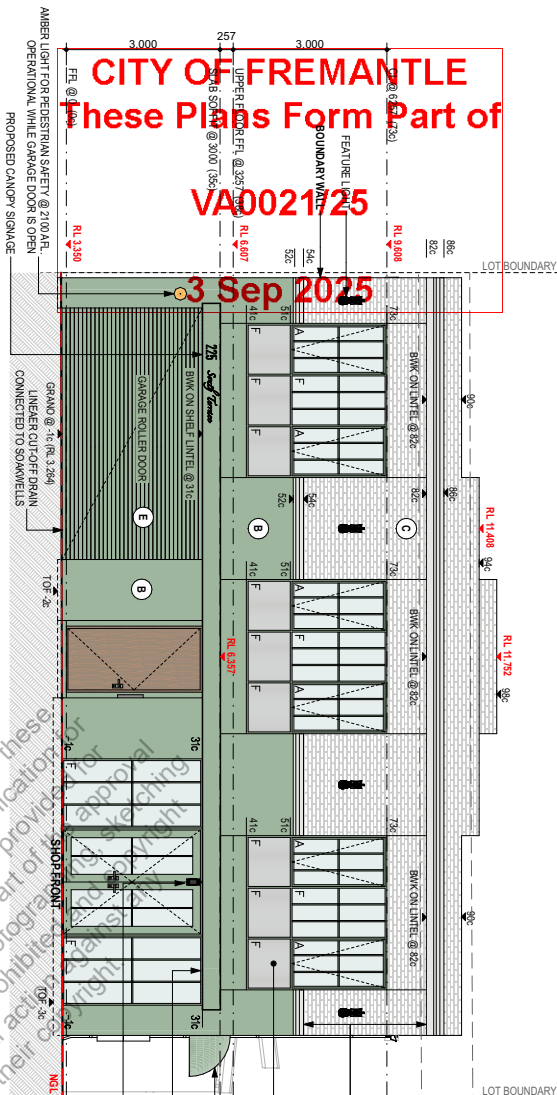


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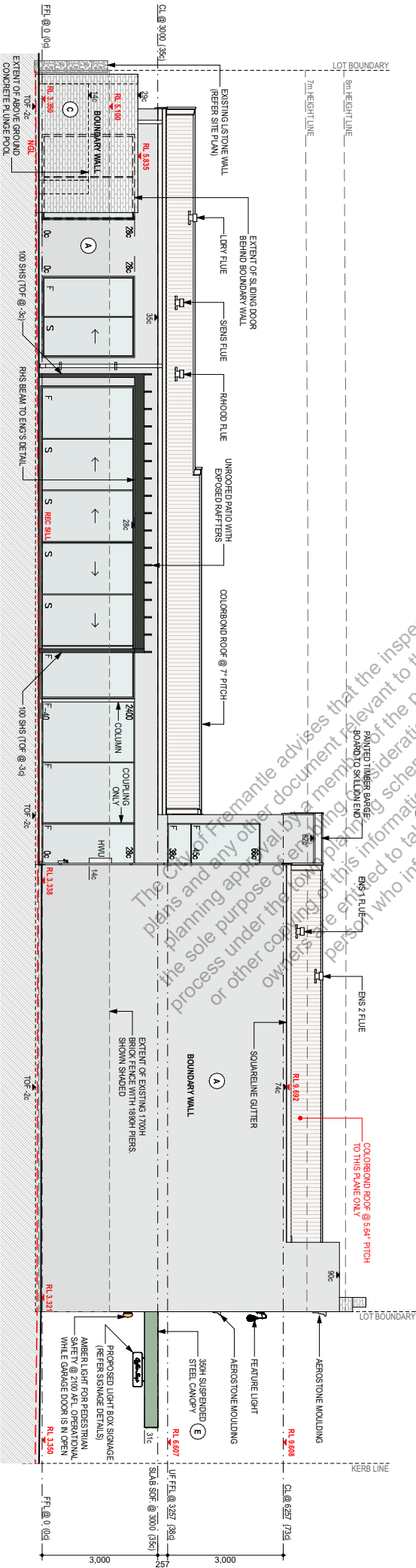
ELEVATION 1
A.02

