



Proposed Hobby Shop, Gaming Cafe, and Bar (Shop, Restaurant, and Small Bar)

Lot 1 (No. 3) Josephson Street, Fremantle
City of Fremantle
23.07.2026

Contact:

Table of contents

Table of contents	1
Introduction	2
Abbreviations	2
Site description/details	2
Legal description, restrictions, and encumbrances	3
Location	3
Existing and historical use and development	3
Surrounding land use and development	4
Planning framework	4
Statutory framework	4
Metropolitan Region Scheme	4
City of Fremantle Local Planning Scheme No. 4	5
City of Fremantle Local Planning Strategy	6
WAPC policies	6
State Planning Policy 4.2 - Activity Centres	7
Local planning policies	7
Proposed development	8
Land use permissibility	8
Acoustics	8
Waste	9
Parking	9
Operational overview	9
Proposed business operations	9
Operation days and times	10
Number of customers	11
Number of employees	11
Deliveries	11
Conclusion	11
Appendices	12

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

List of figures

- Figure 1: Location Plan
- Figure 2: Aerial photograph
- Figure 3: MRS zoning
- Figure 4: LPS4 zoning
- Figure 5: Floor plan

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

List of appendices

- Appendix 1: Certificate of Title
- Appendix 2: Environmental Noise Assessment
- Appendix 3: Waste Management Plan

Introduction

Prepared by Open Table Games Pty Ltd, trading as Hightide Tabletop Gaming, this Development Application proposes the development of a hobby shop ("Shop"), gaming cafe ("Restaurant/Cafe"), and bar ("Small Bar") — referred to here as "the site."

These uses will primarily inhabit the existing building space at Lot 1 (No. 3) Josephson St, which is presently leased by Hightide.

The following report provides an overview of the site characteristics, the local and regional context, and findings of preliminary technical investigations, and explains the rationale of the Development Application design and the statutory framework that will guide its implementation.

Abbreviations

- **LPS4:** City of Fremantle Local Planning Scheme No. 4
- **LPP 1.7:** Local Planning Policy 1.7 - Development Exempt from Approval
- **LPP 2.24:** Local Planning Policy 2.24 - Waste Management Plans
- **LPS:** City of Fremantle Local Planning Strategy
- **MRS:** Metropolitan Region Scheme
- **SPP 4.2:** State Planning Policy 4.2 - Activity Centres
- **WAPC:** Western Australian Planning Commission

Site description/details

Legal description, restrictions, and encumbrances

Lot 1 is registered in the ownership of *Giacomo Fazio and Kurramond Pty Ltd of Care of Francis A Jones*.

The site is formally described as “Lot 1 on Strata Plan 15660.” The volume is 170, and the folio is 87.

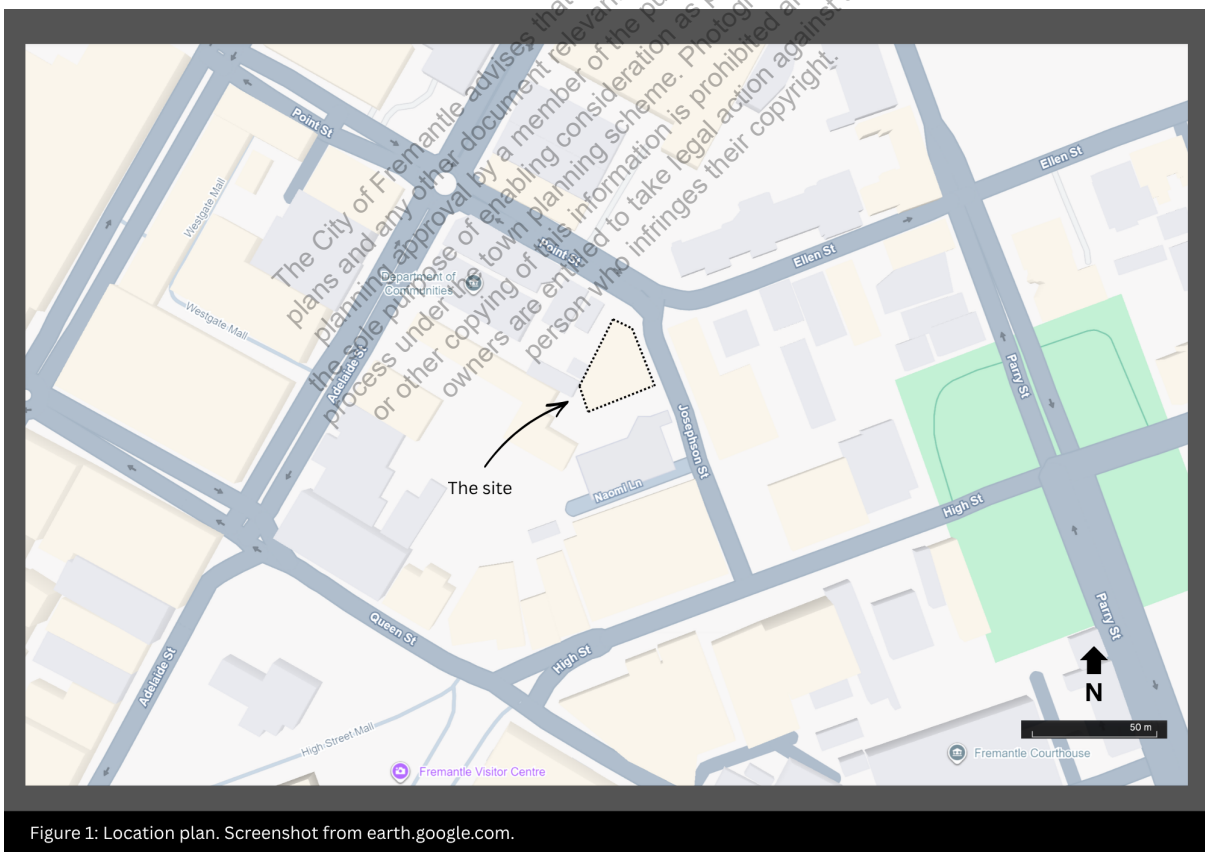
There are a total of 3 limitations, interests, encumbrances, or notifications on the site.

Refer to **Appendix 1: Certificate of Title**.

Location

The site is located within the suburb of Fremantle and is situated approximately 15km southwest of the Perth CBD, and 150m north of the Fremantle Town Hall.

The site gains access from Point St and Josephson St. **Figure 1: Location plan** shows the site's location.



Existing and historical use and development

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Lot 1, which is on the ground floor, was previously used as a “Shop” by the Salvation Army. The space above this is currently under the same ownership as the site of the proposed development, and leased to WA Ink Tattoo.

Refer to **Figure 2: Aerial photograph.**



Figure 2: Aerial photograph. Screenshot from earth.google.com.

Surrounding land use and development

The surrounding land uses are a general mix of commercial and residential, and feature a school. The commercial uses include “Shop” and “Restaurant/Cafe,” with at least one surrounding development operating on a restaurant liquor license.

Planning framework

Below is a summary of the relevant strategic and statutory documents that guide the use and development of the site and/or support the development of the land for urban purposes.

Statutory framework

Metropolitan Region Scheme

The site is zoned as “Central City Area” under the MRS.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Refer to **Figure 3: MRS zoning.**



City of Fremantle Local Planning Scheme No. 4

Under LPS4, the site is zoned "City Centre."

Refer to **Figure 4: LPS4 zoning.**

The objectives for development within a "City Centre" zone are to:

- 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 include residential uses
- Comply with the objectives of Local Planning Area 1 of Schedule 7
- Conserve places of heritage significance the subject of or affected by development

The proposed development will provide opportunities for shopping and interactions consistent with the zone's strategic role.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

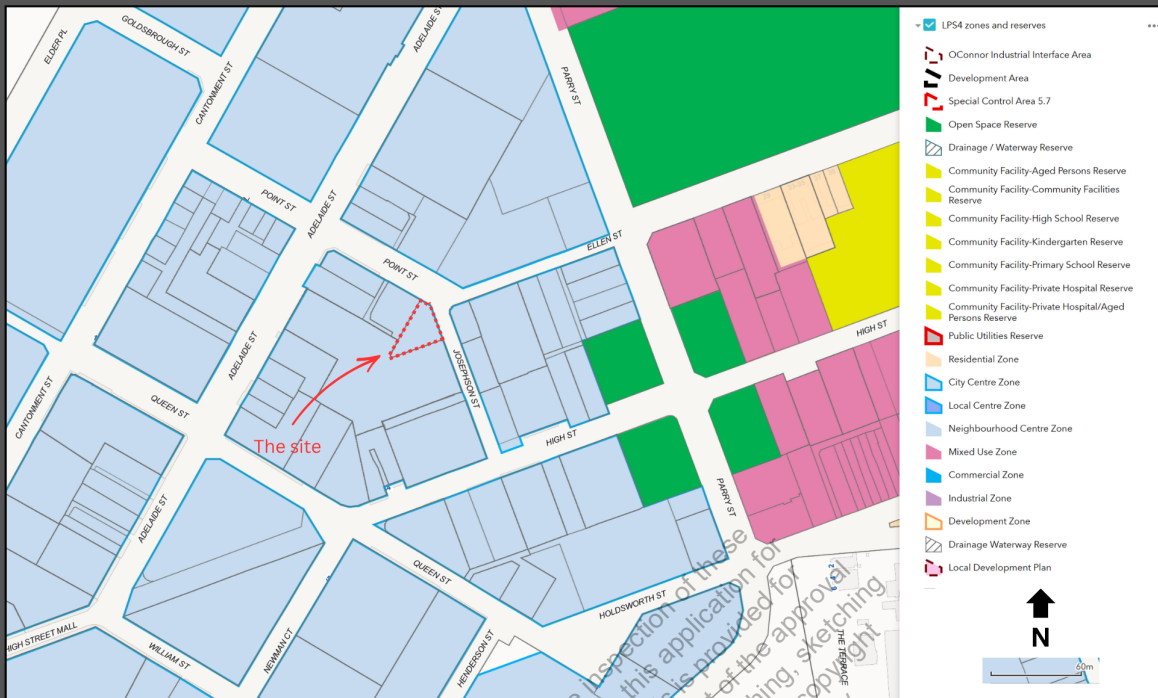


Figure 4: LPS4 zones. Screenshot from publicmaps.fremantle.wa.gov.au/planning

City of Fremantle Local Planning Strategy

The WAPC endorsed the City of Fremantle's new LPS in February 2026, superseding the LPS previously endorsed in 2001.

