

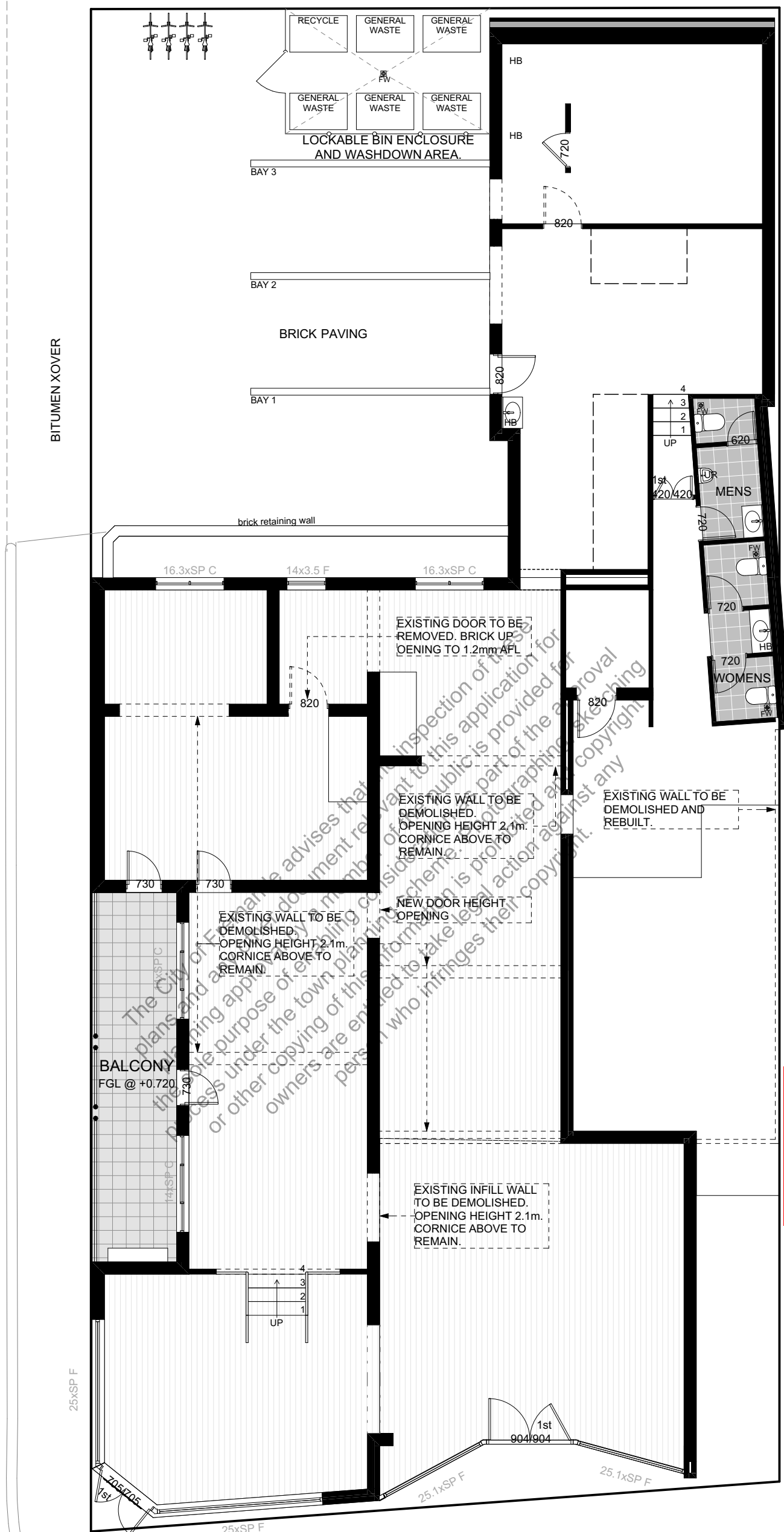


DEMOLITION PLAN 1:100

PRETTY PENNY TAPHOUSE

384 SOUTH TERRACE, SOUTH FREMANTLE 6162

1. USE FIGURED DIMENSIONS IS PREFERENCE TO SCALED. ALL DIMENSIONS TO BE VERIFIED AND CHECKED PRIOR TO FABRICATION &/ OR COMMENCEMENT OF WORKS.
2. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS & STATUTORY REGULATIONS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTATION INCLUDING OTHER DWGS, WRITTEN SPECIFICATIONS.
4. CONTRACTORS TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OMISSIONS OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURE. CONTRACTOR TO ENSURE STRUCTURAL INTEGRITY OF BULKHEADS, FLOOR TOPPINGS, CHASING IN CONCRETE FLOORS, ADDITIONAL STRUCTURAL BEAMS, COLUMNS, ETC.
5. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE WRITTEN AUTHORISATION OF THE AUTHOR.



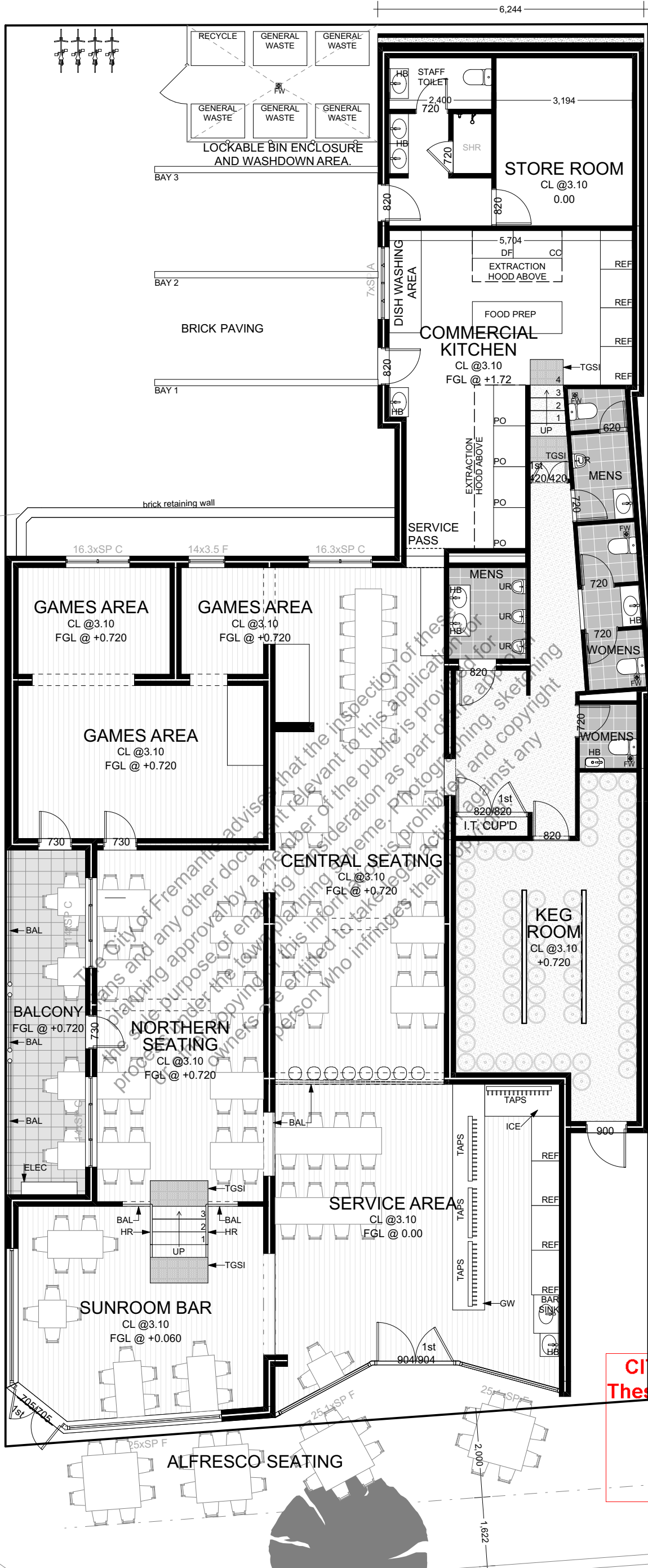
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DA0336/26

10 Sept 2026

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BITUMEN XOVER



BAL	BALUSTRADE
CC	COMMERCIAL COOKER
DF	DEEP FRYER
FGL	FINISHED GROUND LEVEL
FW	FLOOR WASTE
GW	GLASS WASHER
HB	HAND BASIN
HR	HAND RAIL
PO	PIZZA OVEN
REF	REFRIGERATOR
SHR	SHOWER
TGSI	TACTILE GROUND INDICATOR
UR	URINAL

Floor Areas - All Stories		
Floor	Location	Area
Ground floor		
	LOUNGE AND DINING	180.92
	SERVICE AREA	46.48
	KITCHEN	38.26
	BATHROOMS	36.01
	KEG ROOM	30.39
	STORE & TOILETS	28.16
		360.22 m²

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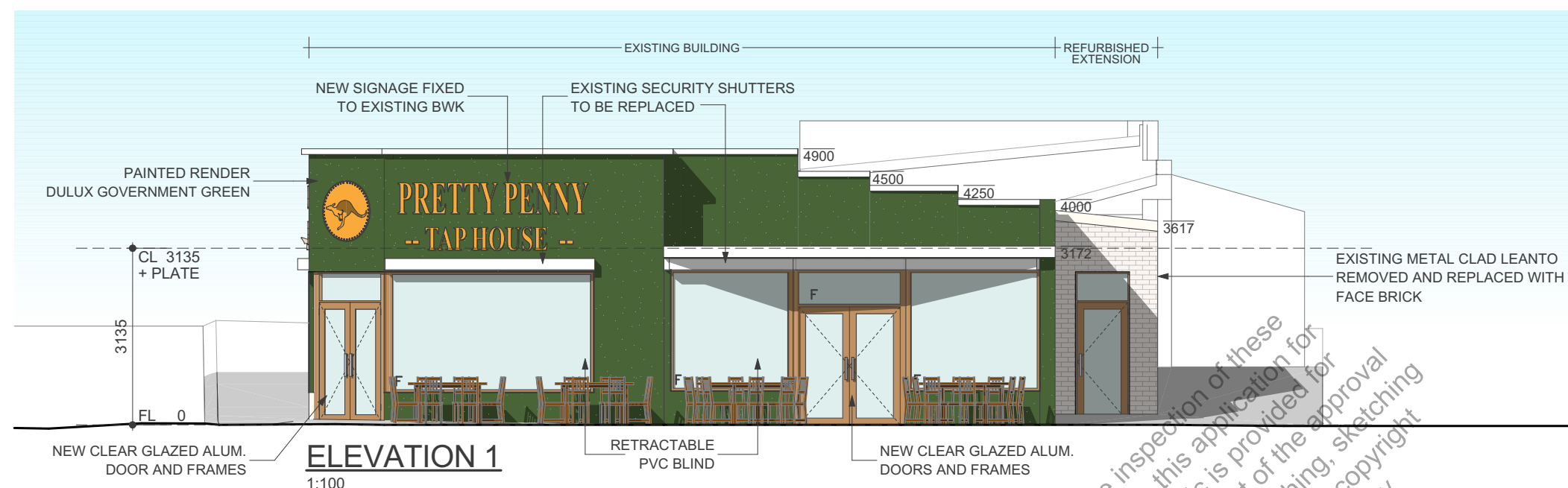
FLOOR PLAN 1:100

PRETTY PENNY TAPHOUSE

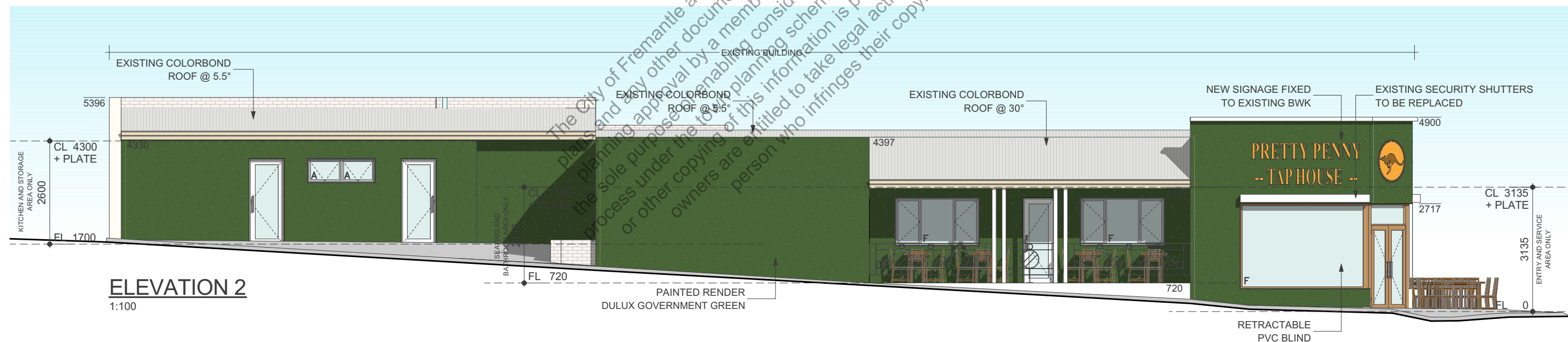
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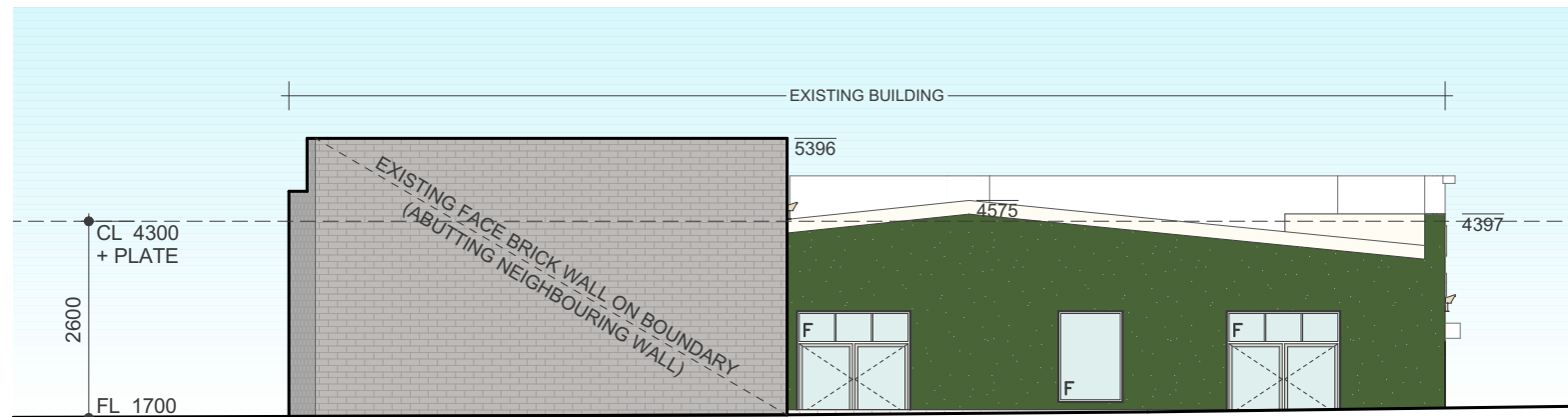


