
TOWN OF
EAST FREMANTLE



AGENDA ATTACHMENTS

Town Planning & Building Committee

Tuesday, 6 September 2016 at 6.30pm



AGENDA ATTACHMENTS

		Page No
11.	REPORTS OF OFFICERS (COMMITTEE DELEGATION)	
11.1	Wolsely Road 15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road) – Proposed Aged Care facility with Associated Services	
	Attachment 1 DAP Report	1
	Attachment 2 Location Plan	13
	Attachment 3 Photo	14
	Attachment 4 Plans	17
11.2	View Terrace No. 65B (Lot 1) –Two Storey Dwelling	
	Attachment 1 Location Plan	23
	Attachment 2 Photo	24
	Attachment 3 Amended plans dated 3 August 2016	25
11.3	George Street No. 67 (Lot Pt 3/ SP16096) – Two Storey Dwelling	
	Attachment 1 Location Plan	31
	Attachment 2 Photo	32
	Attachment 3 Plans	33
11.4	Duke Street No. 36-42 (Lot 601 & 602) – Roof Top Air Conditioning Plant and Enclosure	
	Attachment 1 Location Plan	39
	Attachment 2 Photo	40
	Attachment 3 Plans dated 15 and 25 August 2016	41
11.5	Preston Point Road No. 54 (Lot 1) – Alterations and Additions to Existing Dwelling	
	Attachment 1 Location Plan	45
	Attachment 2 Photo	46
	Attachment 3 Plans	49



12.	REPORTS OF OFFICERS (COUNCIL DECISION)	
12.1	Tree Preservation Policy	
	Attachment 1 Draft Tree Preservation Policy	63
	Attachment 2 Submissions received	67

Wolsely Road 15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road), East Fremantle

Proposed Aged Care facility with Associated Services

Property Location:	15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road) Wolsely Road, East Fremantle
Application Details:	Aged Care Facility with associated uses
DAP Name:	Metro South West
Applicant:	SPH Architecture and Interiors
Owner:	Southern Cross Care WA Inc
LG Reference:	Application No. P075/16
Responsible Authority:	Town of East Fremantle
Authorising Officer:	Andrew Malone (Senior Town Planner)
Department of Planning File No:	DAP/15/00927
Report Date:	15 August 2016
Application Receipt Date:	27 July 2016
Application Process Days:	60 Days
Attachment(s):	1. Location Plan 2. Development Plans 3. Applicant Written Information

Recommendation:

That the Metro South West JDAP resolves to:

Approve: DAP Application reference DP/15/00927 (Town of East Fremantle Ref P075/16) and accompanying plans and information date stamp received 27 July 2016 in accordance with the Town of East Fremantle Town Planning Scheme No. 3, subject to the following conditions:

Conditions

1. Maximum number of aged care beds not to exceed 76.
2. Ground floor area comprising of entry, offices and ancillary uses are wholly for use by the aged care facility. No independent or external services are to be provided outside those associated with the aged care facility.
3. All internal road layouts and traffic flows are to be clearly demarcated on site with signs and road markings as required.
4. Signage including all dimensions and areas and illumination are to comply with the Town's Planning Policy - Signage Guideline Policy. Signs are to be unobtrusive and located so as not to hinder, obstruct or cause nuisance to pedestrians or road users.
5. If the sign is to be illuminated, it must be of a low level not exceeding 300cd/m² and may not flash pulsate or chase.
6. The sign shall not contain fluorescent, reflective or retro reflective colours or materials. The colour of any new sign shall be dissimilar to current tourism, road and directional information signs. Signage shall not encroach outside the current boundaries of the lot.
7. The type of any new sign and location must comply with all relevant by-laws and The Town Planning Scheme No.3 implemented by the Town.
8. No unauthorised signage is to be displayed.
9. Western portion of boundary wall along Staton Road to be terraced to create a raised planter bed and wall and reduced in height to 1.8m.
10. No security lighting/ pylon lighting/ high illumination lighting is permitted to be utilised on the subject lot, without prior approval from the Town. Any lighting or illuminated signage shall not cause 'nuisance' in respect to neighbouring residential properties.
11. All car parking is to be clearly demarcated for the purposes of visitor / staff hospital utilisation at all times.
12. The vehicular access leg is to remain open and accessible as indicated on the amended development plans to ensure ease of access for residential and hospital visitors.
13. No large service vehicles are permitted on site. No service vehicle larger than 8.8 metres permitted on-site.