The purpose of the current LPS is to:

- Set out the long-term planning directions for the local government
- Apply any state or regional planning policy that is relevant to the local planning strategy
- Provide the rationale for any zoning or classification of land under the local planning scheme

The proposed development aligns with many of the themes of the LPS, notably the "Creative City" and "Inclusive City" themes, as it aims to bring something unique to Fremantle (thus daring to be different) while also providing a safe, welcoming environment in which everyone belongs.

WAPC policies

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

State Planning Policy 4.2 - Activity Centres

The site is within the Strategic Centre of Fremantle, as detailed in SPP 4.2. The objectives of SPP 4.2 are to:

- Locate people and the employment, goods, and services they need close to each other within activity centres.
- Promote activity centres as the focus of integrated and well-designed medium and high-density residential and mixed-use development.
- Plan for the sustainable growth and development of activity centres, ensuring development intensity is appropriate to a centre's position in the activity centre hierarchy.
- Manage the hierarchy of activity centres to ensure efficient and equitable access by the community to employment opportunities, housing choice, and a broad range of goods and service.
- Ensure activity centres are accessible and well-served by a range of transport options with a priority on walking, cycling, and public transport use.
- Ensure the urban form of activity centres enables the primary focus of activity to be on the street, in the public realm, and connected to public open spaces.

The main role and typical attributes of a Strategic Centre are to act as the main regional and sub-regional activity centres. They are multi-purpose centres that provide a diversity of uses and are the main focus for housing and employment growth outside the Capital City. These centres provide the full range of economic and community services necessary for the communities in their catchments and wider region. These centres are expected to service substantial populations, providing health, community, and social services, be well-served by public transport, and provide opportunities for business agglomeration.

The proposed development responds directly to the majority of these objectives and principles, providing more street activation, activation outside of standard retail hours, and a unique mix of goods and services not commonly found within the locality. The proposal is easily accessible by public transport and seeks to promote foot traffic within the area while also enabling greater social and economic benefits to neighbouring businesses.

Local planning policies

The City of Fremantle has a number of planning policies to ensure orderly and proper planning of any proposed development. The following planning policies are applicable to the proposed development:

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

- Local Planning Policy 1.7 - Development Exempt from Approval Under Local Planning Scheme No.4
- Local Planning Policy 2.24 - Waste Management Plans

Proposed development

Land use permissibility

Pursuant to the zoning table within LPS4, the site is zoned “City Centre.”

“Shop” is a “P” use in this zone.

A “P” use means that the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the scheme.

“Restaurant/Cafe” is a “D” use in this zone.

A “D” use means that the use is not permitted unless the Council has exercised its discretion by granting development approval.

“Small Bar” is an “A” use in this zone.

An “A” use 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 accordance with Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2.

Pursuant to *Exemption 9* in *Table 1* in LPP 1.7, the uses of a “Shop” and “Restaurant/Cafe” are exempt from the requirement to obtain development approval under LPS4.

Therefore, this Development Application solely seeks the approval for the “Small Bar” use of the site.

Acoustics

Lloyd George Acoustics has prepared an Environmental Noise Assessment to demonstrate the proposed development's ability to comply with standard noise regulations. Refer to **Appendix 2: Environmental Noise Assessment**.

Based on the results, compliance with the *Environmental Protection (Noise) Regulations 1997* is achieved at the nearest noise-sensitive premises, with the venue operating with 100 patrons inside the gaming cafe (100 patrons is, in fact, greater than the maximum capacity for the venue). In practice, received noise levels from the development will be a direct consequence of the nature of patron behaviour, which is variable, and may rise/fall in specific circumstances/situations. The resulting sound levels received at the

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

nearest noise-sensitive premises will therefore be dependent on the management policy and principles in operating the venue.

Waste

Hightide has prepared a Waste Management Plan. Refer to **Appendix 3: Waste Management Plan**. The plan demonstrates:

- Consideration of WALGA's *Commercial and Industrial Waste Management Plan Guidelines*, as well as the City of Fremantle's *Local Planning Policy 2.24 (Waste Management Plans)* and *Waste Management Guidelines for New Developments*
- Preparedness to manage quantities of waste far beyond what will practically be generated due to the nature of the proposed development
- A more-than-ample bin storage solution, mitigating the risk associated with vermin/disease, illegal dumping, theft and/or damage to infrastructure
- Management of potential noise generated when disposing of recyclables suitable for the "Containers for Change" MGB
- Intention to liaise with waste contractors to measure performance and identify opportunities for improvement

Parking

Clause 4.7.2 Vehicle Parking Requirements and *Table 2 - Vehicle Parking* of LPS4 detail vehicle parking requirements to specific use classes. An assessment of the proposed development against these provisions would see an estimated requirement of 60 vehicle parking bays. This required provision of vehicle parking will likely be addressed through *clause 4.7.3 Relaxation of Parking Requirements* in LPS4 and delegated authority by the City of Fremantle.

Given the nature of the proposed development, the maximum occupancy of 70 imposed by the development's building approval conditions, and Fremantle's accessibility via public transport, an estimated requirement of 60 vehicle parking bays is likely excessive.

Operational overview

Proposed business operations

The proposed operations for the development will be as follows:

- A hobby shop specialising in tabletop games and related products, including board games like *Catan*, TCGs like *Magic: The Gathering*, RPGs like *Dungeons & Dragons*,

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

and miniature games like *Warhammer*

- A gaming cafe in which patrons might purchase and consume pre-packaged snacks and beverages (with nothing prepared on site), and — with either a one-off paid entry ticket or a membership — play tabletop games
- A small bar in which patrons who are playing tabletop games may also have the option to purchase and responsibly enjoy pre-packaged alcoholic beverages (again, with nothing prepared on site), such as canned/bottled beer

Given the nature of these operations, with patrons typically seated while engaged in tabletop games, the environment is inherently low-impact and orderly, with a low-risk patron profile.

Refer to **Figure 5: Floor plan.**

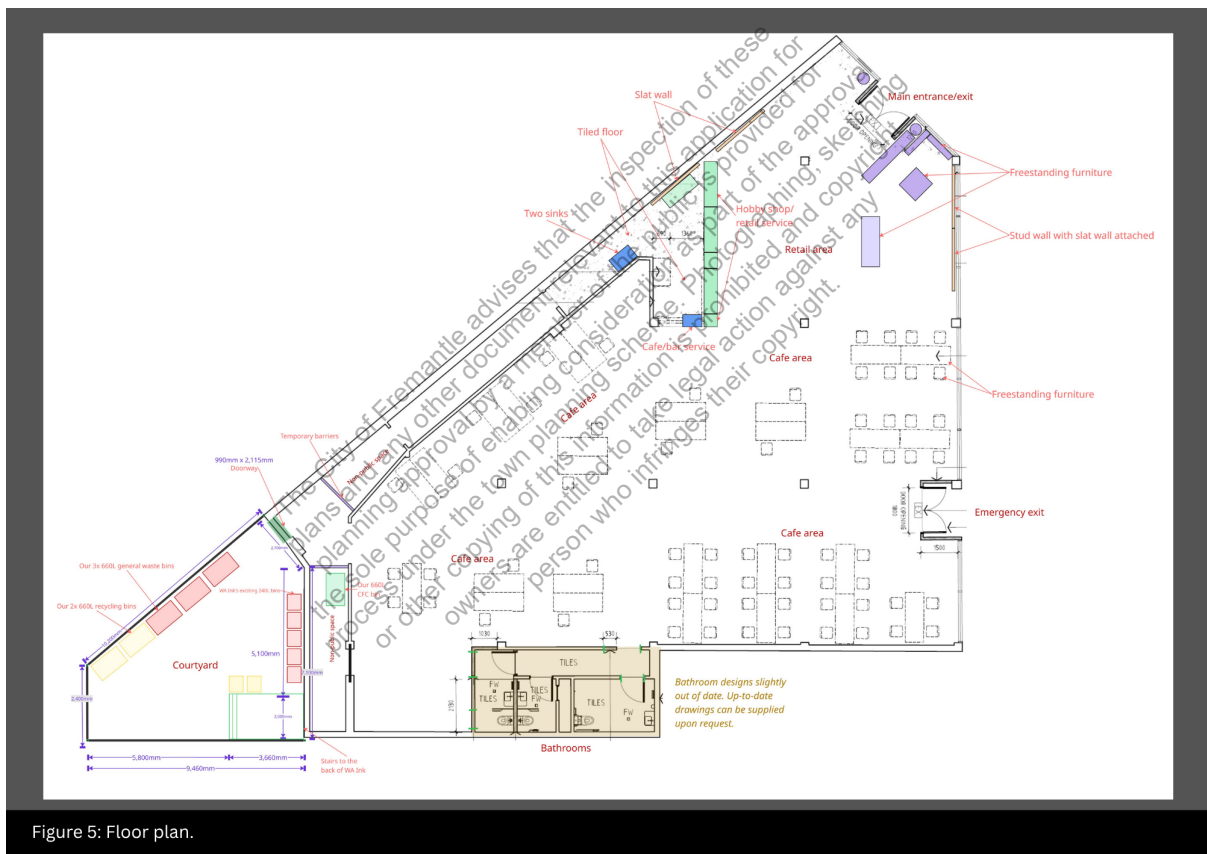


Figure 5: Floor plan.