ELEVATIONS

PRETTY PENNY TAPHOUSE

384 SOUTH TERRACE, SOUTH FREMANTLE 6162

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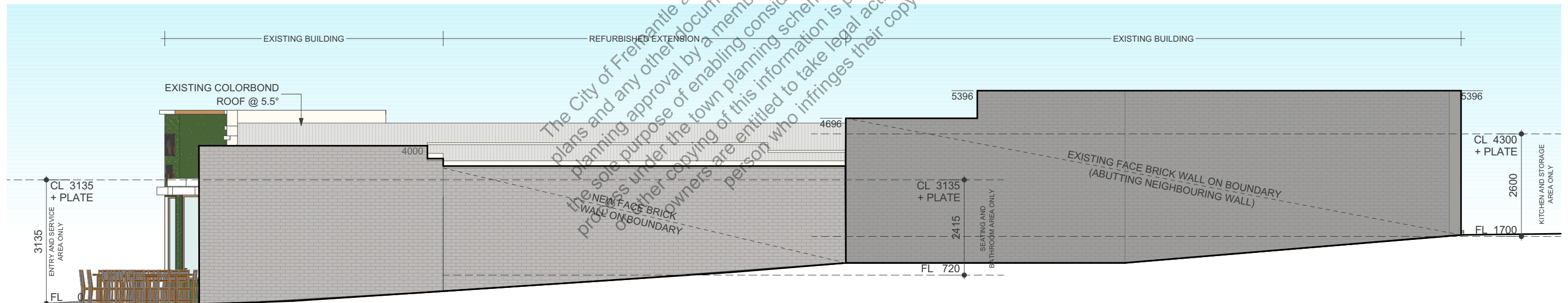
ELEVATION 3

1:100

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ELEVATION 4

1:100

TMC 2026



ELEVATIONS

PRETTY PENNY TAPHOUSE

384 SOUTH TERRACE, SOUTH FREMANTLE 6162

5 of 5

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DEVELOPMENT APPLICATION

PLANNING SUBMISSION

Change of Use from Café/Restaurant to Small Bar

Pretty Penny Taphouse

No. 384 (Lot 21) South Terrace

SOUTH FREMANTLE WA 6162

Prepared for	
Prepared by	
Submitted to	City of Fremantle
Date	27/08/2026

1. Introduction

This submission supports a development application for a change of use at No. 384 (Lot 21) South Terrace, South Fremantle, transitioning the site from an approved Café/Restaurant to a Small Bar trading as the Pretty Penny Taphouse. The application seeks approval for a maximum capacity of 150 patrons, operating from 11:00 am to midnight, seven days a week. The proposed works primarily consist of an internal fit-out within the existing 320 m² building, which already holds a hospitality approval and has historically operated as a restaurant. The proposal requires no new crossovers and will not alter the existing road network.

The subject site is zoned Mixed Use under Local Planning Scheme No. 4 (LPS4), where a Small Bar is designated as an "A" use. The proposal directly aligns with Objective (i) of the Mixed Use zone, which contemplates small-scale entertainment premises. Furthermore, a 150-patron seated bar with a dedicated food offering perfectly reflects Council's alcohol management principles, which explicitly favour small, low-risk licensed premises over large drinking establishments. Notably, Council established a clear precedent for hospitality at this location by approving a Café/Restaurant on plans dated 21 May 2024.

A critical component of this application is the proactive management of acoustic impacts. Potential noise has been structurally and operationally "designed out" rather than leaving compliance to staff discretion on the night. The accompanying Acoustic Report demonstrates full compliance with the Environmental Protection (Noise) Regulations 1997 across all four assessment periods at maximum capacity, even with doors modelled open. The mitigation controls delivering this compliance are physical and strictly time-based, ensuring certainty for surrounding residents.

Finally, the parking impact associated with this change of use is modest. Because both the existing approved use and the proposed Small Bar assess lounge and dining areas at identical rates under Table 2, the additional parking demand is strictly confined to the public bar area. Council has previously determined that a net increase in parking is not required for a hospitality venue at this address, an assessment that remains highly relevant to this proposal.

1.1 Documents lodged with this application

Document	Author	Date
Architectural and site plans	TMC	27 August 2026
Acoustic Report, Revision 1 (AES-890496-R01-1-21082026)	Acoustic Engineering Solutions	21 August 2026
Business Management Plan (v1.0)	Pretty Penny Taphouse	11 August 2026
Waste Management Plan (WMP26048-01, v3.0)	Talis Consultants	18 August 2026
Traffic Impact Statement	Asset Wise Building Consultants	June 2026
Heritage Impact Statement (HHA 202629)	Hocking Heritage + Architecture	24 August 2026
Parking Management Plan	Asset Wise Building Consultants	June 2026

2. The site

2.1 Site details

Address	No. 384 South Terrace, South Fremantle WA 6162
Legal description	Lot 21 on Plan 561
Certificate of Title	[Volume 1203/ 488]
Site area	494 m ²
Registered proprietor	
Applicant	Pretty Penny Taphouse
Zone (LPS4)	Mixed Use
Local Planning Area	LPA 4 — South Fremantle (LPS4 Schedule 7)
Metropolitan Region Scheme	Urban
Heritage	City of Fremantle Heritage List (27 August 2025); Local Heritage Survey Level 3; within a designated Heritage Area (8 March 2007). Not in the State Register.
Existing approved use	Café/Restaurant, approved on plans dated 21 May 2024. Not currently operating.
Building	Single storey, approximately 320 m ² internal
Frontages	South Terrace (west) and Orient Street (north)
Vehicle access	Existing rear access from Orient Street. None from South Terrace.

2.2 The building

The building is a single-storey masonry and corrugated iron shop and house, built between 1900 and 1905 in the Victorian Georgian style. It sits on the corner of South Terrace and Orient Street, with an asymmetrical corner shopfront, external seating under a separate verandah roof and a rendered parapet that carries shop signage.

The heritage record assesses the place as having medium integrity and authenticity and good condition. It has been altered over the years but the original form survives. The statement of significance describes it as an example of Fremantle's vernacular architecture and as evidence of how working people lived and traded in the area.

2.3 Surrounds

South Terrace is a local distributor and mixed-use activity street with a 40 km/h limit. Near the site it has one lane each way, a central painted traffic-calming treatment, parallel parking, street lighting, bus stop infrastructure, footpaths, kerb ramps, tactile paving, refuge islands and raised treatments. The uses along it are commercial and hospitality, with housing behind and opposite.

Orient Street is different in character. It is about six metres wide, kerbed, 40 km/h, carries low volumes, has footpaths both sides and reads as residential.

The site straddles two conditions: a commercial street to the west and a quiet residential one to the north. The design and management measures in this submission are shaped around that.

2.4 The existing approval

Council approved a Café/Restaurant at this address on plans dated 21 May 2024, subject to conditions.

A hospitality use of commercial scale is already permitted here, so this application asks Council to allow a change in the character of something it has already agreed to, not to introduce food and beverage into a residential street.

On hours, condition 3 of that approval allowed 7.00 am to 10.00 pm Monday to Friday, 7.00 am to 11.00 pm Saturday and 7.00 am to 10.00 pm Sunday. This application seeks a later close, which is an extension of what Council has previously allowed here. The venue opens four hours later each day, so the total daily operating period is shorter than the approved café's. The additional evening hours come with the controls set out at sections 3.3 and 6.

On parking, when granting the previous café approval at this address, Council formally acknowledged that the business would attract customers who had already parked nearby to visit other businesses, or who lived locally and would walk or ride, and that no net increase in parking was required.

Condition 2 of the approval requires the on-site parking, access and circulation areas to be kept available for parking, loading and circulation. The same arrangement continues under this proposal.

3. The proposal

3.1 What the venue is

The Pretty Penny Taphouse is a local bar built around independent Western Australian beer, with a compact food offer and low-key entertainment. It is designed for seated patrons, with some standing and socialising within the licensed area. Drinks are ordered at the bar.

The building has carried a range of commercial uses over its life, including retail, a health studio and a café. The market is adults who enjoy locally made beer. Children are welcome with a parent or responsible adult. The venue will take bookings, birthdays and private and corporate functions within the approved capacity. No takeaway or packaged liquor is proposed.

3.2 Capacity

A maximum of 150 patrons at any one time across all licensed areas:

Area	Maximum patrons
Indoors	114
South Terrace alfresco (approximately 29 m ²)	28
Orient Street verandah	8
Total	150

This distribution is what the acoustic assessment models. The approved manager monitors patron numbers using an entry count, booking record or counting system, and entry pauses once capacity is reached.

3.3 Hours

The venue trades 11.00 am to midnight, seven days. Supporting times are set out below.

Activity	Time
Venue open and alcohol service	11.00 am – 12.00 midnight, seven days
Kitchen — lunch	11.30 am – 2.30 pm
Kitchen — evening	5.30 pm – 8.00 pm
Last food orders	8.00 pm
Kitchen exhaust off	9.00 pm
Orient Street verandah closed and cleared	10.00 pm
South Terrace alfresco closed and cleared	12.00 midnight
All air-conditioning plant shut down (ceiling fans only)	10.00 pm
First closing reminder	11.30 pm
Last drinks	11.40 pm
Second closing reminder	11.45 pm
Venue closed	12.00 midnight
Frontage monitored after close	Minimum 20 minutes

The venue's operational character deliberately shifts at 10.00 pm. To respect the residential interface along Orient Street and to the east, the Orient Street verandah closes at this time and all air-conditioning plant shuts down. For the final two hours of trade, operations are safely confined to the interior and the commercial-facing South Terrace alfresco area, accommodating a naturally declining patron count.

The night assessment period commences at 2200 hours, at which point assigned noise levels at residential receivers drop by 5 dB. Rather than leaving night-time compliance to chance, the proposal structurally integrates these 10.00 pm controls, allowing the Acoustic Report to model and demonstrate compliance for the night period directly.

3.4 Works

The work is largely an internal fit-out inside the existing envelope, with external works confined to finishes, joinery, signage and one later boundary element. Nothing is added to the building and no element of cultural heritage significance is demolished. Section 8 sets out the external works and the heritage assessment of them.

- Internal fit-out: bar, servery, cool room, seating and joinery;
- R6 insulation batts laid over the existing ceiling boards, which currently have none;

- South Terrace glazing replaced with retractable PVC blinds and a security roller door, assessed as reversible and of minimal heritage impact — section 8;
- Eastern boundary wall raised from 1.8 m to 2.3 m;
- Five split air-conditioners, with three condensers at roof level, one wall-mounted to the south and one at ground level to the east; two cool room condensers at roof level; ten ceiling-mounted low-speed fans;

3.5 Staff

Around four staff during quiet periods, six to eight on Friday and Saturday evenings, eight at most, and four or five during closing and cleaning.

The approved manager runs patron capacity, responsible service, entertainment levels, monitoring of external areas, complaint response and the Business Management Plan. Induction covers operating controls, emergency arrangements, waste separation, neighbour amenity and when to escalate an incident.

4. Planning framework

4.1 Permissibility

The site is zoned Mixed Use. Small Bar is an "A" use in that zone under Table 1, so the use requires Council to exercise its discretion following special notice under clause 64 of the Deemed Provisions.

4.2 Mixed Use zone objectives

Clause 3.2.1(e) sets the objectives of the zone

Objective	Response
(i) A mix of compatible land uses including entertainment, recreation and retailing in small scale premises	A small-scale entertainment and hospitality use in a building already approved for hospitality, adding to the range of uses along the South Fremantle strip without competing with the centre zones.
(ii) Residential at upper level, and at ground level where designed to contribute positively to an active public domain	No residential component is proposed. The proposal activates the South Terrace frontage and puts eyes on the street through the evening, returning a corner shop to the role it has played here since 1903.
(iii) Development sympathetic with the desired future character of the area	The works are mostly internal, inside the existing envelope, with no change to bulk, scale, height or streetscape form. An existing steel framed lean-to is to be rebuilt with double brick walls.
(iv) Development not detrimental to the amenity of adjoining owners or residential properties in the locality	Acoustic compliance demonstrated at full capacity across all four assessment periods, both outdoor areas closed at 10.00 pm, air-conditioning plant shut down at 10.00 pm, capacity control, and a Business Management Plan the venue operates under.
(v) Conserve places of heritage significance	Section 8. The proposal keeps a Heritage List place in active, viable use inside its existing envelope.

5. Clause 67 considerations

Clause 67 of Schedule 2 to the Regulations sets out the matters Council must have regard to. Those engaged by this proposal are dealt with below.

Clause 67	Response
(a) The aims and provisions of the Scheme	Section 4. The proposal serves the LPS4 aims of conserving Fremantle's cultural heritage, ensuring development complements the community's identity and character, encouraging business and employment in appropriate locations, and reducing reliance on private motor vehicles.
(g) Any local planning policy	Sections 8, 9 and 10. LPP DBU6 and LPP 3.6 are the main ones.
(k) and (l) Built heritage conservation and effect on cultural heritage significance	Section 8 and the Heritage Impact Statement.
(m) Compatibility with its setting and relationship to adjoining development	The works are internal, within an existing 320 m ² building. Bulk, scale, height and form are unchanged. The use suits the mixed commercial and residential character of this part of South Terrace.
(n) Amenity of the locality — environmental, character and social impacts	Noise is dealt with at section 6, where compliance is demonstrated at maximum capacity across all four assessment periods. Lighting is directed away from residences and decorative lighting goes off at closing. The venue creates local jobs, provides an evening gathering place, puts people on the street after dark, and fits Council's stated preference for small, low-risk licensed premises.
(s) Access, egress, loading, unloading, manoeuvring and parking	Section 7. Vehicle access is the existing rear access off Orient Street. No new crossover and no vehicle access from South Terrace. Deliveries are handled on site.
(t) Traffic generated and capacity of the road system	Section 7. The Traffic Impact Statement finds the transport effect manageable within the existing network, with no road upgrades or intersection changes.
(u) Public transport, utilities, waste, pedestrian and cyclist access, and access for people with disability	Transperth stop 10460 sits on South Terrace roughly 10 to 20 metres from the frontage, with a formal waiting area, seating, lighting and accessible footpath connections. Waste is at section 10. Bicycle parking is provided on site. Universal access is addressed at [reference].
(x) Impact on the community as a whole	The proposal supports the vitality, employment and evening economy of South Fremantle and keeps a heritage-listed building in use, with its effects held inside a controlled envelope.
(y) Any submissions received	To be addressed following advertising.
(za) Comments from any authority consulted under clause 66	The Acoustic Report is available for referral to the Department of Water and Environmental Regulation and to the City's Environmental Health Services.

6. Noise

Acoustic Engineering Solutions has prepared an Acoustic Report (Revision 1, AES-890496-R01-1-21082026, 21 August 2026).

6.1 Method

The assessment uses SoundPlan v8.2 with ISO 9613 prediction algorithms, tested against the Environmental Protection (Noise) Regulations 1997. Ground contours came from Landgate, and the surrounding buildings and 1.8 m boundary fences were digitised into the model. Worst-case meteorological conditions were adopted for each of the day, evening and night periods.