- BRICKLAYER NOTES:**
- CONFIRM ENGINEERS TIE DOWN PROVISIONS PRIOR TO COMMENCEMENT.
 - CONFIRM ENGINEERS WALL BRACING PROVISIONS PRIOR TO ANY WALL CONSTRUCTION.
 - PROVIDE ALCOHOL CEMENT FLASHING TO ALL GROUND FLOOR WINDOWS AND DOOR HEADERS.
 - PROVIDE ALCOHOL CEMENT FLASHING TO ALL UPPER FLOOR WINDOWS AND DOOR SILLS.
- RESTRICTED WINDOWS:**
- ALL UPPER FLOOR OPENABLE BEDROOM WINDOWS TO BE FITTED WITH A CHILD RESISTANT RESTRICTING MECHANISM IN ACCORDANCE WITH CLAUSE 5.9.2.6 & 5.9.2.7 OF THE NCC.

MATERIAL SCHEDULE

REFER END A FOR SELECTED COLOURS & FINISHES

- A** PAINT FINISH
COLOUR: WHITE
- B** TEXTURE COAT RENDERED BRICKWORK
COLOUR: GREEN SAGE
- C** PAINTED 1G FACE BRICKWORK
COLOUR: WHITE
- D** 2G FACE BRICKWORK
COLOUR: CREAM
- E** PAINT FINISH
COLOUR: GREEN SAGE



ELEVATION 2
A.02

REV	REVISION	BY	DATE	TITLE
A	CONCEPT	DL	28/11/2024	ELEVATIONS
B	CONCEPT REVISIONS	DL	01/02/2025	CLIENT
C	CONCEPT REVISIONS	DL	31/03/2025	CARLA HARPER & JONNY MICALLIEF
D	DEVELOPMENT APPLICATION	JG	17/04/2025	ADDRESSES
E	DEVELOPMENT APPLICATION AMENDMENT	DL	28/09/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE
F				SHEET
				FREMANTLE

J24-1106

A.02

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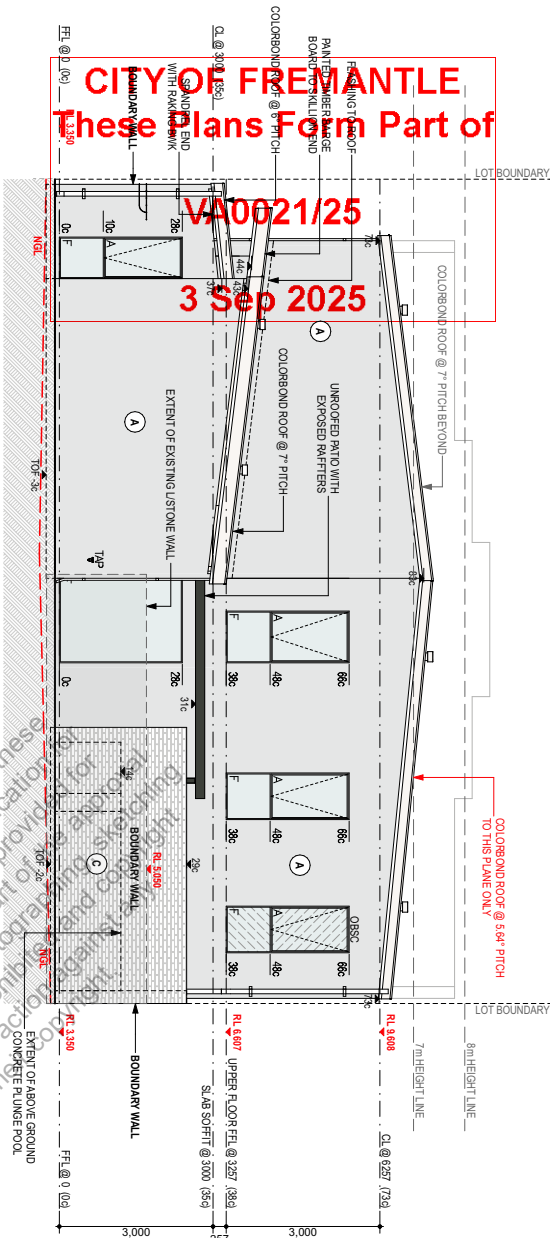