Operation days and times

- **Monday to Thursday:** 9:00 am to 10:00 pm
- **Friday:** 9:00 am to 10:00 pm
- **Saturday:** 9:00 am to 10:00 pm
- **Sunday:** 9:00 am to 10:00 pm

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

The operational hours for the small bar will be consistent with the permitted hours prescribed in s98AA of the *Liquor Control Act 1988*. In practice, the small bar will typically operate within the proposed operational hours of the gaming cafe.

Number of customers

The proposed development is anticipated to accommodate an average of 30 to 50 people during typical weekday night peak hours of 5:00 pm to 8:00 pm, while weekday daytime hours will see considerably fewer customers.

On weekends, the development is anticipated to accommodate an average of 60 people at any given time, with an aspirational maximum of 70 people (this being the maximum occupancy of 70 imposed by the development's building approval conditions).

Number of employees

The proposed development will have four owners/directors working full-time or part-time for the foreseeable future. At some point, some casual staff may be hired in a supporting role. There are plans to hire several casual staff in a supporting role in the future.

The small bar will always have an approved manager on duty during its proposed operational hours, in addition to the staff required to manage all other operations.

Deliveries

The proposed development is expected to receive deliveries from various suppliers to accommodate all aspects of the development. Hightide will seek to align these deliveries between the hours of 11:00 am and 5:00 pm to avoid peak hour traffic and any potential adverse impacts upon the surrounding road network. This delivery window will also coincide with the operational hours of the venue, to ensure stock is never left unattended.

Conclusion

Hightide — the leaseholders of the first floor of Lot 1 (No. 3) Josephson St, Fremantle — have prepared the preceding Development Application report to guide the development of a hobby shop, gaming cafe, and bar on the subject site.

The proposed development warrants approval for the following reasons:

- LPP 1.7 states that the “Shop” and “Restaurant/Cafe” uses are exempt from the requirement to obtain development approval under LPS4.
- The proposed development aligns with the majority of objectives and principles of SPP 4.2, as well as the LPS endorsed in February 2026.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

- The Environmental Noise Assessment that accompanies this Development Application demonstrates that the proposed use of the site will be compliant with the *Environmental Protection (Noise) Regulations 1997*.
- The Waste Management Plan that accompanies this Development Application demonstrates consideration of the WALGA's guidelines, as well as local guidelines and plans.
- The proposed operations will be compliant with the operational regulations for a "Small Bar" as set out by the *Liquor Control Act 1988*.
- The development will boost social interactions in the area, increase street activation, and provide a seven-day retail service beyond typical trading hours.
- The development will provide a unique experience to both residents and visitors, not found within the locality of Fremantle.

Hightide respectfully seeks Council's approval for the proposed development.

Appendices

Appendix 1: Certificate of Title

The City of Fremantle advises that the inspection of these plans and any other documents 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.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Appendix 2: Environmental Noise Assessment

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

Environmental Noise Assessment - Tabletop Gaming Venue

3 Josephson St, Fremantle

Reference: 250910712-02

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Prepared for:
Hightide

Reference: 250910712-02

Lloyd George Acoustics Pty Ltd

ABN: 79 125 812 544

PO Box 717

Hillarys WA 6923

www.lgacoustics.com.au

Contacts			
E:			
P:			
Contacts			
E:			
P:			

This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date	Rev	Description	Author	Verified
26-June-26	0	Issued to Client		

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

CONTENTS

EXECUTIVE SUMMARY.....	i
1. INTRODUCTION.....	2
2. CRITERIA.....	3
2.1. Regulations 7, 8 & 9.....	3
3. METHODOLOGY.....	6
3.1. Noise Modelling.....	6
3.1.1. Meteorological Conditions.....	6
3.1.2. Topographical Data.....	6
3.1.3. Ground Absorption.....	7
3.1.4. Source Sound Levels.....	7
4. RESULTS.....	8
4.1. Noise Modelling.....	8
4.1.1. Scenario 1.....	8
5. DISCUSSION.....	10

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

List of Tables

Table 2-1: Adjustments Where Characteristics Cannot Be Removed	3
Table 2-2: Baseline Assigned Levels	4
Table 2-3: Assigned Levels	5
Table 3-1: Modelling Meteorological Conditions	6
Table 3-2: Source Sound Power Levels, dB.....	7
Table 4-1: Scenario 1 Predicted Levels, dB(A)	8
Table B-1: Percentage of Land Types within 100m and 450m Radii	13
Table B-2: Influencing Factor Calculation, dB.....	14

List of Figures

Figure 1-1: Subject Site Location (Source: DPLH PlanWA)	2
Figure 4-1: Scenario 1 Noise Contour Plot.....	9
Figure B-1: Land Types within 100m and 450m Radii of R1	14

Appendices

Appendix A – Development Plans	11
Appendix B – Influencing Factor Calculation	12
Appendix C – Terminology.....	15

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

EXECUTIVE SUMMARY

Lloyd George Acoustics was engaged by Hightide to undertake a noise assessment for the fitout and operation of a board gaming venue and small bar at 3 Josephson St, Fremantle.

Consideration of noise emissions from patrons has been assessed and noise modelling of the venue and surrounding buildings carried out.

Predicted noise levels have been assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997* with compliance predicted at the nearest noise sensitive premises at all times.

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

1. INTRODUCTION

Lloyd George Acoustics was engaged by Hightide to undertake a noise assessment for the proposed board gaming venue (the Venue) to be located at 3 Josephson St, Fremantle - refer *Figure 1-1*.



Figure 1-1: Subject Site Location (Source: DPLH PlanWA)

The venue fitout will include a tabletop gaming store and community space – refer to *Appendix A*. Patron numbers are limited to 100 persons with the following proposed operating hours:

Monday – Thursday	9:00am – 9:00pm
Friday	9:00am – 10:00pm
Saturday	9:00am – 10:00pm
Sunday	9:00am – 9:00pm

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

With regard to noise emissions, consideration is given to noise from patron noise against the prescribed standards of the *Environmental Protection (Noise) Regulations 1997*. The nearest identifiable noise sensitive premises are located on the western boundary (25 Point Street) and directly across the road (1 Ellen Street).

Appendix B contains the Influencing Factor Calculation used to determine the assigned levels.

Appendix C contains a description of some of the terminology used throughout this report.

2. CRITERIA

Environmental noise in Western Australia is governed by the *Environmental Protection Act 1986*, through the *Environmental Protection (Noise) Regulations 1997* (the Regulations).

2.1. Regulations 7, 8 & 9

This group of regulations provide the prescribed standard for noise as follows:

“7. Prescribed standard for noise emissions

- (1) *Noise emitted from any premises or public place when received at other premises –*
 - (a) *must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and*
 - (b) *must be free of –*
 - (i) *tonality; and*
 - (ii) *impulsiveness; and*
 - (iii) *modulation,**when assessed under regulation 9.*
- (2) *For the purposes of subregulation (1)(a), a noise emission is taken to significantly contribute to a level of noise if the noise emission ... exceeds a value which is 5 dB below the assigned level at the point of reception.”*

Tonality, impulsiveness and modulation are defined in regulation 9 (refer *Appendix C*). Under regulation 9(3), “Noise is taken to be free of the characteristics of tonality, impulsiveness and modulation if -

- (a) *the characteristics cannot be reasonably and practicably removed by techniques other than attenuating the overall level of noise emission; and*
- (b) *the noise emission complies with the standard prescribed under regulation 7(1)(a) after the adjustments in the table [Table 2-1] ... are made to the noise emission as measured at the point of reception.”*

Table 2-1: Adjustments Where Characteristics Cannot Be Removed

Where Noise Emission is Not Music*			Where Noise Emission is Music	
Tonality	Modulation	Impulsiveness	No Impulsiveness	Impulsiveness
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

* These adjustments are cumulative to a maximum of 15 dB.

The assigned levels (prescribed standards) for all premises are specified in regulation 8(3) and are shown in *Table 2-2*. The L_{A10} assigned level is applicable to noises present for more than 10% of a representative assessment period, generally applicable to “steady-state” noise sources. The L_{A1} is for short-term noise sources present for less than 10% and more than 1% of the time. The L_{Amax} assigned level is applicable for incidental noise sources, present for less than 1% of the time.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Table 2-2: Baseline Assigned Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area ¹	0700 to 1900 hours Monday to Saturday (Day)	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays (Sunday)	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days (Evening)	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial Premises	All hours	60	75	80
Industrial and Utility Premises	All hours	65	80	90

1. **highly sensitive area** means that area (if any) of noise sensitive premises comprising —
- a building, or a part of a building on the premises that is used for a noise sensitive purpose; and
 - any other part of the premises within 15 metres of that building or that part of the building.

The influencing factor (IF), in relation to noise received at noise sensitive premises, has been calculated as 7 dB, as determined in *Appendix B*. *Table 2-3* shows the assigned levels including the influencing factor at the receiving locations.