Five receivers were assessed. R1, R2 and R3 are the nearest residences and R4 and R5 the nearest commercial premises, each modelled at 1.5 m above ground. Influencing factors were calculated from surrounding land use and road classification, giving 5 dB at each of R1, R2 and R3.

Eight scenarios were run. Scenarios 1 and 2 cover mechanical plant with kitchen activity, and patron conversation, during the day and evening. Scenarios 1A and 2A cover the same sources at night, reflecting the shutdown of the five air-conditioners and the closure of the Orient Street verandah from 10.00 pm. The rest cover background music, live music, deliveries and car doors closing in the car park.

Predicted levels were adjusted for dominant characteristics as the Regulations require: 5 dB for tonality on the mechanical scenarios, 10 dB for music, and 10 dB for impulsiveness on car doors. The model assumes the corner entry door and both verandah doors are open in every scenario.

6.2 Result

The report finds compliance with the Regulations across the daytime Monday to Saturday, daytime Sunday and public holiday, evening and night assessment periods, at 150 patrons and with the doors open.

Compliance is not reached by holding patron numbers below capacity, and it does not turn on staff reading conditions and adjusting as they go. It is demonstrated at the full approved capacity under conservative assumptions.

The controls that deliver night-time compliance are fixed and checkable: two outdoor areas closed at a set time, and mechanical plant switched off at a set time.

6.3 Controls

Four measures are built into the acoustic model:

Measure	When	Purpose
Eastern boundary wall raised from 1.8 m to 2.3 m	Permanent	Reduces car park noise at R3, the nearest eastern residence.
South Terrace blinds closed during indoor live music	During live music	Reduces live music noise at R1, R4 and R5.
All five air-conditioning units switched off; ceiling fans continue	From 10.00 pm	Reduces mechanical plant noise at all three residential receivers through the night period.
Orient Street verandah dining area closed and cleared	From 10.00 pm	Removes outdoor patron noise from the Orient Street interface through the night period.

The Business Management Plan adds:

- Live music limited to a solo vocalist with acoustic guitar on a microphone and mobile speaker, not through the house system, two to three sessions a week;
- Background music only through the eight indoor and two outdoor speakers assessed;
- Televisions muted when showing sport;
- No change to speaker number, location, amplification or entertainment intensity without acoustic review;
- No DJs, karaoke or amplified bands;
- Mechanical plant kept in the assessed locations and in working order, with rattles and tonal noise fixed promptly;
- Kitchen exhaust off by 9.00 pm;
- Orient Street verandah closed and cleared by 10.00 pm;
- Air-conditioning off from 10.00 pm, with a nightly record kept;
- Deliveries 10.00 am to 5.00 pm Monday to Saturday excluding public holidays, engines off during unloading, and kegs, bottles and containers not dropped, rolled on hard surfaces or struck together;
- Waste collection 7.00 am to 7.00 pm weekdays excluding public holidays, and no glass moved to external bins outside daylight hours.

6.4 After 10.00 pm

Because the venue trades into the night period, its operational footprint and acoustic profile change significantly at 10.00 pm. To protect the amenity of the residential interface, the Orient Street verandah is closed and cleared of patrons at this time. Concurrently, all five air-conditioning units switch off, leaving the venue to rely on ceiling fans.

From 10.00 pm until close, operations are safely consolidated indoors and within the commercial-facing South Terrace alfresco area, aligning with a naturally declining patron count. Noise-generating activities such as deliveries, waste movements, and glass handling are completed hours earlier. Crucially, a nightly record of the 10.00 pm mechanical plant shutdown is maintained on site so this control can be actively audited by the City rather than simply assumed.

6.5 Lighting

External lighting and illuminated signage are limited to the commercial-facing parts of the building and directed away from residences. Advertising, decorative and operational lighting go off at closing. Low-level safety and security lighting may stay on overnight where it is shielded, directed downward and does not cause glare or spill.

7. Car parking, access and transport

7.1 The requirement

Table 2 of LPS4 sets no rate for Small Bar. Under clause 4.7.1(c) the requirement is determined by Council where none is prescribed, and the rate for the closest related use class is one bay per 2.5 m² of public bar area plus one bay per 5 m² of lounge or garden area.

The approved Café/Restaurant is charged at one bay per five seats, or one bay per 5 m² of dining area, whichever is greater.

7.2 Calculation

Element	Rate	Area (m ²)	Required	Provided	Shortfall
Car parking — public bar area	1 : 2.5 m ²	46	18	-	-
Car parking — lounge and dining area	1 : 5 m ²	181	36.2	—	—
Total car parking			55	3	52
Less: requirement of approved Café/Restaurant	1 : 5 m ² or 1 : 5 seats	227	45	—	—
Net additional requirement			10		10
Delivery bay	1 per service area	—	1	1	Nil

The on-site parking includes an ACROD bay. Bicycle parking is provided on site and installed before trading commences, and a loading bay is provided to the rear off Orient Street. Car parking is the only Table 2 element on which a discretion is sought.

7.3 Justification under clause 4.7.3.1

Clause 4.7.3.1 allows Council to waive or reduce the standard requirement where the applicant justifies it on one or more of the listed grounds. The grounds relied on are set out below.

(i) Availability of car parking in the locality, including street parking.

Lawful parallel and short-stay parking is available on South Terrace and surrounding streets, subject to posted restrictions and bus stop clear zones, with further public parking in the wider South Fremantle and South Beach area. [Insert the parking occupancy survey results, with methodology, dates and times.] In granting the café approval at this address, Council accepted that customers would already have parked nearby to visit other businesses, or would live locally and walk or ride.

(ii) Availability of public transport in the locality.

Transperth stop 10460 is on South Terrace immediately beside the site, roughly 10 to 20 metres from the frontage, with a formal waiting area, seating, lighting and accessible footpath connections. Route 532 runs both directions through the Fremantle CBD every 15 minutes during daytime hours, seven days a week, on the City's own published information. It connects north to Fremantle Station, about 1.8 to 2.0 kilometres away and five minutes by bus, where passengers transfer to the Fremantle rail line and the wider bus network.

(iv) Parking deficiency or surplus associated with the existing use.

The approved Café/Restaurant is the right baseline. Because lounge and dining are charged at one bay per 5 m² under both use classes, the extra demand from the change of use falls only on the public bar area. Waste Management Plan v3.0 supports the characterisation: it assesses all three public rooms, including the 130 m² central room, as a licensed premises with dining.

(vi) Credit for a pre-existing use.

Commercial use of these premises predates the Scheme. The building went up as a corner shop between 1900 and 1905 and has traded commercially since, including as a restaurant. No on-site parking came with the original use.

(vii) Restoration of a heritage building.

The place is on the City of Fremantle Heritage List, recorded at Local Heritage Survey Level 3, and sits within a designated Heritage Area. The proposal keeps it in active and viable use inside its existing envelope, without addition and without demolishing anything of significance. [Insert the conservation works proposed and their cost, cross-referenced to the Heritage Impact Statement.]

(viii) Other relevant considerations.

The Parking Management Plan estimates that 15 per cent of patrons arrive by private car and a further 15 per cent by taxi or rideshare, with the remaining 70 per cent arriving by public transport, on foot or by bicycle. Rideshare and taxi trips need short set-down and pick-up but create no parking demand. Capacity is not reached throughout all trading hours, and demand concentrates in the evening, outside the hours when surrounding commercial uses generate their own. South Terrace is a bike route in the City's Bike Plan with green treatment at its intersections, and the coastal shared path lies a short ride west.

The Parking Management Plan also commits the operator to a series of travel-management measures, including a prohibition on staff parking in adjacent residential streets, a staff travel guide, promotion of public transport and rideshare to patrons, and on-site bicycle parking installed before trading commences.

Ultimately, the change of use generates a minor net parking shortfall of just 10 bays when assessed against the established Café/Restaurant baseline. This negligible increase in demand is easily and safely absorbed by the robust supply of approximately 330 public parking spaces located within a 300-metre radius of the site. When coupled with the venue's immediate proximity to high-frequency bus infrastructure and the active promotion of sustainable transport modes, this minor shortfall satisfies the discretionary criteria for a reduction under clause 4.7.3.1.

7.4 Access, deliveries and set-down

Vehicle and servicing access is the existing rear access from Orient Street. No new crossover is proposed and there is no vehicle access from South Terrace, which keeps a new conflict point off the main pedestrian and bus frontage.

Deliveries run 10.00 am to 5.00 pm Monday to Saturday excluding public holidays, using the rear loading area. The largest expected vehicle is a seven-metre rigid. Vehicles will not obstruct South Terrace, Orient Street, footpaths, driveways or emergency access, and reversing is minimised and supervised where needed.

Taxi and rideshare set-down and pick-up goes to lawful kerbside locations on the South Terrace commercial frontage, not the bus zone, a driveway, the Orient Street access or anywhere that blocks traffic or pedestrians.

8. Heritage

The place is on the City of Fremantle Heritage List, recorded in the Local Heritage Survey at Management Category Level 3, and is a contributory place within the South Fremantle Heritage Area. It is not in the State Register and is not subject to a Heritage Order or Agreement.

A Heritage Impact Statement by a qualified heritage practitioner accompanies the application and should be read with this section.

8.1 Approach

This is adaptive re-use within the existing envelope. Nothing is added and the form, bulk, scale, height and roof form are unchanged. The corner shopfront, verandah and rendered parapet that give the building its presence on the street all stay.

The proposal continues what the place has always done rather than departing from it. It was built as a corner shop serving the neighbourhood around it and ran that way from the early 1900s. A small bar with a food offer puts it back in that role, and does so in a form that makes the building pay for itself.

8.2 Heritage assessment

Hocking Heritage + Architecture has assessed the proposal against the heritage values of the place and against Local Planning Policy 3.6. The report concludes that the works have no negative impact on the aesthetic and historic value of the place, that they satisfy the policy objectives for contributory places in the South Fremantle Heritage Area, and recommends the proposal for approval.

The place carries Management Category Level 3 in the Local Heritage Survey — Some Significance — meaning its contribution to the urban context should be maintained and enhanced. The assessment finds that the works do not affect the form, scale, siting or materials of the building, and that the shopfronts which carry its commercial character are retained.

On the treatment of the South Terrace glazing, the report finds the replacement with retractable blinds reversible and of minimal impact. The new parapet lettering is found consistent with the identification of commercial premises and appropriately located.

8.3 Conservation outcomes

The proposal delivers a number of outcomes the heritage assessment identifies as positive:

- The original Metters oven in the northern fireplace retained;
- Down stand beams and plaster cornices retained where new openings are formed, so that the original wall positions remain legible;
- New traditional-style plaster cornices installed where cornices are missing;
- Timber floorboards retained and restored, with later paint finishes sanded off;
- Aluminium windows to the carpark elevation replaced with recycled timber framed leadlight windows, which the assessment finds will enhance the cultural heritage significance of the place;
- Existing door hardware to the external timber doors retained and conserved;
- An existing infilled opening reopened;
- Both fireplaces retained.

8.4 External works

The external works are:

- Main entry doors replaced with glazed aluminium doors and frames;
- South Terrace glazing replaced with retractable PVC blinds and a security roller door;
- Aluminium windows facing the carpark replaced with recycled timber framed leadlight windows;
- Carport roller door openings partly infilled and converted to single swing doors;
- Northern verandah balustrades replaced;

- External masonry repainted in acrylic, Dulux "Government Green";
- New signage lettering and logo installed on the corner parapet;
- Sheet metal cladding to the later southern boundary extension demolished and replaced with a face brick wall for secure storage;
- Eastern boundary wall raised from 1.8 m to 2.3 m.

No change is proposed to the street facing external walls, rooflines, verandah, shopfront positions or the position of external openings.

8.5 Statutory position

The proposed demolition is strictly limited to a single element: the sheet metal cladding on the later extension along the southern boundary, which will be removed and replaced with a face brick wall to facilitate secure storage. This specific work engages Clause 4.14.

The existing cladding is non-original fabric situated on a boundary rather than a street elevation. It holds little to no cultural heritage significance and does not contribute to the character of the wider area. Replacing it with face brick represents a material improvement over the existing condition. No other demolition is proposed on the site.

9. Amenity and management

A Business Management Plan accompanies the application. It is kept on site, forms part of staff induction, and is available to authorised City officers. Where another approved technical report sets a stricter requirement, the stricter one governs.

9.1 Patrons

Patron numbers do not exceed 150. The approved manager keeps an entry count, booking record or counting system through busy periods and functions, and entry pauses at capacity. Staff watch the entrance, alfresco and street frontage during busy periods and at closing. Drinks stay within the licensed premises, and patrons do not block footpaths, driveways or neighbouring access.

Intoxicated or disruptive patrons are handled under the venue's House Management Policy and Code of Conduct, including refusal of service and removal where needed. Crowd controllers are engaged for high-attendance functions, live music sessions or any period the approved manager judges needs them.

9.2 Closing

To actively manage the residential interface, the Orient Street verandah is closed and cleared of patrons by 10.00 pm. From this time until close, patron activity is contained entirely indoors and within the commercial-facing South Terrace alfresco area. As midnight approaches, a first closing reminder is issued to patrons at approximately 11.30 pm, followed by last drinks at 11.40 pm and a final reminder at 11.45 pm.

At closing, staff actively monitor the entrance and street frontage, requesting that departing patrons leave the area promptly and quietly. Any groups congregating outside or speaking loudly are respectfully moved on, with activity deliberately directed away from nearby residential interfaces. All taxi and rideshare pick-ups are directed exclusively to the South Terrace frontage. This active frontage monitoring continues for a minimum of 20 minutes after closing, or until all venue patrons have completely dispersed, whichever is later.

9.3 Smoking

No smoking anywhere on the premises. No designated smoking area is provided or promoted. Patrons stepping outside to smoke do not take drinks with them. Staff discourage smokers from gathering near the entrance, blocking the footpath, making noise or leaving litter.

9.4 Staff travel

Staff parking is provided on site as set out at section 7.2. Other staff are encouraged to walk, cycle, use public transport or rideshare, or park lawfully in available public parking, and are told not to use parking meant for nearby residents or block neighbouring access. Travel expectations form part of induction and rostering.

9.5 Complaints

Complaints go to the registered proprietor, Raymond Simpson. Complaints are acknowledged and investigated within 24 hours.

The venue records the complainant's details where they are given, along with the date, time, location and nature of the concern; checks operations, staff observations, incident records and equipment or entertainment settings; takes immediate corrective action if something is wrong; responds within 24 hours with the outcome or status; and logs the investigation, findings, response and any preventive action in a complaints register.

Repeated or substantiated issues go to the owner, and professional acoustic or operational advice is obtained where relevant. The complaints contact is displayed at the entrance and given in writing to immediately adjoining owners and occupiers before opening.

9.6 Review

The approved manager checks patron numbers, external areas, music levels, lighting, waste storage and closing procedures as a matter of routine. The Business Management Plan is reviewed after any substantiated complaint, any material change in operation, or on request from the City.