14. Prior to the applicant submitting for a Building Permit, the applicant is to demonstrate that any new development meets the built form requirements for Area 3 of the Fremantle Port Buffer as detailed in the Local Planning Policy – Element 3.7.16.4.3 Fremantle Port Buffer of the Residential Design Guidelines.
15. A Site and Traffic Management Plan for trades persons and delivery vehicles / site storage to be approved by the Chief Executive Officer in consultation with relevant officers, prior to a Building Permit being submitted.
16. The proposed development is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant Officers.
17. All new plant such as exhaust fans, air conditioners etc. shall be screened from view where it is located on the external walls/ roof of buildings adjacent to any public road or public space.
18. A Rubbish Collection Strategy / Management Plan shall be submitted to and approved by the Chief Executive Officer prior to the commencement of works. Any alterations to the approved plans required as a result of the Strategy / Plan shall be incorporated into the Building Permit plans. The approved Strategy / Plan shall be implemented to the satisfaction of the Chief Executive Officer.
19. A detailed landscaping plan is to be submitted and approved by the Chief Executive Officer prior to the commencement of site works. The plan to include location, species and planting details, having regard to water-wise garden practices.
20. The building shall be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours.
21. The works to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with the Town's further approval.
22. The proposed works are not to be commenced until the Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by the Town.
23. All stormwater to be disposed of on site, an interceptor channel installed if required and a drainage plan is to be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
24. Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by the Town and if approved, the total cost to be borne by the applicant. If the Town refuses to approve such works, then this condition cannot be satisfied and this planning approval is not valid.
25. Any air conditioner installed on the premises must comply with the Environmental (Noise) Regulations 1997 to the satisfaction of the Chief Executive Officer (Refer footnote (e) below).
26. This planning approval to remain valid for a period of 24 months from the date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (a) *this decision of Council does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *a copy of the approved plans as stamped by Council are attached and the application for a building permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (d) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (e) *Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The*

Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document–“An Installers Guide to Air Conditioner Noise”.

Background:

Insert Property Address	15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road) Wolsely Road, East Fremantle
Insert Zoning	
MRS:	Urban
TPS:	Schedule 4 – Special Use Zone – Hospital Local Scheme Reserve – Public Purposes – Hospital with an additional use over part of the site for car parking associated with the Hospital. Underlying zoning R12.5
TPS Amendment 13:	The proposed amendment will delete the Special Use zone entries numbers 1 and 2 in Schedule 4 of TPS No.3. which relate to the subject site. These provisions restrict the use of the subject site specifically to the uses of ‘hospital’ and ‘office’ identified in the Schedule.
Insert Use Class	Schedule 4 – Special Use Zone – Hospital Reserve - Public Purpose - Hospital
Current Lot Use	Hospital
Insert Strategy Policy	None
Insert Development Scheme	Town Planning Scheme No. 3 (TPS No.3)
Insert Lot Size	10001m ²
Insert Existing Land Use	Schedule 4 – Special Use Zone – Hospital Local Scheme Reserve – Public Purposes – Hospital
Value of Development	\$1,400,000 (amendment only)

Any Relevant Previous Decisions of Council and/or History of an Issue or Site

Council is currently involved in the assessment of an amended development proposal for a DAP development application for the Kaleeya Hospital being Wolsely Road 15 (Lot 102 Wolsely Road and Lots 3 and Lot 8 Alexandra Road), East Fremantle. The following applies to the site:

- Kaleeya private hospital ceased operations in December 2014 when the State Government sold it to Southern Cross Care Pty Ltd for the purpose of running an aged care facility.
- The site was marketed as a health campus suitable for aged persons accommodation and was purchased by Southern Cross Care for \$17.5 million on their understanding that the site could be used as a nursing home/aged care facility.
- A development application was then lodged in October 2015 for a 68 bed aged care facility and associated medical consultants, pharmacy, café and utilising the existing physiotherapy and hydrotherapy facilities. The development application was to be determined by a Development Assessment Panel (DAP).
- The Town recommended approval of the application (albeit for the nursing home/aged care component and medical centre serving the nursing home/aged care residents only, as it is considered to be consistent with the Hospital reservation.
- The Metropolitan South West DAP subsequently deferred the determination of the application in February 2016, stating it had received advice that it did not have the ability to approve any land use on Lot 102 other than a ‘Hospital’ due to the presence of Schedule 4:Special Use Zones of TPS3.
- The same Schedule affects the permissibility of uses on Lot 2, being for an ‘Office’ only.