The assigned levels are statistical levels and therefore the period over which they are determined is important. The Regulations define the Representative Assessment Period (RAP) as “a period of time of not less than 15 minutes, and not exceeding 4 hours, determined by an inspector or authorised person to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission”. An inspector or authorised person is a person appointed under Sections 87 & 88 of the *Environmental Protection Act 1986* and include Local Government Environmental Health Officers and Officers from the Department of Water Environmental Regulation. Acoustic consultants or other environmental consultants are not appointed as an inspector or authorised person. Therefore, whilst this assessment is based on a 4-hour RAP, which is assumed to be appropriate given the nature of the operations, this is to be used for guidance only.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Table 2-3: Assigned Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
+7 dB IF Noise sensitive premises: highly sensitive area ¹	0700 to 1900 hours Monday to Saturday (Day)	52	62	72
	0900 to 1900 hours Sunday and public holidays (Sunday)	47	57	72
	1900 to 2200 hours all days (Evening)	47	57	62
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	42	52	62
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial Premises	All hours	60	75	80

It must be noted the assigned levels above apply outside the receiving premises and at a point at least 3 metres away from any substantial reflecting surfaces.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

3. METHODOLOGY

3.1. Noise Modelling

Computer modelling has been used to predict the noise emissions from the development to all nearby receivers. The software used was *SoundPLAN 9.1* with the ISO 9613 algorithms (ISO 17534-3 improved method) selected, as they include the influence of meteorological conditions. Input data required in the model are listed below and discussed in *Section 3.1.1* to *Section 3.1.4*:

- Meteorological Information;
- Topographical data;
- Ground Absorption; and
- Source sound power levels.

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

3.1.1. Meteorological Conditions

Meteorological information utilised is provided in *Table 3-1* and is considered to represent worst-case conditions for noise propagation. At wind speeds greater than those shown, sound propagation may be further enhanced, however background noise from the wind itself and from local vegetation is likely to be elevated and dominate the ambient noise levels.

Table 3-1: Modelling Meteorological Conditions

Parameter	Day (7.00am to 7.00pm)	Night (7.00pm to 7.00am)
Temperature (°C)	20	15
Humidity (%)	50	50
Wind Speed (m/s)	Up to 5	Up to 5
Wind Direction*	All	All

* The modelling package allows for all wind directions to be modelled simultaneously.

Alternatives to the above default conditions can be used where one year of weather data is available and the analysis considers the worst 2% of the day and night for the month of the year in which the worst-case weather conditions prevail (source: *Draft Guideline on Environmental Noise for Prescribed Premises*, May 2016). In most cases, the default conditions occur for more than 2% of the time and therefore must be satisfied.

3.1.2. Topographical Data

Topographical data was adapted from publicly available information (e.g. *Google*) in the form of spot heights and combined with the site plan.

Surrounding existing buildings were also incorporated in the noise model. Single storey buildings are modelled with a height of 3.5 metres with multistorey buildings modelled at 3.5 metres per floor.

3.1.3. Ground Absorption

The ground absorption has been assumed to be 0.0 (0%) for the roads and 0.5 (50%) elsewhere, noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass.

3.1.4. Source Sound Levels

The source sound power levels used in the modelling are provided in *Table 3-2*.

Table 3-2: Source Sound Power Levels, dB

Description	Octave Band Centre Frequency (Hz)									Overall dB(A)
	31.5	63	125	250	500	1k	2k	4k	8k	
100 Patrons, L ₁₀	-	81	84	86	78	75	73	72	81	86

The following is noted in relation to *Table 3-2*:

- Patron noise (SWL dB, L_{A10}) for 'casual' vocal effort. *Average Speech Levels and Spectra in Various Speaking/Listening Conditions: A Summary of the Pearson, Bennett & Fidell' report* (Olsen, WO 1998)

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

4. RESULTS

4.1. Noise Modelling

Noise levels were predicted with all *Table 3-2* noise sources operating for the following scenario:

- Scenario 1 - Maximum Capacity (L_{10}) 100 patrons in Games Hall

4.1.1. Scenario 1

The results for Scenario 1 are provided in *Table 4-1* and assessed against Assigned Levels for the Night time period.

Table 4-1: Scenario 1 Predicted Levels, dB(A)

Receiver	Predicted Noise Level, L_{A10} , dBA	Assigned Level (Night), L_{A10} , dBA	Assessment
R1 – 1 Ellen Street, Fremantle	24	42	Complies
R2 – 25 Point Street, Fremantle	22	42	Complies

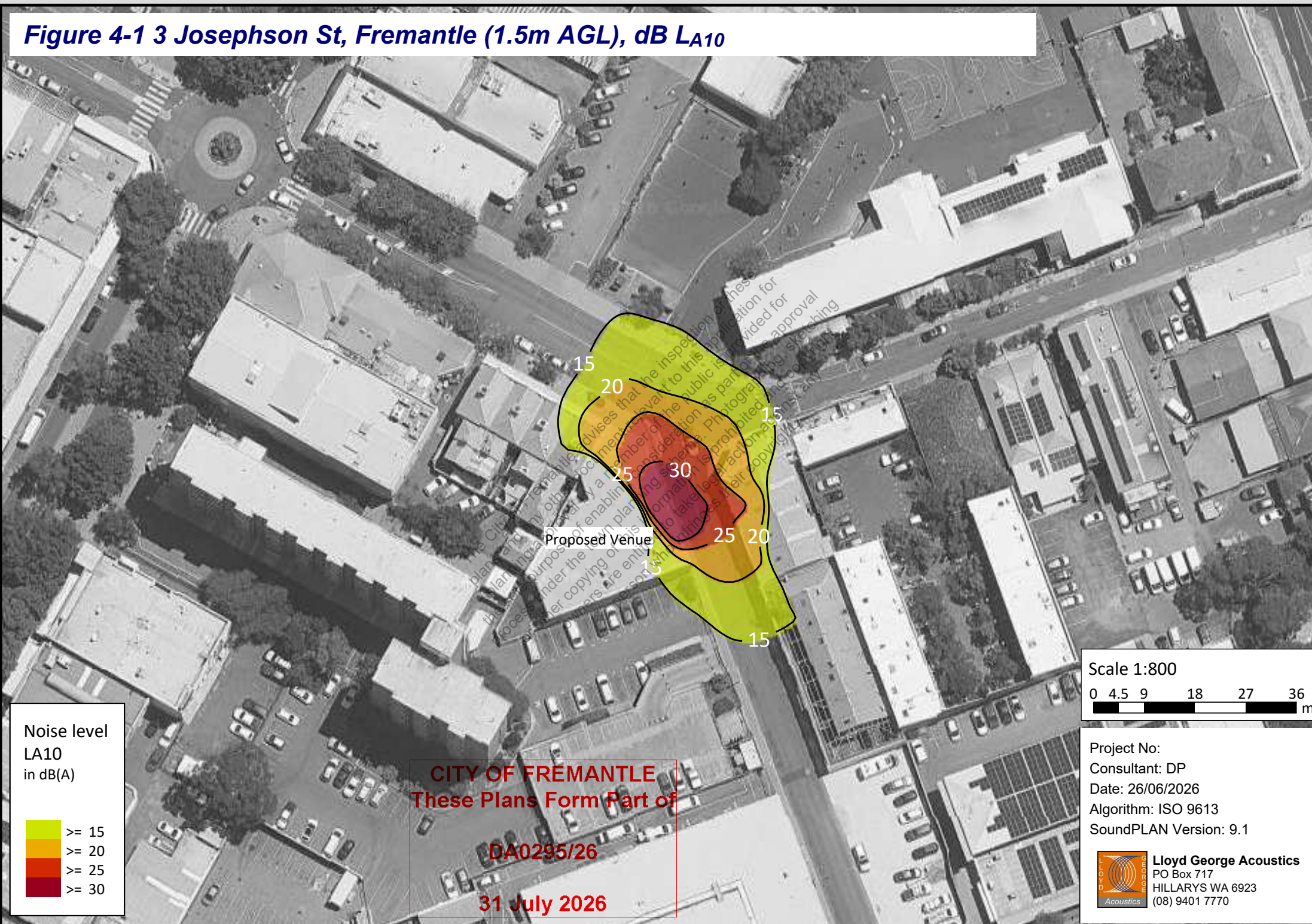
Noise contour plot is provided in *Figure 4-1* showing noise levels at ground level (+1.5m AGL).

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Figure 4-1 3 Josephson St, Fremantle (1.5m AGL), dB LA10



5. DISCUSSION

Based on the results presented in *Section 4* compliance is achieved at the nearest noise sensitive premises (R1-R2) with the venue operating with 100 patrons inside the Games Hall.

Patron noise has been assessed based on maximum capacity at the venue. In practice, received noise levels from the development will be a direct consequence of the nature of patron behaviour which is variable, and may rise/fall in specific circumstances or situations. The resulting sound levels received at the nearest noise sensitive premises will therefore be interdependent upon the management policy and principals in operating the venue.

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

Appendix A – Development Plans

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

The City of Fremantle advises that the inspection of these plans and any other documents submitted 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. It is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - REFER ANY DISCREPANCY TO OWNER'S REPRESENTATIVE AND MAKE ADJUSTMENTS AS DIRECTED.

FINAL PENETRATIONS THROUGH EXISTING SLAB WALL TO
BE APPROVED BY OWNER'S REPRESENTATIVE &
STRUCTURAL ENGINEER.

PARTITION WALL MAKEUP - 92MM STUD +75MM INSULATION WITH 2 X 9MM CFC SHEETING. WALLS TO BE TAKEN UP TO UNDERSIDE OF CONCRETE SOFFIT.

EXTERNAL WALLS TO MEET SECTION J INSULATION REQUIREMENT AND TO HAVE A CONTINUOUS WATERPROOFING MEMBRANE BEHIND THE EXTERNAL SHEETING LAYER.