10. Waste

Talis Consultants has prepared a Waste Management Plan (WMP26048-01, Revision 3.0, 18 August 2026).

Waste generation is assessed on the floor area of the three public rooms — the rear room at 30 m², the central room at 130 m² and the northern room at 28 m² — each treated as a licensed premises with dining.

Stream	Generation	Provision	Collection
Refuse	8,778 L per week	Five 660 litre bins	Three times weekly, private contractor
Recycling	658 L per week	One 660 litre bin	Three times weekly, private contractor
Specialty waste	As generated	Secure containers for cooking oil, chemicals, batteries and e-waste	As required

Internal bins for source separation sit throughout the venue, colour coded and labelled to AS 4123.7, and staff move them to the bin storage area.

The bin storage area has a smooth impervious floor graded to a sewer-connected drain, taps for washing bins and the area, ventilation, signage, screening from the property boundary and public areas, and security against theft and vandalism. Bins are not double stacked. The area is undercover where possible and designed so stormwater stays out of the drain.

A private contractor services the bins from the bin storage area via the loading bay off Orient Street, reversing in and leaving in a forward motion. Collection runs 7.00 am to 7.00 pm on weekdays excluding public holidays, in the quietest reasonable and practicable manner, under regulation 14A of the Environmental Protection (Noise) Regulations 1997. Glass goes to external bins only after 7.00 am and in daylight.

11. LPP DBU6

Policy requirement	Response
Location adjacent to well-lit through streets allowing safe taxi access, ideally with a loading zone or similar near the entrance for drop-off and pick-up	South Terrace is a well-lit through street with street lighting, footpaths, kerb ramps and bus stop infrastructure. Taxi and rideshare set-down and pick-up go to lawful kerbside locations on the South Terrace frontage. The frontage is lit and the active commercial uses along it provide passive surveillance.
Amenity and safety considerations may preclude narrow or quiet streets	South Terrace is a mixed-use activity street carrying commercial and hospitality uses, not a narrow or quiet residential one. Vehicle and servicing access is deliberately kept to Orient Street so the South Terrace pedestrian and bus frontage stays clear.
Queuing area required on site where admission fees or line-ups are proposed	No admission fee or ticketed entry is proposed. A staff member manages the entrance during busy periods so queues do not form on the footpath.
Proximity to residential development forms a significant part of the assessment; Council does not generally support proposals that may encourage conflict between land uses	To actively manage the residential interface, the Orient Street verandah is closed and cleared of patrons at 10.00 pm, safely consolidating any remaining outdoor activity to the commercial-facing South Terrace frontage. Furthermore, all air-conditioning plant shuts down at 10.00 pm, acoustic compliance is proven at full capacity across all four assessment periods, venue capacity is strictly capped, the eastern boundary wall is raised, and a direct complaints contact is provided to adjoining occupiers prior to opening.
Application requirements — locality plan, floor plans and elevations, floor area and patron numbers, description of use and entertainment, hours, management and security practices, parking and signage	All provided. Patron numbers at section 3.2, floor areas on the architectural plans, use and entertainment at 3.1 and 6.3, hours at 3.3, management at 9, parking at 7, signage at [reference].
Night-club provisions	Not applicable. This is not a cabaret-style venue, does not seek to operate beyond hotel or tavern hours, and the main purpose of the premises is not the performance of music. Night Club is an 'X' use in the Mixed Use zone in any event.

12. Conclusion

This application proposes the adaptive re-use of an existing building—which currently holds approval for hospitality—into a small neighbourhood bar focusing on independent Western Australian beer. This proposal

directly aligns with objective (i) of the Mixed Use zone and matches Council's stated preference for small, low-risk licensed premises over large drinking establishments.

Crucially, the Acoustic Report demonstrates full compliance with the Environmental Protection (Noise) Regulations 1997 at maximum capacity across all four assessment periods. This compliance is guaranteed by fixed physical measures and time-based controls, rather than relying solely on subjective staff supervision.

The development returns a Heritage List property to its traditional corner-shop function within its existing envelope, securing its economic future without requiring additions or significant demolition. Given the modest parking impact relative to the approved baseline, the immediate proximity of bus stop infrastructure, and the proposal's alignment with Clause 67 of the Deemed Provisions, this application demonstrates significant planning merit and warrants approval.

The City of Fremantle advises that the inspection 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.

PRETTY PENNY

BUSINESS MANAGEMENT PLAN

Proposed Small Bar - Pretty Penny Taphouse

Document detail	Information
Site	384 South Terrace, South Fremantle WA 6162
Applicant	Asset Wise Building Inspections trading as Pretty Penny Taphouse
Proposed use	Small bar / independent Western Australian beer taphouse
Maximum patron capacity	150 patrons
Responsible owner	
Complaints contact	
Document status	Version 1.0 - submitted in support of the development application

Purpose. This plan establishes the day-to-day operating controls for the venue and is intended to be read with the approved development plans, Acoustic Report and Waste Management Plan.

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Document control

Version	Date	Description	Prepared for
1.0	11 August 2026	Initial issue for planning submission	Pretty Penny Taphouse

Referenced documents

Document	Prepared by / date
Architectural and site plans - 384 South Terrace, Pretty Penny Taphouse	TMC, issued 10 August 2026
Acoustic Report, AES-890496-R01-0-03082026	Acoustic Engineering Solutions, 3 August 2026
Waste Management Plan, WMP26048-01 Version 2.0	Talis Consultants Pty Ltd, 18 May 2026
Traffic and Parking Management Plan	To be submitted separately and incorporated by reference

Management commitment

The operator will implement this plan for the life of the approved use. The plan will be kept onsite, incorporated into staff induction and made available to authorised City officers on request. Where another approved technical report imposes a more stringent requirement, the more stringent requirement will apply.

1. Executive summary

Pretty Penny Taphouse is proposed as a locally focused small bar showcasing independent Western Australian beer, supported by a compact food service and low-key entertainment. The venue is designed primarily for seated patrons, while allowing some patrons to stand and socialise within the approved licensed area.

The operating approach is based on active supervision by the approved manager, controlled patron capacity, early kitchen and outdoor-area wind-down, managed deliveries and waste collection, and compliance with the recommendations of the acoustic and waste reports.

2. Site and business description

Item	Proposed operation
Venue	Pretty Penny Taphouse
Business model	Independent WA beer taphouse with food, background music, televised sport and limited live acoustic music
Maximum capacity	150 patrons across all internal and external licensed areas
Indoor capacity	Up to 114 patrons, consistent with the acoustic assessment
South Terrace alfresco	Up to 28 patrons
Orient Street veranda	Up to 8 patrons; closes at 10:00 pm

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Item	Proposed operation
Service style	Generally seated, with some standing drinking permitted; drinks ordered at the bar
Target market	Adults who enjoy locally produced independent WA beer
Children	Permitted with a parent or responsible adult until closing
Functions	Bookings, birthdays, private and corporate functions accepted within approved capacity and operating controls
Takeaway liquor	Not proposed

3. Hours of operation

Activity	Sunday-Thursday	Friday-Saturday
Venue open / alcohol service	11:00 am-12am	11:00 am-12am
Kitchen - lunch	11:30 am-2:30 pm	11:30 am-2:30 pm
Kitchen - evening	5:30 pm-8:00 pm	5:30 pm-8:00 pm
Last food orders	8:00 pm	8:00 pm
Last drinks	20 minutes before closing	20 minutes before closing
Orient Street veranda	Closes by 10:00 pm	Closes by 10:00 pm
Kitchen exhaust	Switched off by 9:00 pm	Switched off by 9:00 pm

4. Staffing and responsibilities

Operating period	Indicative staffing
Quiet periods	Approximately 4 staff
Friday and Saturday evenings	6-8 staff
Maximum onsite	8 staff
Closing and cleaning	4-5 staff

The approved manager will be responsible for patron capacity, responsible service of alcohol, entertainment levels, external-area monitoring, complaint response and implementation of this plan. Staff induction will cover relevant operating controls, emergency arrangements, waste separation, neighbour amenity and incident escalation.

5. Patron and capacity management

- The total number of patrons will not exceed 150 at any time.
- The approved manager will use a reliable entry count, booking record or electronic/clicker counting system during busy periods and functions.
- Entry will be paused when the approved capacity is reached.

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- Staff will monitor the entrance, alfresco and street frontage during busy periods and at closing.
- Drinks will not be permitted beyond the licensed premises.
- Patrons will not be permitted to obstruct footpaths, driveways or neighbouring access.
- Intoxicated or disruptive patrons will be managed in accordance with the venue's House Management Policy and Code of Conduct, including refusal of service and removal where necessary.
- Crowd controllers may be engaged for anticipated high-attendance functions, live-music sessions or other periods identified by the approved manager as requiring additional control.

6. Closing and patron dispersal

1. Staff will make the first closing reminder approximately 30 minutes before closing.
2. A second reminder will be made approximately 15 minutes before closing; last drinks will be called 20 minutes before closing.
3. Outdoor areas will be progressively cleared, with the Orient Street veranda closed by 10:00 pm.
4. At closing, staff will actively monitor the entrance and frontage and courteously ask patrons to leave promptly and quietly.
5. Loud conversations or groups forming outside will be dispersed or asked to move away from residential interfaces.
6. Taxi and rideshare pickups will be directed to the South Terrace frontage without blocking traffic, driveways or pedestrian movement.
7. Frontage monitoring will continue for at least 20 minutes after closing or until venue-related patrons have dispersed, whichever is later.

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7. Smoking

Smoking will not be permitted anywhere within the premises. No designated smoking area will be provided or promoted. Patrons leaving the premises to smoke may not take drinks with them. Staff will discourage smokers from congregating near the entrance, obstructing the footpath, creating excessive noise or leaving cigarette litter.

8. Entertainment and noise management

Entertainment	Management control
Background music	Low-level amplified music through the assessed system of eight indoor and two outdoor speakers during opening hours
Televised sport	Up to nine indoor televisions; muted when displaying sport, consistent with the Acoustic Report
Live music	Up to 2-3 sessions weekly, limited to the assessed solo vocalist/acoustic guitarist using a microphone and mobile speaker
Darts	Permitted indoors; competitions managed within approved capacity and hours
Pool	May be provided indoors if installed; managed within approved capacity and hours
DJs, karaoke and amplified bands	Not authorised by this plan unless separately assessed acoustically and approved where required

- The PVC blinds facing South Terrace will be fully closed whenever live music is performed.
- Live acoustic performances will use the mobile speaker arrangement assessed by the acoustic consultant and will not be routed through the house speaker system.

- The approved manager will monitor music and patron noise and immediately reduce volume or modify operations if necessary.
- No unassessed change to speaker number, location, amplification type or entertainment intensity will occur without appropriate acoustic review.
- The eastern boundary wall will be increased from 1.8 metres to 2.3 metres, as specified in the Acoustic Report.
- Mechanical plant will be maintained in good working order and promptly repaired if it develops rattling, tonal or unusually loud noise.

9. Alfresco and external-area management

- The South Terrace alfresco will accommodate no more than 28 patrons within the overall 150-patron capacity.
- The Orient Street veranda will accommodate no more than 8 patrons and close by 10:00 pm.
- Staff will regularly clear glasses and litter and monitor patron conduct in both areas.
- Outdoor furniture will be secured after closing.
- No drinks or venue furniture may extend beyond the approved licensed boundaries.
- The PVC blinds will be operated in accordance with the approved plans and acoustic controls.

10. Parking and sustainable transport

Four onsite parking bays are proposed: two for customers and two for staff. Other staff will be encouraged to walk, use public transport or rideshare, or park lawfully in available public parking including the beach car park. Customer and staff travel arrangements, nearby parking supply and the final travel-mode split will be detailed in the separate Traffic and Parking Management Plan.

- The venue website and booking information will identify public transport, walking, cycling, taxi/rideshare and lawful parking options.
- Staff will be instructed not to use parking intended for nearby residents or obstruct neighbouring access.
- Bicycles will be accommodated in the spaces shown on the approved plans.
- Taxi and rideshare activity will be directed to the commercial South Terrace frontage.

Plan consistency. The final architectural plans, Traffic and Parking Management Plan, Acoustic Report and this document must use the same number and allocation of onsite bays. The Acoustic Report presently refers to three bays including a delivery bay and should be corrected or clarified before determination.

11. Deliveries and loading

Matter	Control
Delivery types	Beer kegs, food, linen, gas, miscellaneous supplies and specialty-waste collections
Regular delivery hours	10:00 am-5:00 pm Monday-Saturday, excluding public holidays
Vehicle size	Up to approximately 7-metre rigid vehicle, subject to final transport-plan confirmation
Location	Rear loading bay where practicable, or lawful street parking where appropriate
Peak periods	Deliveries avoided during peak customer periods and prohibited in early morning and evening periods

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- Vehicles will not obstruct South Terrace, Orient Street, footpaths, driveways or emergency access.
- Engines will be switched off while unloading except where an operating refrigeration unit is necessary.
- Kegs, bottles and empty containers will not be dropped, rolled on hard surfaces or struck together.
- Delivery personnel will minimise voices, radios, doors and equipment noise.
- Deliveries will be coordinated by staff and undertaken as quickly and quietly as practicable.

12. Waste management

Waste stream	Provision	Collection
Refuse	Two 660 L bins	Three times weekly
Recycling	One 660 L bin	Three times weekly
Specialty waste	Separate secure containers for cooking oil, chemicals, batteries, e-waste and similar materials	As required by an appropriate contractor

- Internal colour-coded and labelled bins will support separation of refuse and recycling.
- The private waste contractor will service bins onsite from the bin storage area via the Orient Street loading bay.
- Waste collection will occur between 7:00 am and 7:00 pm on weekdays, excluding public holidays, and in the quietest reasonable manner.
- Glass will be transferred to the rear bins only after 7:00 am and during daylight hours; no evening or early-morning glass disposal is permitted.
- The bin storage area will have a smooth impervious floor graded to a sewer-connected drain, washing taps, ventilation, signage, screening and security.
- Security gates will be locked after hours. Controlled contractor access will be provided where required.
- Bins and the storage area will be cleaned as required, with washdown directed only to the approved sewer connection and protected from stormwater inflow.
- Staff will monitor bin capacity, cleanliness, odour and pests and arrange additional cleaning, pest control or collection when necessary.
- Grease-management equipment, if required by the food-business approval, will be serviced by an appropriately licensed contractor at the required frequency.
- External pressure washing will occur only during daytime hours and will avoid creating unreasonable noise or runoff.

13. Lighting and mechanical plant

- External lighting and illuminated signage will be limited to commercial-facing portions of the building and directed away from residences.
- Advertising, decorative and operational lighting will be switched off at closing.
- Low-level safety and security lighting may remain on overnight where shielded, directed downward and not causing unreasonable glare or light spill.
- Mechanical plant will remain in the locations assessed by the acoustic consultant: three air-conditioning condensers and two coolroom condensers on the roof, one air-conditioning condenser on the southern wall, one at ground level on the eastern side, and exhaust/vent outlets above roof level.
- Kitchen exhaust will be switched off by 9:00 pm, including after cleaning.