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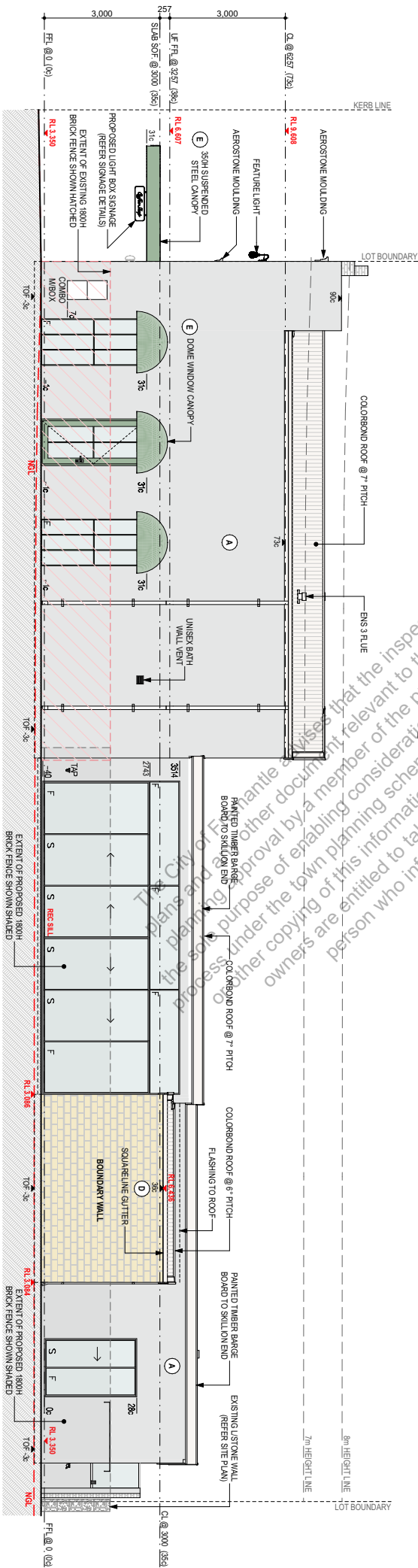
ELEVATION 3

- BRICKLAYER NOTES:**
- CONFIRM ENGINEERS TIE DOWN PROVISIONS PRIOR TO COMMENCEMENT.
 - CONFIRM ENGINEERS WALL BRACING PROVISIONS PRIOR TO ANY WALL CONSTRUCTION.
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MATERIAL SCHEDULE

REFERENDUM FOR SELECTED COLOURS & FINISHES

- A** PAINT FINISH
COLOUR: WHITE
- B** TEXTURE COAT RENDERED BRICKWORK
COLOUR: GREEN SAGE
- C** PAINTED 1G FACE BRICKWORK
COLOUR: WHITE
- D** 2G FACE BRICKWORK
COLOUR: CREAM
- E** PAINT FINISH
COLOUR: GREEN SAGE



ELEVATION 4

1:100

A.02

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A	CONCEPT	01	28/11/2024	ELEVATIONS	J24-106
B	CONCEPT REVISIONS	02	01/03/2025	CLIENT	
C	CONCEPT REVISIONS	03	31/03/2025	CARLA HARPER & JONNY MICALLIFF	
D	DEVELOPMENT APPLICATION	04	17/04/2025	ADDRESSES	
E	DEVELOPMENT APPLICATION AMENDMENT	05	28/09/2025	LOT 2 (#225) SOUTH TERRACE SOUTH FREMANTLE	
F				SHEET	
				FREMANTLE	
				A.07	
				F	

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				SHEET	REV
				FREMANTLE	A 08 F

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