ALL SERVICES PENETRATIONS THROUGH WALLS TO BE NEATLY SEALED.

CON-01	HONED CONCRETE FINISH WITH SEALANT
CAR-01	CARPET TILE FINISH

CONTRACTOR TO ENGAGE A SUITABLY QUALIFIED PLUMBING
CONTRACTOR TO DESIGN AND INSTALL WATER/WASTE
CONNECTIONS.

CONTRACTOR TO ENGAGE A SUITABLY QUALIFIED ELECTRICAL
CONTRACTOR TO DESIGN AND INSTALL ELECTRICAL
COMPLIANCE ITEMS AS DESCRIBED ON THE PLAN.



Appendix B – Influencing Factor Calculation

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

The City of Fremantle advises that the inspection of these plans and any other documents submitted 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. Photocopying, 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.

The assigned levels combine a baseline assigned level with an influencing factor, with the latter increasing the assigned level on the basis of the existence of significant roads and commercial or industrial zoned land within an inner circle (100 metre radius) and an outer circle (450 metre radius) of the noise sensitive premises. The calculation for the influencing factor is:

$$= \frac{1}{10} (\% \text{ Type A}_{100} + \% \text{ Type A}_{450}) + \frac{1}{20} (\% \text{ Type B}_{100} + \% \text{ Type B}_{450})$$

where :

% Type A₁₀₀ = the percentage of industrial land within
a 100m radius of the premises receiving the noise

%TypeA₄₅₀ = the percentage of industrial land within
a 450m radius of the premises receiving the noise

% Type B₁₀₀ = the percentage of commercial land within
a 100m radius of the premises receiving the noise

%TypeB₄₅₀ = the percentage of commercial land within
a 450m radius of the premises receiving the noise

+ Transport Factor (maximum of 6 dB)

= 2 for each secondary road (6,000 to 15,000 vpd) within 100m

= 2 for a major road (> 15,000 vpd) within 450m

= 6 for a major road within 100m

The nearest noise sensitive premises are identified as:

- R1 – 1 Ellen Street, Fremantle
- R2 – 25 Point Street, Fremantle

Table B-1 shows the percentage of industrial and commercial land within the inner (100 metre radius) and outer (450 metre radius) circles of the noise sensitive premises, with this also shown on Figure B-1.

Table B-1: Percentage of Land Types within 100m and 450m Radii

Receiver	Land Type	Within 100m	Within 450m
R1-R2	Type A - Industrial and Utility	0%	0%
	Type B – Commercial	100%	42%

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

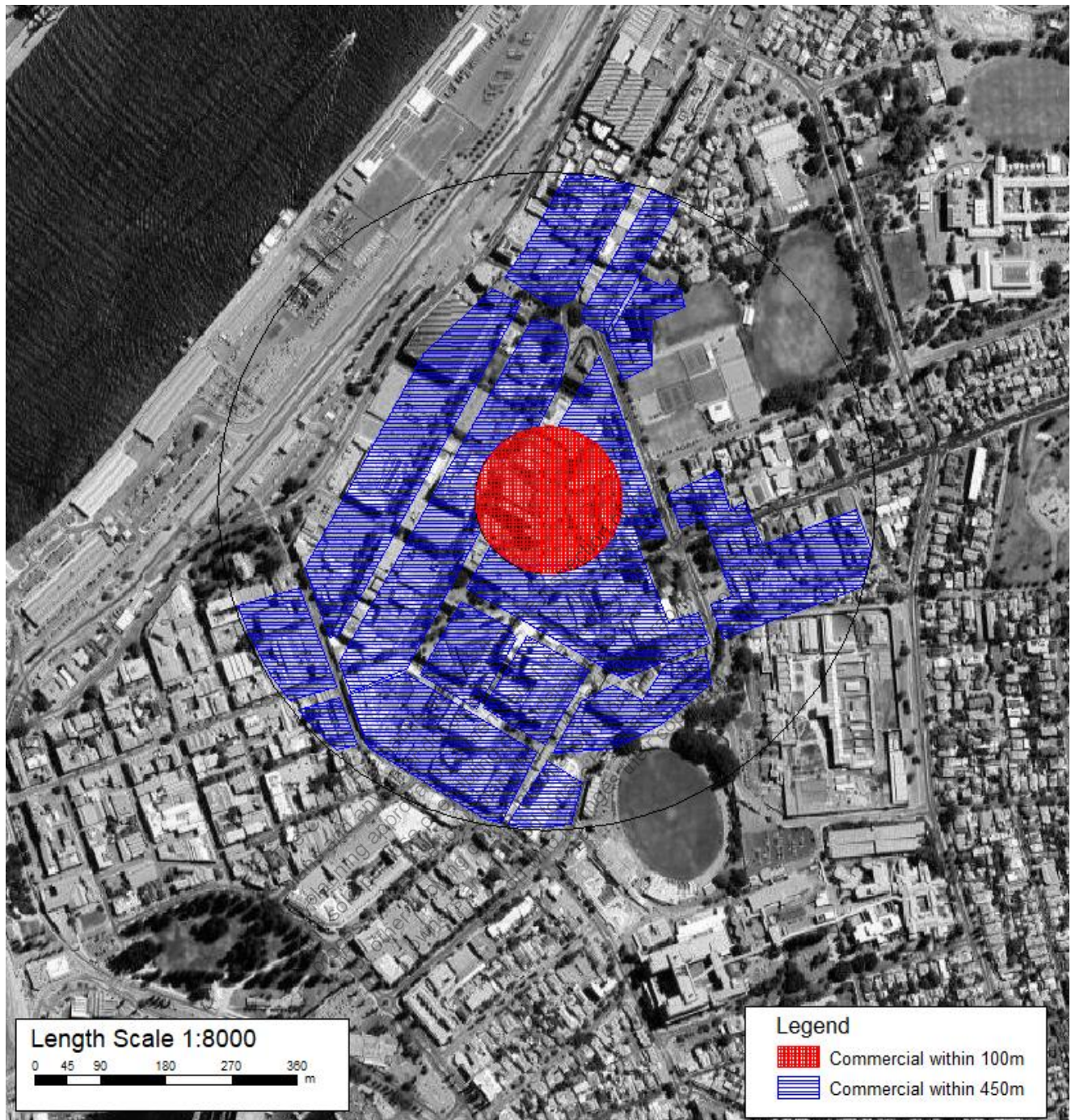


Figure B-1: Land Types within 100m and 450m Radii of R1

Table B-2: Influencing Factor Calculation, dB

Receiver	Industrial Land	Commercial Land	Transport Factor	Total
R1-R2	0.0	7.1	0.0	7

The influencing factor calculated in *Table B-2* is combined with baseline assigned levels of *Table 2-2*, resulting in the project assigned levels provided in *Table 2-3*.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Appendix C – Terminology

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

The City of Fremantle advises that the inspection of these plans and any other documents submitted 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. Photocopying, 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.

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A , dB.

- **Sound Power Level (L_w)**

Under normal conditions, a given sound source will radiate the same amount of energy, irrespective of its surroundings, being the sound power level. This is similar to a 1kW electric heater always radiating 1kW of heat. The sound power level of a noise source cannot be directly measured using a sound level meter but is calculated based on measured sound pressure level at known distances. Noise modelling incorporates source sound power levels as part of the input data.

- **Sound Pressure Level (L_p)**

The sound pressure level of a noise source is dependent upon its surroundings, being influenced by distance, ground absorption, topography, meteorological conditions etc. and is what the human ear actually hears. Using the electric heater analogy above, the heat will vary depending upon where the heater is located, just as the sound pressure level will vary depending on the surroundings. Noise modelling predicts the sound pressure level from the sound power levels taking into account ground absorption, barrier effects, distance etc.

- **L_{ASlow}**

This is the noise level in decibels, obtained using the A-frequency weighting and the S (slow) time weighting. Unless assessing modulation, all measurements use the slow time weighting characteristic.

- **L_{Afast}**

This is the noise level in decibels, obtained using the A-frequency weighting and the F (fast) time weighting. This is used when assessing the presence of modulation.

- **L_{Apeak}**

This is the greatest absolute instantaneous sound pressure level in decibels using the A-frequency weighting.

- **L_{Amax}**

An L_{Amax} level is the maximum A-weighted noise level during a particular measurement.

- **L_{A1}**

The L_{A1} level is the A-weighted noise level exceeded for 1 percent of the measurement period and is considered to represent the average of the maximum noise levels measured.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

- **L_{A10}**

The L_{A10} level is the A-weighted noise level exceeded for 10 percent of the measurement period and is considered to represent the “intrusive” noise level.

- **L_{A90}**

The L_{A90} level is the A-weighted noise level exceeded for 90 percent of the measurement period and is considered to represent the “background” noise level.

- **L_{Aeq}**

The equivalent steady state A-weighted sound level (“equal energy”) in decibels which, in a specified time period, contains the same acoustic energy as the time-varying level during the same period. It is considered to represent the “average” noise level.

- **One-Third-Octave Band**

Means a band of frequencies spanning one-third of an octave and having a centre frequency between 25 Hz and 20000 Hz inclusive.

- **Representative Assessment Period**

Means a period of time not less than 15 minutes, and not exceeding four hours, determined by an inspector or authorised person to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission.

- **L_{Amax} assigned level**

Means an assigned level, which, measured as a L_{ASlow} value, is not to be exceeded at any time.

- **L_{A1} assigned level**

Means an assigned level, which, measured as a L_{ASlow} value, is not to be exceeded for more than 1 percent of the representative assessment period.