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14. Complaints and incident management

Neighbour and community complaints may be submitted to manager@awbcwa.com.au. Ray Simpson, owner, is responsible for ensuring complaints are acknowledged and investigated within 24 hours.

- Record the complainant's contact details where voluntarily provided, together with the date, time, location and nature of the concern.
- Check venue operations, staff observations, incident records and any relevant equipment or entertainment settings.
- Take immediate corrective action where an ongoing issue is identified.
- Respond to the complainant within 24 hours with the outcome or status of the investigation, where contact details are available.
- Record the investigation, findings, response and any preventive action in the complaints register.
- Escalate repeated or substantiated issues to the owner and, where relevant, obtain professional acoustic or operational advice.

15. Monitoring and review

- The approved manager will undertake routine checks of patron numbers, external areas, music levels, lighting, waste storage and closing procedures.
- The owner will review this plan following a substantiated complaint, material operational change or request from the City.
- Any amendment requiring City approval will not be implemented until that approval is obtained.
- Relevant records, including complaints and incidents, will be retained in accordance with liquor-licensing and other applicable requirements.

16. Operational compliance checklist

Timing	Manager check
Before opening	Confirm staff allocation, licensed boundaries, external areas, waste area and patron-counting arrangements are ready.
During trade	Monitor capacity, RSA, music, external patrons, lighting, deliveries, smoking and neighbour amenity.
Live music	Confirm solo acoustic format, mobile speaker only, PVC blinds closed and manager monitoring.
10:00 pm	Close and clear the Orient Street veranda; confirm kitchen exhaust is off by 9:00 pm.
Before closing	Make two closing reminders, call last drinks 20 minutes before closing and begin progressive dispersal.
After closing	Clear external areas, secure furniture and gates, switch off decorative lighting, monitor frontage for at least 20 minutes and record incidents.

17. Conclusion

Pretty Penny Taphouse will be operated as a responsibly managed neighbourhood taphouse focused on independent Western Australian beer. The controls in this plan provide a clear framework for capacity, patron behaviour, entertainment, deliveries, waste, transport, lighting,

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complaint response and protection of local amenity. The operator commits to implementing the approved version of this plan for the life of the use.

Appendix A - Key implementation commitments

Commitment	Requirement
Maximum capacity	150 patrons total; up to 114 indoors, 28 South Terrace alfresco and 8 Orient Street veranda
Outdoor closure	Orient Street veranda cleared by 10:00 pm
Live music	2-3 times weekly; assessed solo acoustic format only; PVC blinds closed
Boundary treatment	Eastern wall increased from 1.8 m to 2.3 m
Kitchen exhaust	Off by 9:00 pm
Glass disposal	After 7:00 am and in daylight hours only
Deliveries	10:00 am-5:00 pm Monday-Saturday, excluding public holidays
Complaints	Acknowledged and investigated within 24 hours

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ACOUSTIC REPORT

FOR

PRETTY PENNY TAPHOUSE

21 August 2026

AES-890496-R01-1-21082026

DOCUMENT CONTROL

Prepared for:

Pretty Penny Taphouse

384 South Terrace South Fremantle WA 6162

Contact:

Prepared by:

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Date:

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Acoustic Engineering Solutions

ABN: 64 451 362 914

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EXECUTIVE SUMMARY

Acoustic Engineering Solutions (AES) has been commissioned by Pretty Penny Taphouse to undertake environmental noise assessment of its proposed operations at 384 South Terrace South Fremantle. Pretty Penny Taphouse is proposed to have the maximum capacity of 150 and operate 7 days a week between 11am and 12 midnight. The aim of this assessment is to determine whether or not the proposed Pretty Penny Taphouse would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created using SoundPlan v8.2 and the following eight scenarios are modelled to represent the worst-case operations of proposed Pretty Penny Taphouse:

- Scenario 1 represents the worst-case day and evening-time operations of onsite mechanical plant.
- Scenario 1A represents the worst-case night-time operation of onsite mechanical plant.
- Scenario 2 represents the worst-case day and evening-time patron conversations.
- Scenario 2A represents the worst-case night-time patron conversations.
- Scenario 3 represents the daily operation of low-level background music.
- Scenario 4 represents the live music.
- Scenario 5 represents short events of delivery activities.
- Scenario 6 represents the short events for closing a car door in the car-park area.

For scenario 4, the live music is assumed to use a microphone and a mobile speaker at the live music stage and it does not use the in-house speakers.

After preliminary modelling, Pretty Penny Taphouse agrees to implement the following noise control measures for achieving compliance with the Regulations:

- Increase the height of eastern site boundary wall with R3 from 1.8m to 2.3m. This will reduce the car-park noise towards R3.
- Close the PVC blinds when live music plays indoors (scenario 4). This will reduce the live music noise towards R1, R4 and R5.
- After 10pm,
 - All of the air-conditioners are switched off but the ceiling fans operate.
 - The outdoor dining area in the veranda area facing Orient Street is closed.

Five closest residential and commercial receivers are selected for the detailed assessment of noise impacts. Noise levels are predicted for the "default" worst-case meteorological conditions and then adjusted for their dominant characteristics according to the Regulations. The adjusted noise levels are assessed against the criteria set by the Regulations. The compliance assessment concludes that full compliance is achieved for the proposed Pretty Penny Taphouse.

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1.0 INTRODUCTION

Pretty Penny Taphouse is proposed to operate at 384 South Terrace South Fremantle. An acoustic report is required for undertaking environmental noise impact assessment to determine whether or not the proposed Pretty Penny Taphouse would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been commissioned by Pretty Penny Taphouse to prepare the acoustic report.

1.1 SITE DESCRIPTION

Figure 1 in APPENDIX A presents an aerial view of the subject site and surrounding area. Pretty Penny Taphouse is located within "Mixed Use" zone and surrounded by residential and commercial/industrial premises.

Figure 2 and Figure 3 in APPENDIX A present the site/floor plan and elevation views. The building is a single storey building of 270mm double-brick walls and metal roofing. Ceiling boards are 10mm standard Gyprock. The windows are standard 6mm glasses. During the renovation,

- R6 insulation batts will be laid over the ceiling boards (currently no insulation layer).
- The windows/door facing South Terrace will be replaced with commercial PVC blinds so they can be opened completely when the weather is good.

A commercial kitchen is separated from the bar/dining area by walls and door. One staff shower and five toilets are present with their vent outlets above the roof. The coolroom has two smaller condensers located on the roof. Five split air-conditioners (AC) will be installed with three AC condensers on the roof, one wall-mounted in the southern side and one sitting on the ground in the eastern side, as shown in Figure 1 in APPENDIX A. Ten ceiling-mounted low-speed cooling fans will be installed.

Pretty Penny Taphouse is proposed to have a maximum capacity of 150 patrons and operates 7 days a week between 11am and 12 midnight. During the opening hours, low level amplified music plays via 10 speakers (8 indoor speakers and 2 outdoor speakers, as shown in Figure 2 in APPENDIX A). 9 TV screens will be wall-mounted inside the bar/dining areas, as shown in Figure 2 in APPENDIX A, but muted for displaying sports.

Regular delivery is planned between 10am and 5pm on Monday to Saturday excluding public holidays. JJ Richards and Sons waste service will be used for waste collection between 7am and 7pm on weekdays excluding public holidays.

Three car park bays are available onsite. A 1.8m brick wall stands on part of the eastern site boundary. No solid fence is present on the other site boundaries.

2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises 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".

Table 2-1 presents the assigned noise levels at various premises.

Table 2-1: Assigned noise levels in dB(A)

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) ¹		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	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	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 other than those in the Kwinana Industrial Area	All hours	65	80	90

¹ Assigned level L_{A1} is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.
Assigned level L_{A10} is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.
Assigned level L_{Amax} is the A-weighted noise level not to be exceeded at any time.

For highly noise sensitive premises, an “influencing factor” is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that “noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9”.

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

Table 2-2: Adjustments for dominant noise characteristics

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

2.2 VEHICLE NOISE

Regulation 3(a) states that *nothing in these regulations applies to the following noise emissions —*

- (a) *Noise emissions from the propulsion and braking systems of motor vehicles operating on a road.*

If it is open to public, a car park is considered to be a road and therefore vehicle noise (propulsion and braking) is not strictly assessed. However, noise from car door closing still requires assessment, as this does not form part of the propulsion or braking systems.

2.3 WASTE COLLECTION

Regulation 14A provides requirements for waste collection and car park cleaning. Such activities can be exempt from Regulation 7 provided they are undertaken in accordance with regulation 14A(2) as follows:

- the works are carried out between:
 - 0700 hours & 1900 hours on any day that is not a Sunday or a public holiday; or
 - 0900 hours and 1900 hours on a Sunday or public holiday.
- the works are carried out in the quietest reasonable and practicable manner; and
- the equipment used to carry out the works is the quietest reasonably available.

If they are carried out outside the above specified hours, the works should be carried out in accordance with a noise management plan, excluding any ancillary measure, approved in writing by the local government authority CEO.

2.4 INFLUENCING FACTORS

Five closest residential and commercial receivers are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. Hampton Road is classified as the major road while Marine Terrace is the secondary road. R1 to R3 are located at more than 100m away from Marine Terrace. R1 is more than 450m away from Hampton Road while R2 and R3 are more than 100m but less than 450m from Hampton Road. Therefore, a transport factor of 2 dB applies to R2 and R3. R1 has a zero transport factor.

Figure 4 in APPENDIX A presents the town planning scheme map 5 of the City of Fremantle. Pretty Penny Taphouse, R1 and R4 are located within "Mixed Use" zone. Based on the actual land use, influencing factors of R1 to R3 are calculated and presented in Table 2-3. Table 2-4 presents the assigned noise levels for the 5 selected receivers.

Table 2-3: Calculation of influencing factors.

Closest Residents	Transport Factor in dB	Commercial Land		Industrial Land		Influencing Factor in dB
		Within 100m Radius	Within 450m Radius	Within 100m Radius	Within 450m Radius	
R1	0	16.5%	6.5%	36.5%	4.8%	5
R2	2	15.9%	6.9%	16.2%	4.8%	5
R3	2	18.8%	6.8%	16.2%	4.8%	5

Table 2-4: Calculated assigned noise levels in dB(A)

Closest Residents	Assigned Noise levels in dB(A)			
	Day ² Monday to Saturday	Day ³ Sunday and Public Holiday	Evening ⁴	Night ⁵
L_{A10}				
R1 to R3	50	45	45	40
R4 and R5	60	60	60	60
L_{A1}				
R1 to R3	60	55	55	50
R4 and R5	75	75	75	75
L_{Amax}				
R1 to R3	70	70	60	60
R4 and R5	80	80	80	80

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² 0700 to 1900 hours for Monday to Saturday.

³ 0900 to 1900 hours for Sunday and public holidays.

⁴ 1900 to 2200 hours for all days.

⁵ 2200 to 0700 hours for Monday to Saturday but to 099 hours for Sunday and public holidays.

3.0 NOISE MODELLING

3.1 METHODOLOGY

An acoustic model is developed using SoundPlan v8.2 program, and the ISO 9613 prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the selected receiver locations and generate noise contours for the area surrounding the subject site.

The acoustic model does not include noise emissions from any sources other than from the subject site. Therefore, noise emissions from neighbouring commercial and industrial premises, aircraft, road traffic, birds, etc are excluded from the modelling.

3.2 INPUT DATA

3.2.1 Topography

The ground elevation contours of the subject site and surrounding area were obtained from Landgate. Averaged ground absorption of 0.6 is assumed.

All of the existing buildings in the area of interest are digitised to the acoustic model together with the 1.8m boundary fences in the closest residential area.

3.2.2 Noise Sensitive Premises

Five closest residential and commercial receivers are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A. R1 to R3 represent the closest residences where R4 and R5 represent the closest commercial receivers. All of the selected receivers are ground receivers at 1.5m above the ground.

3.2.3 Source Noise Levels

Table 3-1 presents the source sound power levels. The sound power levels of air-conditioners, coolroom condensers and cooling fans are provided by Pretty Penny Taphouse while their spectra are obtained from the AES database for similar equipment. The sound power levels of music speakers, solo performance and patron conversation at normal voices are obtained from the AES database while the sound power level of a patron conversation at raised voices was calculated from the published data⁶. During the measurements of live music, a microphone and a speaker were used for the Solo performance but they are not connected to the in-house speakers, which are used for the amplified (background) music only. The sound power level of car door-closing is presented in A-weighted maximum level L_{Amax} .

⁶ Lazarus, H 1986, „Prediction of verbal communication in noise – a review: Part 1“, *Applied Acoustics*, vol. 19, pp. 439-464.

Table 3-1: Sound power levels

Equipment	Number	Overall Sound Power Level in dB(A)
Air-conditioner	5	67
Toilet/Shower Vent	6	62
Ceiling Mounted Cooling Fan	10	60
Cool Room Condenser	2	68
Rangehood Exhaust	1	76
Music Speaker	10	68
Delivery Van Refrigeration Unit		88
Patron Conversation at Normal Voices		66
Patron Conversation at Raised Voices		74
Solo Performance		91
Car Door Closing L_{Amax}		86

The noise level inside the kitchen is assumed to be 70 dB(A), which was measured in a 15 minute interval inside a restaurant kitchen for another AES project. The measured kitchen noise includes the contributions from exhaust hoods, operating and empty of a dishwasher, cooking and boiling activities, (food order) conversations, fridge door opening and closing, cutting and associated activities.

3.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the "default" worst-case meteorological conditions⁷ are assumed, as shown in Table 3-2. The evening and the night have the same "default" worst-case meteorological conditions. The predicted evening and night-time noise levels will be the same if the noise sources are the same.

⁷ Guideline: Assessment of Environmental Noise Emissions, Draft for Consultation, May 2021.

Table 3-2: Worst-case meteorological conditions.

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Wind Direction
Day (0700 --- 1900)	20° Celsius	50%	≤5 m/s	All
Evening (1900 --- 2200)	15° Celsius	50%	≤5 m/s	All
Night (2200 --- 0700)	15° Celsius	50%	≤5 m/s	All

3.4 NOISE MODELLING SCENARIOS

Pretty Penny Taphouse advised:

- Pretty Penny Taphouse operates 7 days a week between 11am and 12 midnight.
- Pretty Penny Taphouse has indoor and outdoor bar/dining areas. The outdoor bar/dining areas include the veranda area facing Orient Street and the alfresco facing South Terrace.
- Pretty Penny Taphouse has a maximum capacity of 150 patrons:
 - 114 indoors;
 - 28 in the alfresco area facing South Terrace; and
 - 8 in the veranda area facing Orient Street.
- Five split air-conditioners (AC) will be installed with three AC condensers on the roof, one wall-mounted in the southern side and one sitting on the ground in the eastern side, as shown in Figure 1 in APPENDIX A.
- Ten ceiling-mounted low-speed cooling fans will be installed.
- The coolroom has two smaller condensers located on the roof.
- The toilet/shower vents are located above the roof.
- During the opening hours, low level amplified music play via 10 speakers (8 indoor speakers and 2 outdoor speakers), as shown in Figure 2 in APPENDIX A.
- 9 TV screens will be wall-mounted inside the bar/dining areas only, as shown in Figure 2 in APPENDIX A, but muted for displaying sports.
- Live (Solo) music may play inside the bar. The live music location is shown in Figure 2 in APPENDIX A. Live music does use a microphone and a mobile speaker and does not play via the in-house speakers, which are used for the amplified (background) music only.
- The windows/door facing South Terrace will be replaced with commercial PVC blinds so they can be opened completely when the weather is good
- Regular delivery is planned between 10am and 5pm on Monday to Saturday excluding public holidays.

- JJ Richards and Sons waste service will be used for waste collection between 7am and 7pm on weekdays excluding public holidays.
- Three car park bays including a delivery bay are available onsite.

Based on the provided information, the following scenarios are modelled to represent the worst-case operations of Pretty Penny Taphouse:

Scenario 1: All items of the mechanical plant operate simultaneously with Kitchen activities:

- 5 X Air-conditioners;
- 6 X Toilet/Shower Vents;
- 10 X Ceiling Mounted Cooling Fans;
- 2 X Cool Room Condensers; and
- 1 X Kitchen Exhaust.

Scenario 1A: Scenario 1 excludes the operations of 5 air-conditioners.

Scenario 2: 60 (40%) of 150 patron converse simultaneously:

- 46 conversations occur indoors; and
 - 14 conversations occur outdoors (3 in the veranda and 11 in the alfresco).
- 50% of the above conversations (23 indoors and 7 outdoors) are assumed to converse at raised voices after a few drinks.

Scenario 2A: Scenario 2 excludes the conversations in the veranda area facing Orient Street.

Scenario 3: Low level background music plays via 10 speakers (8 indoor speakers and 2 outdoor speakers).

Scenario 4: Live (Solo) music (Vocals and Acoustic Guitar) play inside the bar.

Scenario 5: Scenario 1 plus the delivery activities. It is assumed that the delivery van engine is switched off during its unloading but its refrigeration unit is operating. This scenario occurs in short periods (much less than 10% of any 4-hour interval) during the day only.

Scenario 6: A car door is closed in the back car-park area. It represents very short events.

The followings are assumed:

- The entry door in the corner of South Terrace and Orient Street is open for all of the scenarios.
- The two doors in the veranda are open for all of the scenarios.
- The kitchen door is assumed to be closed for both scenarios 1 and 1A.
- The PVC blinds are closed for scenario 4 (Live Music) but open for the other scenarios.

Scenario 1 represents the worst-case day and evening-time operations of onsite mechanical plant while scenario 1A represents the worst-case night-time operation of onsite mechanical plant.

Scenario 2 represents the worst-case day and evening-time patron conversations while scenario 2A represents the worst-case night-time patron conversations.

Scenario 3 represents the low-level daily background music operation while scenario 4 considers live music. Live music is assumed to use a microphone and a mobile speaker and it does not use the in-house speakers.

Scenario 5 represents delivery activities and occurs during the day on Monday to Saturday excluding public holidays. It is assumed that a delivery van/truck comes to the site during the worst-case operation of onsite mechanical plant/equipment. This scenario occurs in short periods (less than 10% of any 4-hour interval) during the day only.

Scenario 6 represents the short events for closing a car door onsite. The barrier effect of car bodies is not considered in the model and the predicted noise levels will be higher than the actual levels in the car body shadow areas.

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4.0 NOISE CONTROL

After preliminary modelling, Pretty Penny Taphouse agrees to implement the following noise control measures for achieving compliance with the Regulations:

- Increase the height of eastern site boundary wall with R3 from 1.8m to 2.3m. This will reduce the car-park noise towards R3.
- Close the PVC blinds when live music plays inside the bar/dining area (scenario 4). This will reduce the live music noise towards R1, R4 and R5.
- After 10pm,
 - All of the 5 air-conditioners are switched off but the ceiling fans operate.
 - The outdoor dining area in the veranda area facing Orient Street is closed.

The above noise control measures have been considered in the acoustic model.

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5.0 MODELLING RESULTS

5.1 POINT MODELLING RESULTS

Table 5-1 presents the predicted worst-case A-weighted overall noise levels. Scenario 5 is a daytime scenario. For scenario 6, the predicted noise levels are in $L_{A_{Max}}$ levels. It is shown that the predicted day and evening-time noise levels are at similar levels. The highest noise level is predicted at:

- R4 for scenarios 1 to 3 and 2A;
- R2 for scenario 1A;
- R5 for scenario 4; and
- R3 for scenarios 5 and 6.

Table 5-1: Predicted worst-case noise levels in dB(A).

Receivers	Scenario 1			Scenario 2			Scenario 3		Scenario 4		S5	Scenario 6	
	Day	Evening	Night	Day	Evening	Night	Day	Night	Day	Night	Day	Day	Night
R1	36.2	36.2	32.3	40.5	40.5	38.0	22.3	22.3	29.2	29.2	47.0	43.3	43.4
R2	37.7	37.7	34.9	33.3	33.3	28.0	16.5	16.8	14.8	14.8	51.4	47.8	47.8
R3	37.0	36.9	34.8	25.8	25.8	24.4	12.6	12.6	11.5	11.5	54.3	49.6	49.6
R4	41.7	41.7	32.0	50.6	50.6	50.6	41.6	41.6	29.4	29.4	41.9	27.2	27.3
R5	35.5	35.4	33.1	48.5	48.4	48.4	37.9	37.9	32.3	32.3	40.2	35.8	35.7

5.2 NOISE CONTOURS

Figure 5 to Figure 12 in APPENDIX B present the worst-case noise level contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously. Since the predicted day and evening/night-time noise levels are at similar levels, the noise contours in Figure 5 and Figure 7 represent the worst-case day and evening-time noise propagation envelopes. Figure 9, Figure 10 and Figure 12 represent the worst-case day, evening and night-time noise propagation envelopes.

Figure 12 shows the noise level $L_{A_{Max}}$ contours.

6.0 COMPLIANCE ASSESSMENT

6.1 WASTE COLLECTION

Pretty Penny Taphouse advised that the waste will be collected by JJ Richards and Sons waste service between 7am and 7pm on weekdays excluding public holidays.

Noise generated from the waste collection during those time periods is exempted from Regulation 7. No noise compliance assessment is required for the waste collection.

6.2 TONALITY ADJUSTMENT

According to Table 2-2, the predicted noise levels shown in Table 5-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality;
- 10 dB if the noise received is music; and
- 10 dB if the noise received exhibits impulsiveness.

Mechanical noise may contain tonal noise components, and a 5dB tonality adjustment applies to the predicted noise levels for scenarios 1, 1A and 5.

Patron conversations are broadband noises. No adjustment is required for scenarios 2 and 2A.

Scenarios 3 and 4 consider music only. The solo performance does not contain impulsive component. A 10dB adjustment applies to the predicted noise levels for scenarios 3 and 4.

Scenario 6 considers the car-door closing noise only. Car-door closing noise may exhibit impulsiveness and a 10dB adjustment applies to the predicted noise levels for scenario 6.

Table 6-1 presents the adjusted worst-case A-weighted noise levels. The adjusted noise levels are expressed in ***bold italic***.

Table 6-1: Adjusted worst-case noise levels in dB(A).

Receivers	Scenario 1			S1A			Scenario 2			S2A			Scenario 3			Scenario 4			S5			Scenario 6		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	<i>41.2</i>	<i>41.2</i>	<i>37.3</i>	40.5	40.5	38.0	<i>32.3</i>	<i>32.3</i>	<i>39.2</i>	<i>39.2</i>	<i>52.0</i>	<i>53.3</i>	<i>53.4</i>											
R2	<i>42.7</i>	<i>42.7</i>	<i>39.9</i>	33.3	33.3	28.0	<i>26.5</i>	<i>26.8</i>	<i>24.8</i>	<i>24.8</i>	<i>56.4</i>	<i>57.8</i>	<i>57.8</i>											
R3	<i>42.0</i>	<i>41.9</i>	<i>39.8</i>	25.8	25.8	24.4	<i>22.6</i>	<i>22.6</i>	<i>21.5</i>	<i>21.5</i>	<i>59.3</i>	<i>59.6</i>	<i>59.6</i>											
R4	<i>46.7</i>	<i>46.7</i>	<i>37.0</i>	50.6	50.6	50.6	<i>51.6</i>	<i>51.6</i>	<i>39.4</i>	<i>39.4</i>	<i>46.9</i>	<i>37.2</i>	<i>37.3</i>											

Receivers	Scenario 1		S1A	Scenario 2		S2A	Scenario 3		Scenario 4		S5	Scenario 6	
	Day	Evening	Night	Day	Evening	Night	Day	Night	Day	Night	Day	Day	Night
R5	40.5	40.4	38.1	48.5	48.4	48.4	47.9	47.9	42.3	42.3	45.2	45.8	45.7

6.3 COMPLIANCE ASSESSMENT

Scenarios 1 to 4 generate continuous noise emissions and their noises are assessed against assigned noise levels L_{A10} . Scenario 5 represents delivery activities occurring at $\leq 10\%$ of any 4-hour period and its noise emissions are assessed against the assigned noise levels L_{A1} . Car door closing is a very short event. The noise from a car door closing is predicted in L_{Amax} level and the assigned noise levels L_{Amax} apply to scenario 6.

As advised, delivery happens during the day on Monday to Saturday excluding public holidays. Therefore, scenario 5 is not assessed for the day of Sunday and public holidays and for the evening.

6.4 MONDAY TO SATURDAY

Table 6-2 presents the daytime compliance assessments for Monday to Saturday. It is shown that the adjusted noise levels are lower than the assigned noise levels at all of the receivers. This demonstrates that the compliance is achieved for the daytime operations on Monday to Saturday.

Table 6-2: Daytime compliance assessment for Monday to Saturday.

Receivers	Assigned Levels L_{A10} in dB(A)	Adjusted Noise Levels in dB(A)				Assigned Levels L_{A1} in dB(A)	Adjusted dB(A)	Assigned Levels L_{Amax} in dB(A)	L_{Amax} dB(A)
		S1	S2	S3	S4		S5		
R1	50	41.2	40.5	32.3	39.2	60	52.0	70	53.3
R2	50	42.7	33.3	26.5	24.8	60	56.4	70	57.8
R3	50	42.0	25.8	22.6	21.5	60	59.3	70	59.6
R4	60	46.7	50.6	51.6	39.4	75	46.9	80	37.2

Receivers	Assigned Levels L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)				Assigned Levels L _{A1} in dB(A)	Adjusted dB(A)	Assigned Levels L _{Amax} in dB(A)	L _{Amax} dB(A)
		S1	S2	S3	S4				
R5	60	40.5	48.5	47.9	42.3	75	45.2	80	45.8

6.5 SUNDAY

Table 6-3 presents the daytime compliance assessments for Sunday and public holidays. It is shown that the adjusted noise levels are below the assigned noise levels at all of the receivers. This demonstrates that the compliance is achieved for the daytime operations on Sunday and public holidays.

Table 6-3: Daytime compliance assessment for Sunday.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)				Assigned L _{Amax} in dB(A)	L _{Amax} in dB(A)
		Scenario 1	Scenario 2	Scenario 3	Scenario 4		Scenario 6
R1	45	41.2	40.5	32.3	39.2	70	53.3
R2	45	42.7	33.3	26.5	24.8	70	57.8
R3	45	42.0	25.8	22.6	21.5	70	59.6
R4	60	46.7	50.6	51.6	39.4	80	37.2
R5	60	40.5	48.5	47.9	42.3	80	45.8

6.6 THE EVENING

Table 6-4 presents the evening-time compliance assessments. It is shown that the adjusted noise levels are below the assigned noise levels at all of the receiver locations. This demonstrates that the compliance is achieved for the evening-time operations.

Table 6-4: Evening-time compliance assessment.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)				Assigned L _{Amax} in dB(A)	L _{Amax} in dB(A) Scenario 6
		Scenario 1	Scenario 2	Scenario 3	Scenario 4		
R1	45	41.2	40.5	32.3	39.2	60	53.4
R2	45	42.7	33.3	26.8	24.8	60	57.8
R3	45	41.9	25.8	22.6	21.5	60	59.6
R4	60	46.7	50.6	51.6	39.4	80	37.3
R5	60	40.4	48.4	47.9	42.3	80	45.7

6.7 THE NIGHT

Table 6-5 presents the night-time compliance assessments. It is shown that the adjusted noise levels are below the assigned noise levels at all of the receiver locations. This demonstrates that the compliance is achieved for the night-time operations.

Table 6-5: Night-time compliance assessment.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)				Assigned L _{Amax} in dB(A)	L _{Amax} in dB(A) Scenario 6
		Scenario 1A	Scenario 2A	Scenario 3	Scenario 4		
R1	40	37.3	38.0	32.3	39.2	60	53.4
R2	40	39.9	28.0	26.8	24.8	60	57.8
R3	40	39.8	24.4	22.6	21.5	60	59.6
R4	60	37.0	50.6	51.6	39.4	80	37.3
R5	60	38.1	48.4	47.9	42.3	80	45.7

The above assessments conclude that full compliance is achieved for the proposed operations of Pretty Penny Taphouse.