- **L_{A10} assigned level**

Means an assigned level, which, measured as a L_{ASlow} value, is not to be exceeded for more than 10 percent of the representative assessment period.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

• Tonal Noise

A tonal noise source can be described as a source that has a distinctive noise emission in one or more frequencies. An example would be whining or droning. The quantitative definition of tonality is:

- the presence in the noise emission of tonal characteristics where the difference between -
 - (a) the A-weighted sound pressure level in any one-third octave band; and
 - (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\text{ Slow}}$ levels.

This is relatively common in most noise sources.

• Modulating Noise

A modulating source is regular, cyclic and audible and is present for at least 10% of the measurement period. The quantitative definition of modulation is:

- a variation in the emission of noise that —
 - (a) is more than 3 dB $L_{A\text{ Fast}}$ or is more than 3 dB $L_{A\text{ Fast}}$ in any one-third octave band; and
 - (b) is present for at least 10% of the representative assessment period; and
 - (c) is regular, cyclic and audible.

• Impulsive Noise

An impulsive noise source has a short-term banging, clunking or explosive sound. The quantitative definition of impulsiveness means:

- a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax} is more than 15 dB when determined for a single representative event.

• Major Road

Is a road with an estimated average daily traffic count of more than 15,000 vehicles.

• Secondary / Minor Road

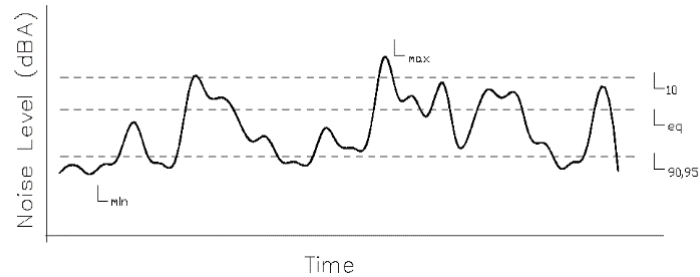
Is a road with an estimated average daily traffic count of between 6,000 and 15,000 vehicles.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

- Chart of Noise Level Descriptors



- Austrroads Vehicle Class

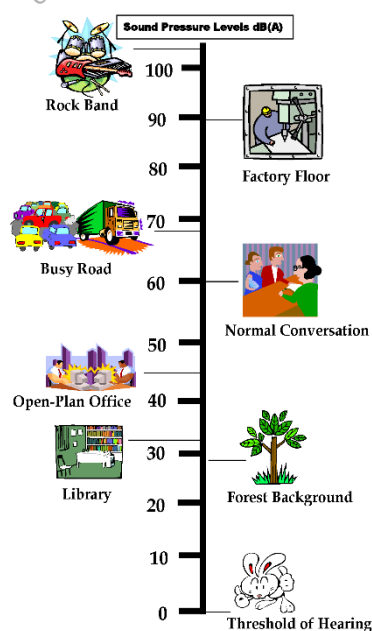
VEHICLE CLASSIFICATION SYSTEM AUSTRROADS	
CLASS	LIGHT VEHICLES
1	SICUT Car, Van, Wagon, 4WD, UTV, Bicycle, Motorcycle
2	SICUT - TOWING Trailer, Caravan, Boat
HEAVY VEHICLES	
3	TWO AXLE TRUCK OR BUS "2" axle
4	THREE AXLE TRUCK OR BUS "3" axle, 3 axle groups
5	FOUR OR FIVE AXLE TRUCK "4" axle, 3 axle groups
6	THREE AXLE ARTICULATED "3" axle, 3 axle groups
7	FOUR AXLE ARTICULATED "4" axle, 3 or 4 axle groups
8	FIVE AXLE ARTICULATED "5" axle, 3 or 4 axle groups
9	SIX OR MORE AXLES "6" axle, 3 or 4 axle groups or 7+ axle, 4 axle groups
LONG VEHICLES AND ROAD TRAINS	
10	DOUBLE or HEAVY TRUCK and TRAILER "7+ axle, 4 axle groups
11	DOUBLE ROAD TRAIN "8 axle, 5 or 6 axle groups
12	TRIPLE ROAD TRAIN "9+ axle, 7 or 8 axle groups

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

- Typical Noise Levels



Appendix 3: Waste Management Plan

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

The City of Fremantle advises that the inspection of these plans and any other documents submitted 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. It is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.



Waste Management Plan

Prepared by Open Table Games, trading as Hightide Tabletop Gaming

23.07.2026

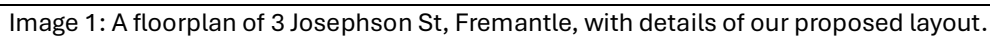
CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

1.1. Background

In developing this waste management plan, consideration was given to:

- WALGA’s [*Commercial and Industrial Waste Management Plan Guidelines*](#), hereafter referred to as the “WALGA Guidelines”
- WALGA’s [*Better Practice Waste Management for Public Events*](#)
- The City of Fremantle’s [*Local Planning Policy 2.24 \(Waste Management Plans\)*](#)
- The City of Fremantle’s [*Waste Management Guidelines for New Developments*](#)

1.2. Site-specific details



Here we intend to establish a business that will provide a unique setting for retail and social activities. For the purposes of this waste management plan, the business can be categorised into three main parts:

- a hobby shop that will specialise in tabletop games (e.g. board games like *Catan*, TCGs like *Magic: The Gathering*, RPGs like *Dungeons & Dragons*, and miniature games like *Warhammer*) and related products;
- a gaming café, being a space in which patrons can participate in tabletop games such as those mentioned above, with soft pre-packaged beverages and pre-prepared and pre-packaged snacks available for purchase (we will not be preparing any food or beverages on site);
- while, at opening, we will operate solely as a retail shop and gaming café-style, we also intend, as soon as possible, to operate a small bar in the space, to provide pre-prepared and pre-packaged alcoholic beverages (again, we will not be preparing any beverages on site). These alcoholic beverages must be consumed in the area designated for the gaming café/bar.

We will be using 80m² of the premises for the hobby shop, while 280m² will be used for the gaming café/bar. The remaining 120m² is allocated either to public restrooms for patrons or for non-public uses (such as the storage of stock and bins).

It is envisaged the operating hours of the business will be as follows:

- **Monday to Thursday:** 9:00 am to 10:00 pm (small bar from 4:00 pm to 9:00 pm);
- **Friday:** 9:00 am to 10:00 pm (small bar from 4:00 pm);
- **Saturday:** 9:00 am to 10:00 pm (small bar from 12:00 pm); and
- **Sunday:** 9:00 am to 10:00 pm (small bar from 12:00 pm to 9:00 pm).

It is difficult to accurately assess the numbers of patrons utilising the facility. That said, based upon the operations of Tabletop Freo, a local community-based organisation involved in providing space for people to participate in tabletop games of the type described above, we estimate the following number of daily patrons:

- **Monday to Friday:** 30-50 patrons; and
- **Saturday and Sunday:** 50-70 patrons.

2. Waste composition and generation

As the business will operate as a hobby shop and café/bar in which patrons will partake in tabletop-gaming-related activities, the volume of waste generated by patrons (and the business) is expected to be quite low compared to other businesses involving high consumption of food and beverages, such as a traditional cafés and bars.

It is anticipated waste composition will be consistent from week to week.

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026

Given the nature of the business, we anticipate that the main waste streams generated at the site will be as follows:

- General Waste (e.g. food scraps and non-recyclable packaging);
- Comingled Recyclables (e.g. paper and cardboard, and metal containers); and
- Glass and plastic recyclables suitable for “Containers for Change.”

2.1. Assessment of waste generation rates

In assessing the volume of waste to be generated, consideration has been given to City of Fremantle’s *Waste Management Guidelines for New Developments*, which requires waste generation estimates to be calculated using WALGA’s waste generation rates, and WALGA’s [Waste Calculator](#).

2.1.1. Waste generated by the hobby shop

WALGA’s *Commercial and Industrial Waste Management Plan Guidelines* recommends the following waste generation rates for shops with less than 100m² of floor area:

- **General Waste:** 50 litres per 100m² of floor area per day; and
- **Recyclables:** 25 litres per 100m² of floor area per day.

Proceeding on the basis that the hobby shop will have a floor area of approximately 80m², then using the WALGA Guidelines, the estimated daily waste generation rates will be:

- **General Waste:** 40 litres per day; and
- **Recyclables:** 20 litres per day.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

Results - Weekly Waste Generation			
Residential Dwellings			
General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L
Commercial Food & Beverage			
General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L
Retail			
General Waste	Food & Garden Organics	Comingled Recyclables	Total
280L	0L	140L	420L
Other Commercial			
General Waste	Food & Garden Organics	Comingled Recyclables	Total
0L	0L	0L	0L
Totals			
General Waste	Food & Garden Organics	Comingled Recyclables	Total
280L	0L	140L	420L

Image 2: A screenshot from WALGA's Waste Calculator, showing waste estimates for a "Retail Shop (Less Than 100m2 Floor Area)," with 80m2 of floor space.

2.1.2. Waste generated by the gaming café

The gaming café will generate packaging waste relating to new games being opened and played for the first time in the café space. The café will also generate waste from the sale of soft pre-packaged beverages and snacks, in the form of food scraps, non-recyclable packaging, and recyclable packaging (e.g. glass and plastic recyclables suitable for Containers for Change).

In assessing waste generation rates, the WALGA Guidelines specify an approach based on floor area of the business. However, given that the gaming café's activities are essentially social in nature, with little anticipated waste generation, a more suitable guideline to use would be WALGA's *Better Practice Waste Management for Public Events*. As we understand it, these guidelines typically specify waste generation rates of 1 litre per attendee per meal.