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APPENDIX A AERIAL VIEW

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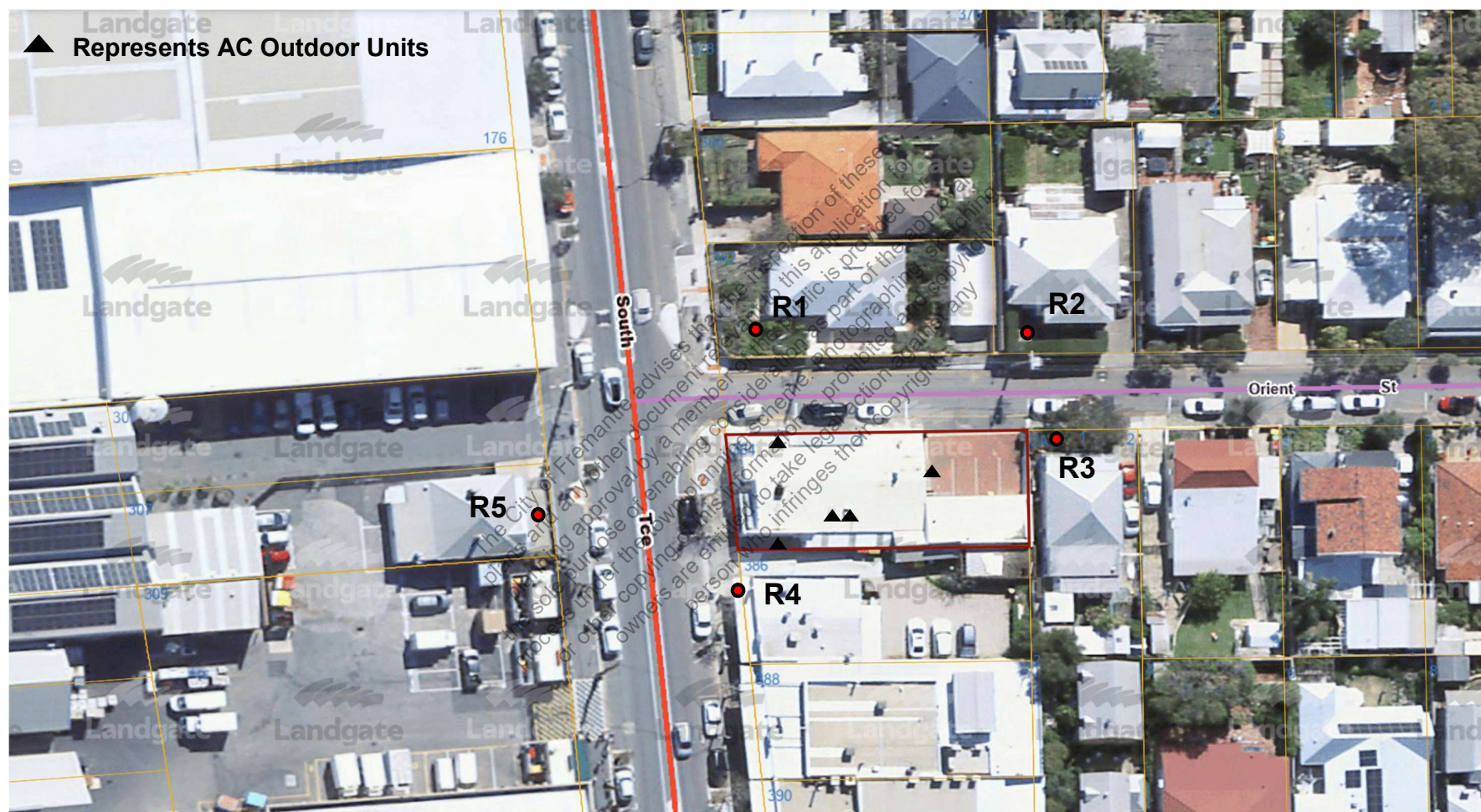
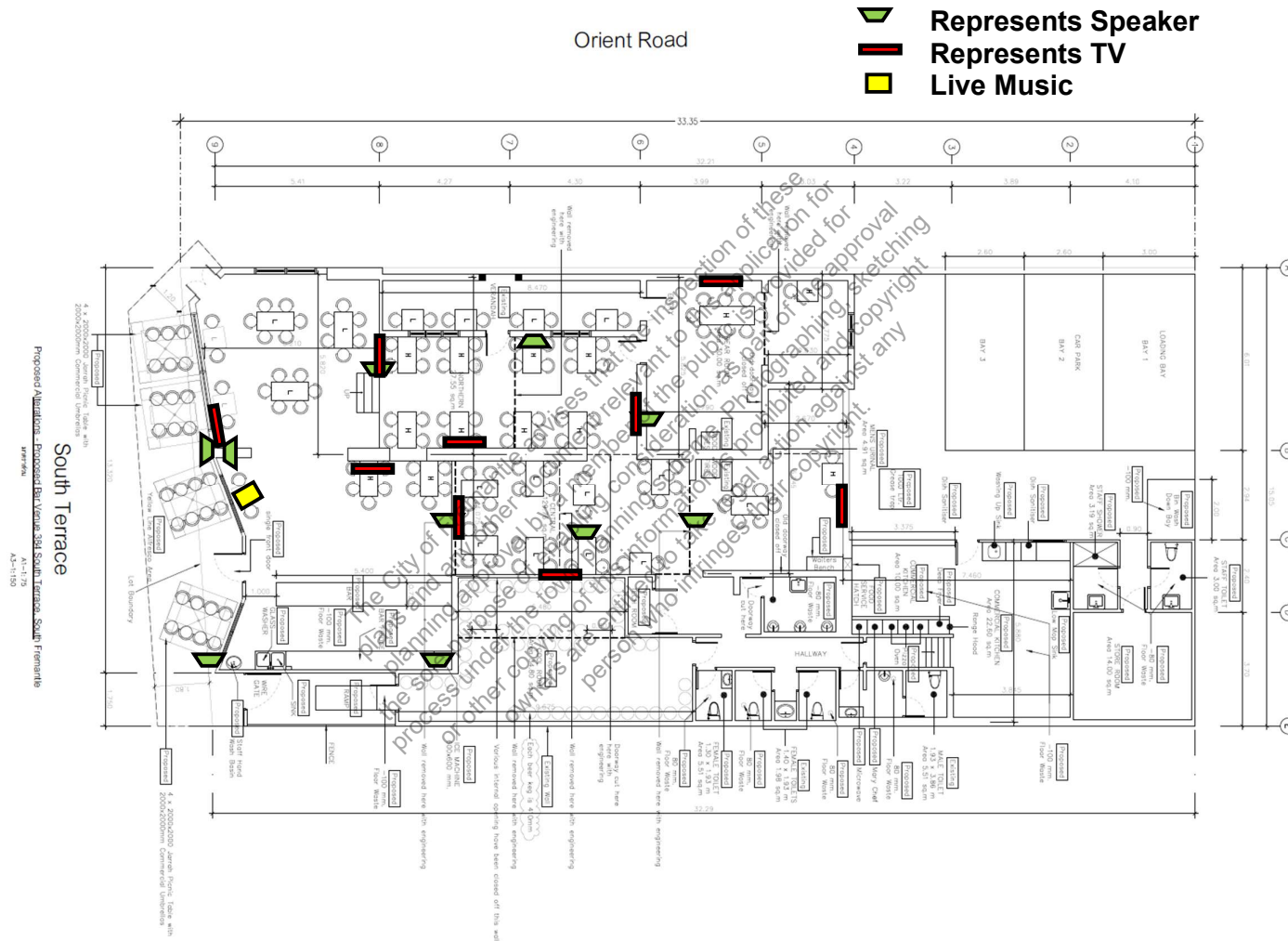


Figure 1: Aerial view of the subject site and surrounding area.



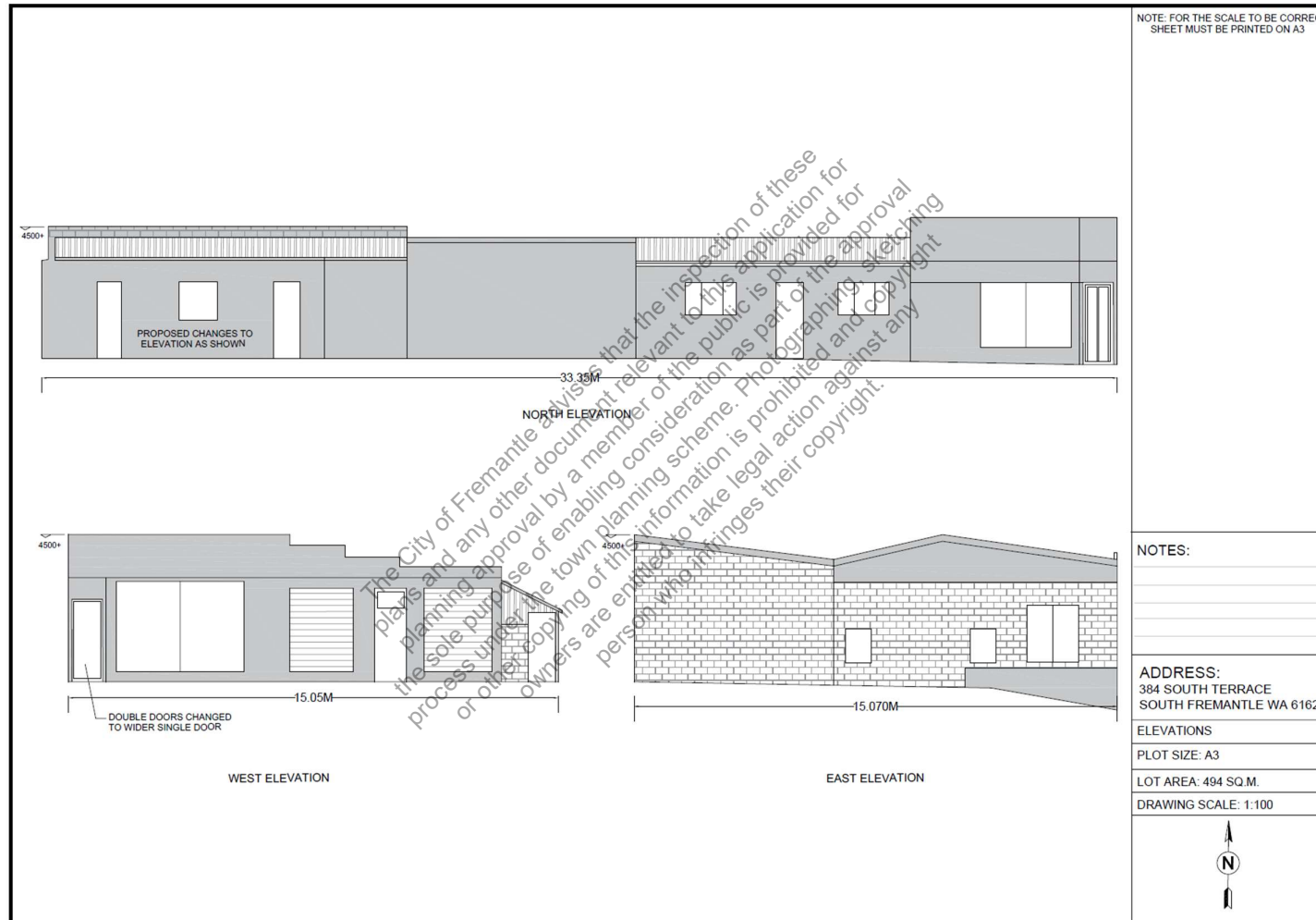


Figure 3: Elevation views.

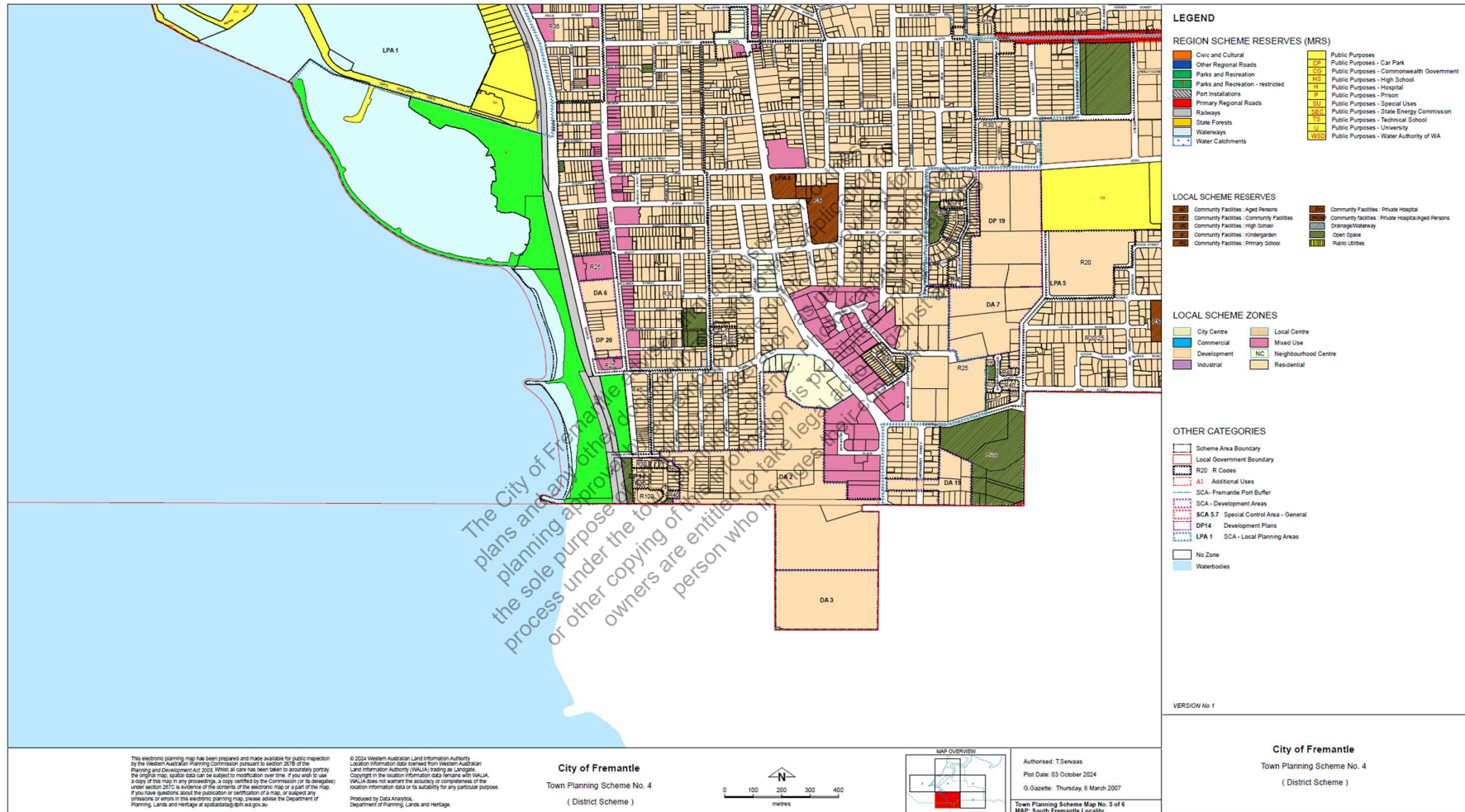


Figure 4: Local planning scheme map 5 of the City of Fremantle.

APPENDIX B NOISE CONTOURS

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



Figure 5: Worst-case noise contours for scenario 1.



Figure 6: Worst-case night-time noise contours for scenario 1A.



Figure 7: Worst-case noise contours for scenario 2.



Figure 8: Worst-case night-time noise contours for scenario 2A.



Figure 9: Worst-case noise contours for scenario 3.



Figure 10: Worst-case noise contours for scenario 4.



Figure 11: Worst-case noise contours for scenario 5.



Figure 12: Worst-case noise level L_{Amax} contours for scenario 6.



384 South Terrace South Fremantle

Heritage Impact Statement

By



HOCKING HERITAGE + ARCHITECTURE

August 2026

Cover Illustration:

Figure 1 View of *SHOP AND HOUSE, 384 South Terrace* on the corner of South Terrace and Orient Street.
Image courtesy of Pretty Penny Taphouse.

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HHA Job No. 202629

Rev No	Approved	Date
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1.0 INTRODUCTION

This report accompanies the documentation for the Development Approval application for the refurbishment of the property on 384 South Terrace in South Fremantle. The place was constructed c1903 and is listed in the City of Fremantle Local Heritage Survey as *SHOP AND HOUSE, 384 South Terrace*. It has had a variety of uses including retail, health studio and café. The refurbishment is necessary as part of the change of use to a bar to be known as 'Pretty Penny Taphouse.'

The property is considered a contributory place in the South Fremantle Heritage Area and is subject to the planning policies of this precinct. This Heritage Impact Statement assesses the impact of the proposed works on the cultural heritage significance of the heritage area. It is acknowledged that some of the works had already commenced prior to the preparation of this report.

1.1 The Site

SHOP AND HOUSE, 384 South Terrace has a corner presentation at the intersection of South Terrace and Orient Street. The physical address is 384 South Terrace South Fremantle. The area is a mixed use area with a variety of use such as residential, retail, commercial, food and beverage and recreation.

The site has a gentle fall from east to west and a tree on the South Terrace verge. A carpark with brick paving is accessed from Orient Terrace on the east end of the site.



Figure 2 Bird's eye view of 384 South Terrace South Fremantle.
Courtesy of Nearmap, accessed 20 August 2026.

1.2 Heritage Listings

The *SHOP & HOUSE, 384 South Terrace* is entered in the inHerit database as place number 22882 and has the following listings:

Statutory Heritage Listings

Type	Status	Date	More information
Heritage List	YES	27 Aug 2025	
Heritage Area	YES	08 Mar 2007	

Other Heritage Listings and Surveys

Type	Status	Date	Grading/ Management
Local Heritage Survey	YES	27 Aug 2025	City of Fremantle, Category Level 3,

The South Fremantle Heritage Area is entered as Place Number 22386 which has the following listings:

Statutory Heritage Listings

Type	Status	Date	More information
Heritage Area	YES	08 Mar 2007	City of Fremantle
Heritage List	YES	27 Aug 2025	City of Fremantle

Other Heritage Listings and Surveys

Type	Status	Date	Grading/ Management
Local Heritage Survey	YES	27 Aug 2025	City of Fremantle, Category Level 3,

1.3 Statement of Significance

The *SHOP AND HOUSE, 384 South Terrace* place number 22882 statement of significance is stated below:

SHOP & HOUSE, 384 SOUTH TERRACE, are a heavily modified example of modest Federation- era residential and commercial premises. The place is contributory to the established character of South Terrace.

The place has aesthetic value for its contribution to the streetscape and the surrounding area. It is representative of a former combined shop and residence in the Fremantle area. It is historically significant as a representation of working people's living conditions and commercial activity in the Fremantle area.

The residence represents the expansion of Fremantle's suburbs during the interwar period. It contributes to the historical narrative of Fremantle's growth beyond its port and commercial hub, providing insight into the lifestyles of middle-class families in the early 20th century. It provides insight into the living conditions and commercial and domestic architecture of the era.¹

The South Fremantle Heritage Area Place Number 22386 has the following statement of significance.

South Fremantle is located to the south of the City of Fremantle and has a history of settlement dating back to the mid-Nineteenth Century. It is significant as a heritage area for:

- the continued legibility of the original landforms of limestone ridges and valleys and sand dunes;
- its layout of key transport routes which clearly follow the early Bidi (tracks) of the Whadjuk Nyoongar people;
- its traditional mix of commercial, industrial, and residential land uses from prior to the introduction of zoning controls in Western Australia, which segregated different land uses;
- its mix of small, simple, workers' cottages through to the larger homes of the wealthy, incorporating varying levels of design and decorative detail, yet forming a cohesive area using common materials and architectural styles;
- its concentration of small, simple houses in both timber and masonry (limestone and brick) with little or no decorative detailing, dating predominantly from the Victorian and Federation periods;
- its concentration of modestly sized houses in both timber and masonry (limestone and brick) with a moderate level of decorative detailing dating predominantly from the Victorian and Federation periods;
- the fine examples of large houses, generally in limestone and brick with a high degree of decorative detailing, typically located on large lots on the ocean-facing side of ridges and hills;
- its variety of former industrial land uses mixed in with residences;
- its concentration of industrial land uses and buildings relating to marine industries, including fishing and boatbuilding, particularly along Marine Terrace;
- its extensive associations with, and remaining elements of the horse racing industry;
- the concentration of Interwar and Postwar suburban homes, generally of red brick and later of salmon brick, which mark the expansion into Beaconsfield and what was known as Chesterfield in the 1930s, and the subsequent working class residential development of these areas;
- its cultural diversity, houses of the Postwar era, and physical changes to existing houses resulting from successive periods of European migrant settlement in the area;
- its former small farming character and the Postwar, European migrant-influenced home garden farming and food production practices; and
- its late-Twentieth Century conversion of industrial buildings to residential units.²

¹ City of Fremantle Local History Centre, *SHOP & HOUSE, 384 South Terrace, South Fremantle WA 6162* (Heritage Place No. 22882), accessed 21 August 2026, [SHOP & HOUSE, 384 SOUTH TERRACE, SOUTH FREMANTLE WA 6162 | City of Fremantle Local History Centre](#).

² City of Fremantle, Local Planning Policy 3.6.1: Heritage Areas and Listings (September 2025), p. 28, accessed 21 August 2026, [Local Planning Policy 3.6.1](#).

2.0 DESCRIPTION OF THE PLACE

The original cottage and shop on the site have been modified over time when under different ownership. The bulk of the single storey structure is still evident with a semblance of the Victorian Georgian style of Architecture. The walls are masonry with parapets and visible hipped roofs with metal sheeting.

The verandah on the north elevation facing Orient Street has a painted concrete floor. The verandah perimeter is defined by a mild steel balustrade with diagonal cross and circular motifs. This is assumed to be a later addition. Two timber framed doors lead onto the verandah which is raised off the paved footpath. Two sets of double circular posts and a rectangular steel post support the verandah beam.

The west elevation has a re-entrant shopfront with display windows flanking the doorway and an awning over. The corner also has a double swing doors and large-sized glazing. Individual signage lettering is painted on the parapet and wall.

The rear which is faces south has a metal clad wall on part of the boundary flanked by a vehicular accessway belonging to the adjacent property.

All the external masonry walls have a paint finish on a textured render substrate. Internally the main front room has timber floorboards with different level changes through the building linked by steps.



Figure 3 View of the South Terrace presentation of the building; security roller shutters are extant in the front of the large glazing flanking the western entry.
Courtesy of Google Maps, image dated May 2024 and accessed 21 August 2026.



Figure 4 View of the north eastern portion of the site showing the paved carpark situated between Orient Street and the rear section of the building.
Courtesy of Google Maps, image dated May 2024 and accessed 21 August 2026.

3.0 PROPOSED CHANGES TO THE PLACE

The refurbishment works to the *SHOP AND HOUSE, 384 South Terrace* are as follows:

- The main entry doors will be replaced with glazed aluminium doors and frames.
- The carport at the rear will have the two large roller door openings partly infilled and converted to single swing doors.
- The low-height metal balustrades on the northern verandah will be replaced with new.
- The large glazing facing South Terrace will be removed and replaced with retractable pvc blinds and security roller door.
- Aluminium windows facing the carpark will be replaced with recycled timber framed leadlight windows.
- The existing masonry walls will be repainted in acrylic paint, colour Dulux 'Government Green.'
- New signage lettering for 'Pretty Penny Taphouse' and a logo are to be installed on the parapet above the corner section of the shop.
- The sheet metal cladding to the later extension on the southern boundary will be demolished and replaced with a face brick wall for additional secure storage.
- Minor alterations to existing internal walls consisting of new openings in the central limestone wall and other brick walls; down stand beams and plaster cornices retained.
- Brick-up of some internal openings.
- Timber floorboards to be retained and conserved and new timber skirtings installed.
- New painting to internal walls and existing ceilings.
- New fitout using recycled furniture.
- New lighting throughout.

The design drawings which depict the proposed works to 384 South Terrace South Fremantle are as follows:

Page	Title	Reference
1 of 4	Site Plan 1:200	1 of 4
2 of 4	Demolition Plan 1:100	2 of 4
3 of 4	Floor Plan 1:100	3 of 4
4 of 4	Elevations	4 of 4
5 of 4	Elevations	5 of 4



Figure 5 View of the building showing proposed paint colour scheme change in progress as of August 2026. Courtesy of Pretty Penny Taphouse.



Figure 6 View of the two down stands where internal walls have been modified.
Courtesy of Pretty Penny Taphouse.



Figure 7 Original Metters oven in the existing fire place has been retained and tiled.
Courtesy of Pretty Penny Taphouse.



Figure 8 Proposed west, north east and south elevations from top to bottom. Courtesy of TMC.

4.0 ASSESSMENT OF IMPACT

The *SHOP & HOUSE, 384 South Terrace* with a Management Category Level 3 in the City of Fremantle Local Heritage Survey is identified as having Some Significance with 'some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and /or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced.'³

The proposed works have been evaluated against the heritage values of the place with the following findings:

Heritage Value	Assessment of Impact
Aesthetic Value The place has aesthetic value for its contribution to the streetscape and the surrounding area. It is representative of a former combined shop and residence in the Fremantle area. It is historically significant as a representation of working people's living conditions and commercial activity in the Fremantle area.	The works do not affect the form, scale, siting and materials of the building. The new lettered sign is consistent with identification of commercial premises and is appropriately located on the parapet. The changes to the door openings at the rear are in a wall that is recessed from the street and not prominent. The new replacement brick fence is not on a primary or secondary street. Therefore, the works will have no adverse impact.
Historic Value The residence represents the expansion of Fremantle's suburbs during the interwar period. It contributes to the historical narrative of Fremantle's growth beyond its port and commercial hub, providing insight into the lifestyles of middle-class families in the early 20th century. It provides insight into the living conditions and commercial and domestic architecture of the era.	The refurbishment of the place continues to support its commercial function as emphasised by the shopfronts which are being retained. Therefore, the works will have no adverse impact.
Integrity Medium	The designated commercial use is not affected by the works. Therefore, the new use as a bar will have no adverse impact.
Authenticity Medium	The external fabric of the building is not affected beyond the upgrade of paint finishes. Existing internal materials such as timber floorboards and existing cornices are being retained. Therefore, the works will have no adverse impact.

³ Department of Planning, Lands and Heritage, *inHerit: State Heritage Office*, Category 3 (Level 3) management category definition, accessed 21 August 2022, [inHerit - State Heritage Office](#).

When measured against the objectives of the *Local Planning Policy 3.6 Heritage-Protected Places, Built Form and Land Use: Heritage Areas* the results of the assessment are as follows:

Additions and Alteration to All Contributory and Individually Listed Places

Item & Level 3	Assessment of Impact
i. Interiors Internal changes may be considered. Conservation of original interior detailing is encouraged as a positive heritage outcome.	The extant Metters oven in the northern fireplace is being retained which is a positive heritage outcome.
ii. Historic patterns of access and movement Historic patterns of access and movement are encouraged to be retained and conserved (for example, original entrances and hallways).	Existing entrances, hallways, and locations of steps will be retained. No impact.
iii. Ceilings, cornices, moldings, roses, etc. a) Retention and conservation of early ceilings (such as lathe and plaster ceilings), decorative cornices, moldings, ceiling roses, etc. is encouraged. b) New decorative cornices, moldings, ceiling roses, etc. should be based on evidence from the place or on buildings of a similar period, style, original socioeconomic level and location.	No changes to existing ceilings and remnant cornices are proposed. They will be repainted and conserved. New traditional-style plaster cornices are proposed to be installed where missing which is a positive impact.
iv. Walls and new openings a) Retention and conservation of early walls is encouraged. b) New openings in walls are preferred over the removal of whole walls. c) Where new openings are proposed, wall nips and down stands are to be retained.	The negative impact of new openings in some walls is mitigated by the retention of down stand beams and cornices as interpretation. The replacement of glazing with pvc blinds at the front of the shop is reversible and therefore minimal impact. An existing infill will be opened up again which is a positive impact.
v. Wall detailing Early wall finishes and elements such as skirtings, timber panelling and picture rails are encouraged to be retained and conserved.	New timber skirtings and dado linings will be installed to some rooms. This has no impact.
vi. Render and painting Avoid introducing cement render/plaster and acrylic paints to walls that are not rendered, unpainted or have lime plaster and /or limewash or mineral paint as this can cause damp issues for the building.	Previously painted walls both external and internal will be repainted which has neutral impact. Therefore, the works will have no adverse impact.
vii. Wall vents Wall vents are encouraged to be retained, conserved or reinstated.	Not applicable.
viii. Replacement elements Replacement elements are to be based on evidence from the place or on buildings of a similar period, style, original socioeconomic level and location.	The installation of recycled timbers and joinery of an early period will enhance the cultural heritage significance of the place and have a positive impact.
ix. Doors Internal doors can be altered, blocked and new openings introduced in most circumstances.	New doors in internal walls will be introduced which is acceptable. Therefore, the works will have no adverse impact.

Item & Level 3	Assessment of Impact
x. Floors a) Retain and conserve early timber floor structure and timber floorboards. b) Do not replace timber floor structures with concrete floors as this can cause rising damp and airflow issues for the building. c) The retention and conservation of significant early floor finishes such as terrazzo and tessellated tiling is encouraged. d) New floor finishes may be placed over existing early timber floors, though these new finishes are not to cause damage to the timber floors below.	Existing timber floorboards are to be restored with extant paint finishes sanded off which is a positive impact.
xi. Staircases Original / Early staircases are to be retained and conserved rather than replaced. Removal may only be considered in exceptional circumstances where no alternative is possible.	The location of original steps will be retained with new timber steps and balustrade to be installed at the front of the shop.
xii. Fireplaces Fireplaces, hearths and mantels are to be retained and conserved. If no longer operational, fireplace, hearth and mantel elements are to remain in situ. If fireplace is to be blocked then this is to be done in a non-intrusive and non-visible manner. Removal may be considered in exceptional circumstances, however, the chimney is to be retained.	Two existing fireplaces are being retained with a tiled finish.
xiii. Stained glass Damaged glass is encouraged to be repaired.	Not applicable.
xiv. Cabinetry, fixtures, fittings, light fittings, switches, door and window hardware a) Original / Early cabinetry, fixtures, fittings, light fittings, switches, door and window hardware are to be retained and conserved. b) Replacement elements are to be based on evidence from the place or on buildings of a similar period, style, original socioeconomic level and location.	New cabinetry is to be installed for the new use as a restaurant and bar which is appropriate. Existing door hardware for the external timber doors will be retained and conserved, which is a positive impact.
xv. Internal services Do not chase new services into original/early brick and limestone walls; instead run new services through surface mounted conduits, existing service runs, masonry and timber framed wall cavities, under floor spaces and/or ceiling spaces.	New lighting is to be installed. It is advised that conduits are not chased in existing masonry walls and surface mounted where possible to minimise negative impact.

5.0 CONCLUSION

The proposed changes to the *SHOP AND HOUSE, 384 South Terrace* are predominantly on the inside of the building. The most visible changes to the building exterior are the reversible paint finishes and fixtures with no changes to the external walls, rooflines, verandah, shopfronts and position of external openings. Internal changes are interpreted to reveal original wall locations and room configurations. The proposed fitout is influenced by the historic character of the building with appropriate finishes and recycled furniture and trims.

Overall, the works will have no negative impact to the aesthetic and historic value of the place and they satisfy the policy objectives for contributory places in the City of Fremantle's South Fremantle Heritage Area.

We therefore support the proposal and recommend it for approval.