Proceeding on the generous assumption that our patrons would partake of the equivalent of 1 meal (or less) per gaming session (which we think is a high estimate), then utilising the patron numbers detailed part 1.2 of this waste management plan, it is anticipated the daily waste generation by patrons will be in the range of:

- **General Waste:** 15-40 litres; and
- **Recyclables:** 15-40 litres.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

DA0295/26

31 July 2026

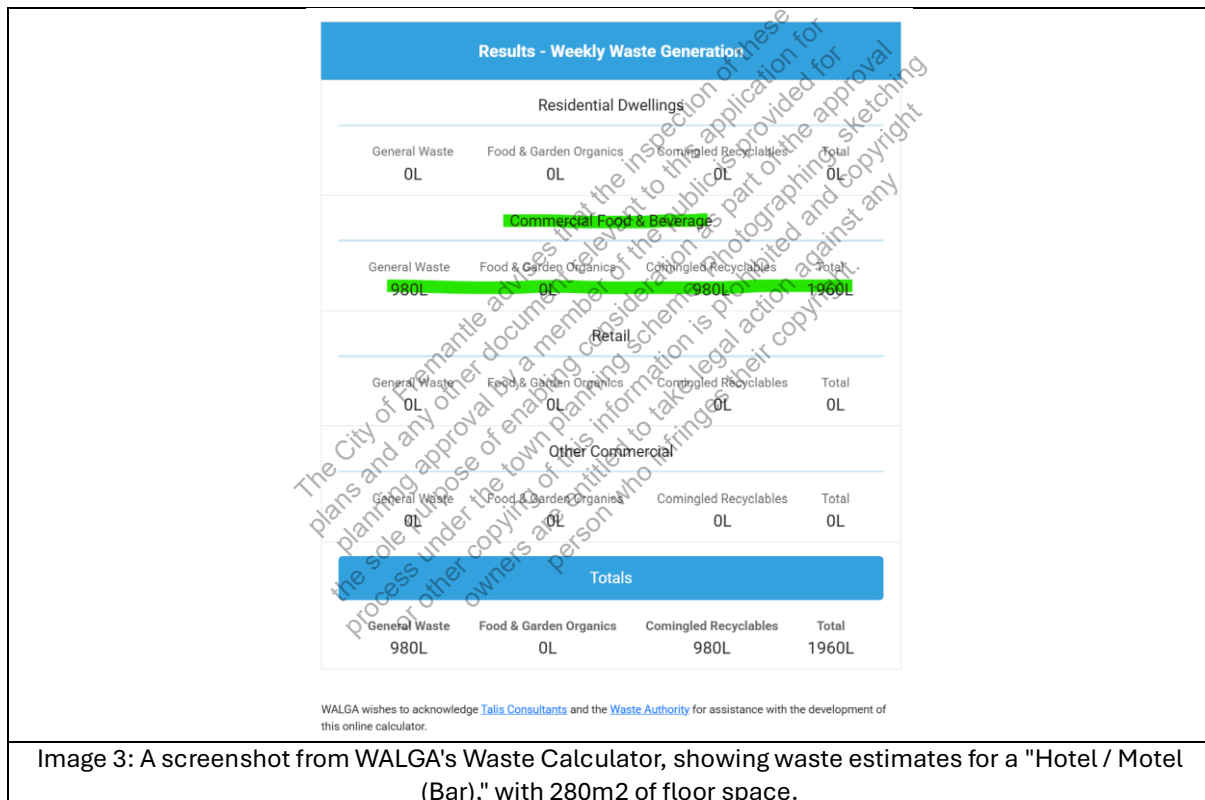
2.1.3. Waste generated by the bar

The WALGA Guidelines recommend the following waste generation rates for hotels (bars):

- **General Waste:** 50 litres per 100m² of floor area per day; and
- **Recyclables:** 50 litres per 100m² of floor area per day.

Proceeding on the basis that the bar will have the equivalent floor area to the gaming café, the estimated daily waste generation rates will be:

- **General Waste:** 140 litres per day; and
- **Recyclables:** 140 litres per day.

**2.1.4. Summary of estimated waste**

Using the estimated waste generation rates in parts 2.1.1 to 2.12.3 (inclusive), total daily waste generation rates for the site will approximate:

- **General Waste:** 195-220 litres per day (1,365-1,540 litres per week); and
- **Recyclables:** 175-200 litres per day (1,225-1,400 litres per week).

2.2. Other waste streams

The nature of the business activity will generate only minor amounts of other waste streams, on a sporadic basis. It is anticipated that these will typically be associated with equipment disposal and replacement, such as waste related to table and chair replacement. Such waste can be disposed of by making trips to the tip on an as-needed basis.

3. Waste Management System

3.1. Waste receptacles

Mobile Garbage Bins (MGBs) are the preferred solution for disposing of the waste detailed above in part 2. In preparing this section, we referred to Appendix 2 of the WALGA Guidelines, which details bin measurements for the main size MGBs utilised on commercial sites.

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

Image 4: A screenshot from Appendix 2 of the WALGA Guidelines.

Using 3 x 660L MGBs for our General Waste stream, as detailed in part 2, should provide sufficient capacity to manage this waste based on a service frequency of once per week. Such a solution allows for an additional 440-615 litres of space to account for any additional waste that may be generated that week.

In addition, the use of 1 x 660L Comingled Recycle Bin and 2 x 660L Containers for Change bins should meet the needs of the Comingled Recycling stream and provide space for any additional waste, in the same manner provided directly above.

3.2. Waste storage

We have access to an enclosed courtyard on the ground floor of the premises, which we share with the other tenant of the building, who occupies the first floor, *WA Ink Tattoo*. There is also a considerable indoor space at the rear of the premises, which is allocated to non-public uses, as mentioned above. Both locations are suitable for bin storage, in that they have cleanable and durable wall and floor surfaces, and the courtyard's wall extends to a height that is at least equivalent to any MGBs stored in the area.

The courtyard is approximately 58m², and the indoor storage area is approximately 6m². These sites are sufficient to accommodate the six (6) 660L MGBs, noting that the MGBs have an approximate footprint of 1.16m² per unit. We propose to locate the bin storage for the Containers for Change MGBs indoors. The purpose being to eliminate any noise concerns from the neighbouring residents during nighttime operations.

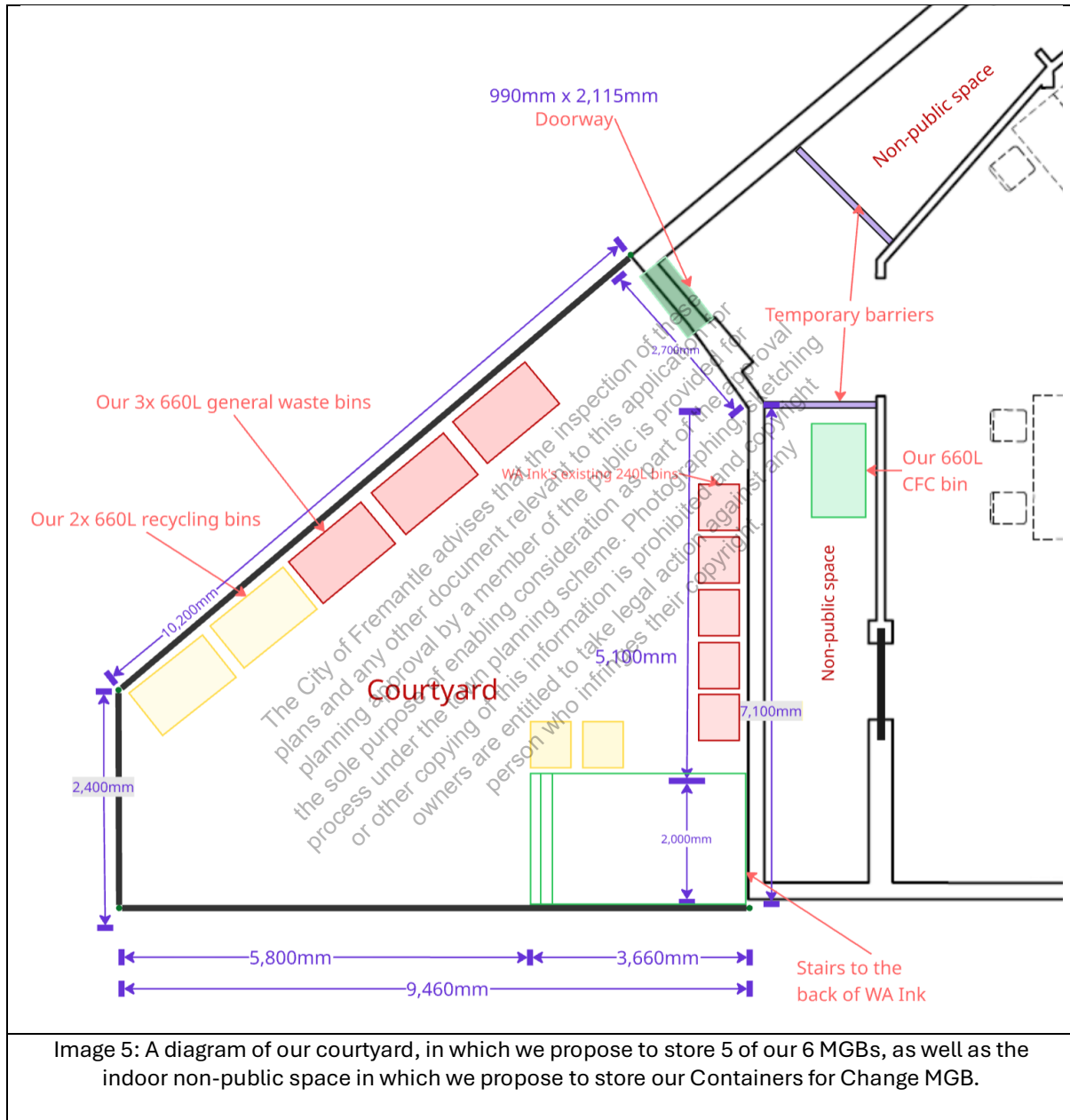
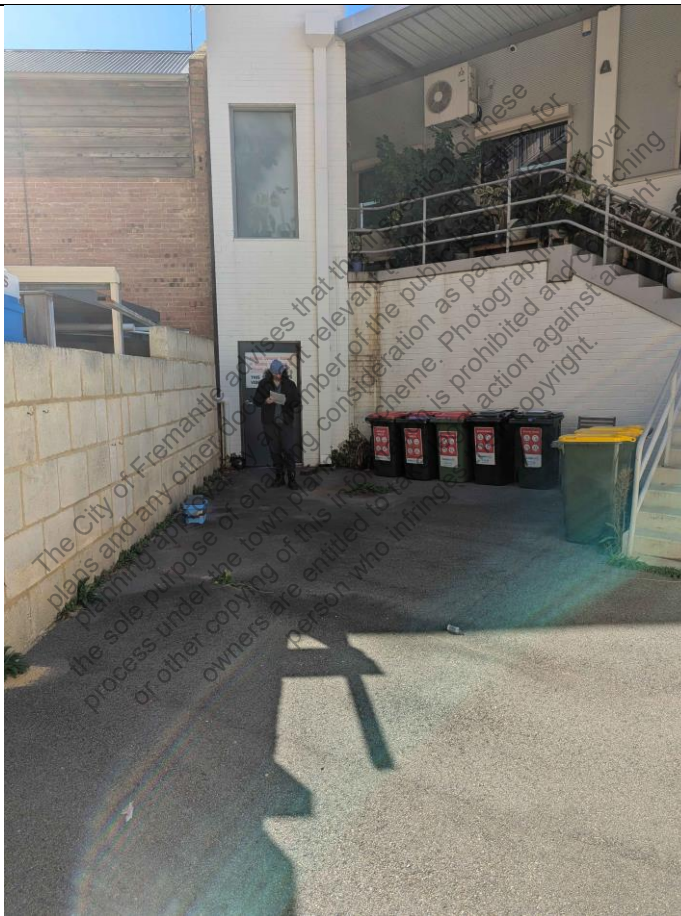


Image 5: A diagram of our courtyard, in which we propose to store 5 of our 6 MGBs, as well as the indoor non-public space in which we propose to store our Containers for Change MGB.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026



Images 6 and 7: The courtyard in which we propose to store 5 of our 6 MGBs (these images show the existing bins managed by the above premises, WA Ink Tattoo).

As detailed above, we do not foresee that any aspect of the business will generate considerable food waste. Any such waste will be disposed of in General Waste MGBs. Given that we anticipate minimal food waste, we do not anticipate any issues with odour arising from General Waste MGBs being stored outside in the courtyard area.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

In operation, it is intended for the site to have a quantity of 120L MGBs located throughout the site to enable patrons and site staff to dispose of waste. Each of the 3 waste streams (being, General Waste, Comingled Recyclables, and Containers for Change) will have its own colour-coded bin to ensure the waste is separated at source. When required, the waste from the 120L bins will be transported to the bin store (either in the courtyard or indoors in the non-public area), where the waste will be transferred into the relevant colour-coded 660L MGB.

3.3. Waste collection

It is proposed that on the waste collection day, the relevant MGBs will be pushed out onto Point Street, Fremantle, by our staff, where the bin will be serviced by either a rear lift truck (typically for the General Waste and Comingled Recyclable MGBs) or a flatbed truck (typically for the Containers for Change MGBs). We note that the proposed site currently has an on-street loading zone.

The waste storage areas identified in part 3.2 above are approximately 40 metres from the above-identified waste collection point. The MGBs will need to be moved by our staff to the waste collection point through the premises. Such action does not pose any risk to damage to buildings and property owned by individuals or entities other than us, as the proprietors.



Image 8: Proposed location of the MGBs for service/collection day.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

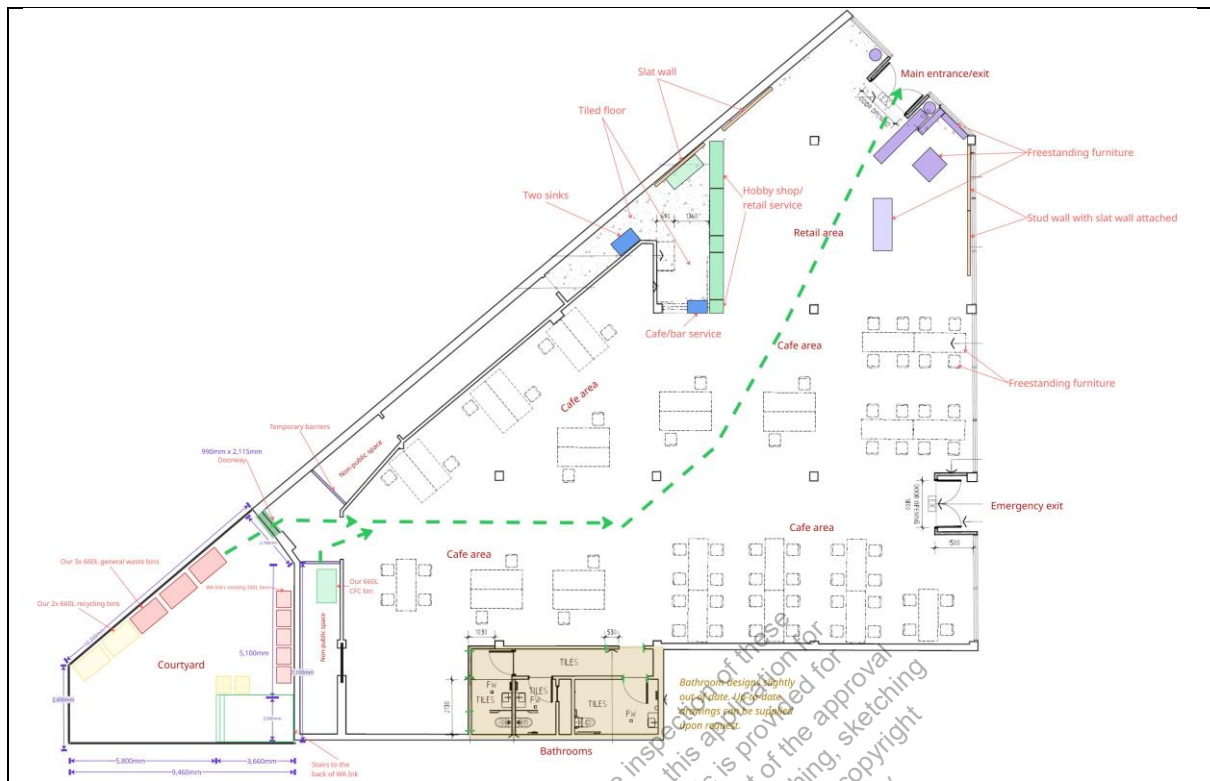


Image 9: Proposed route to take the MGBs from the courtyard and indoor storage location to the proposed location for service/collection by waste collection vehicles.



Image 10: Proposed route taken by waste collection vehicles to service/collect the MGBs.

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

3.4. Education

It is envisaged the following activities will be undertaken to educate and inform relevant stakeholders of the various waste management issues that will arise:

- Bin signage: We undertake that our waste management service provider will provide signage and colour coding on the bins. This will ensure that users will be able to identify which waste type should be placed into each bin; and
- Service issues: We understand that our waste contractor will prepare a site assessment. At this time the waste contractor will discuss and agree various issues such as service days, bin placement, procedures for requesting additional services, etc.

3.5. Potential issues

Given the physical location of the MGBs, as well as the expected waste generation type and volume, it is expected that the risk associated with vermin/disease, illegal dumping, theft and/or damage to infrastructure is negligible. The MGBs will be stored in an enclosed outdoor courtyard or indoors and moved into position on the bin service day. As a result, there will be little access by vermin and intruders seeking to scavenge through or illegally dump waste.

In addition, should the volume of waste generated increase beyond the weekly capacity of the bins, additional waste generation can be managed by increasing the service frequency from one (1) day per week to two (2) or more days per week as required.

3.6. Implementation schedule

The implementation of this waste management plan should be a straightforward exercise. Around the time the development is completed, and prior to commencing business, we will engage a waste contractor/s to undertake a site visit and organise/agree:

- the supply of the various waste receptacles;
- the process to service the waste receptacles (e.g. collection point)
- the initial service schedule to be implemented; and
- attend to other issues (e.g. the process to amend service days).

CITY OF FREMANTLE
These Plans Form Part of

DA0295/26

31 July 2026

3.7. Auditing / Monitoring

We will work closely with our appointed waste contractor/s during the setup of the waste management plan. We will also reach out for ongoing support as required, over the course of the relevant engagement.

It is expected that the waste management contractor will communicate with us to ensure that any service-related issues are addressed and corrected (e.g. staff overloading bins, and issues relating to contamination of recycling bins).

In addition, we understand that the waste management contractor can provide us with information to measure performance and identify opportunities for improvement. These could include providing such information as total volume of waste generated and recycling rates achieved.

CITY OF FREMANTLE
These Plans Form Part of
DA0295/26
31 July 2026