- Further legal investigations concluded that there are numerous anomalies in the Scheme in relation to Schedule 4 including that the site is not a Special Use zone on the Scheme map, the former hospital is not on any heritage list and does not require a Conservation Plan, the incorrect property details are used and Wolsely Street is misspelled. Accordingly, it is considered that the presence of Lot 102 and Lot 2 within Schedule 4: Special Use Zones is an anomaly in the Scheme that needs to be corrected.
- Notwithstanding the above, the DAP subsequently approved the development application on 7 April 2016. The application was conditionally approved for the nursing home, with medical centre services permitted provided they are wholly used for the residents of the aged care facility.

Previous Decisions of Council and/or History of an Issue or Site

To gain an appreciation of the anomaly in TPS 3 that this amendment seeks to correct, consideration must be given to the history of the planning framework as it relates to the subject land. A detailed analysis of the planning history is as follows:

- When the prior TPS 2 was Gazetted, Lot 102 was zoned 'Community' and Lot 2 was zoned 'Residential'.
- There was no stand-alone land use for a nursing home, it was a subset of an 'Aged Persons Village'. Aged Persons Village was a prohibited use in every zone in that it was not listed (under TPS 2, anything not listed was prohibited). It appears the only reason 'Aged Persons Village' was included in the definitions section was there were some special considerations given to Aged Persons Villages as an existing non-conforming use.
- Amendment 21 to TPS 2 (Gazetted 26 May 1992) added an Additional Use of 'Hospital' over the land now described as Lots 3 and 88 (this land is now car park) as well as Lot 2. This was then removed and replaced in Amendment 40 in July 2003.
- Amendment 40 to TPS 2 (Gazetted 25 July 2003) rezoned Lot 102 from 'Community' to 'Hospital'. It assigned a number of land uses to which land in the 'Hospital' zone could be put; Hospital (P), Ancillary Hospital Uses (IP) and All Other Uses (AP).
- Amendment 40 also removed Lot 2 from the Additional Use and rezoned it from 'Residential' to 'Office'. It assigned a number land uses to which land in the 'Office' zone could be put; In-house Training (P), In-house Meetings (P), Records Storage (P) and other Community Uses (AP).
- Amendment 40 also modified the above Additional Use from 'Hospital' to 'Car Parking for Hospital'.
- When TPS 2 was repealed and replaced by TPS 3 (Gazetted 3 December 2004, 18 months after Amendment 40 to TPS 2 was Gazetted, and advertised by notice in the Government Gazette on 17 November 2000), it appears the 'Hospital' and 'Office' zones were removed presumably because the subject land was the only land in the Town which was zoned as such.
- TPS 3 then created two 'Special Use' zones, but the drafters of TPS 3 did not identify these on the Scheme Map or legend, and instead left the subject land retaining a base zoning and reservation.
- Instead of including the 'Special Uses' to which the land can be put (as created by Amendment 40 to TPS 2), the drafters of TPS 3 merely transposed the names of the old zones (Hospital and Office), incidentally prohibiting all other uses.

The proposed aged care facility/ residence was under the provisions of Clause 3.4.2 (b) of TPS 3 considered a hospital use, where residents/ patients who can no longer care for themselves or require nursing services to be provided (medical care) are admitted for ongoing medical treatment and care. Therefore as a use, the aged care proposal (including 68 bedrooms and associated dining/ living/ outdoor areas) was considered by the DAP to be able to be supported having due regard to the ultimate purpose intended for the Reserve and the discretionary provision of Clause 3.4.2 (b) of TPS 3.

This current application increases the number of beds from 68 to 76 beds and introduces some ancillary associated uses to the aged care services for use by the aged care facility.

Details: Outline of Development Application

A revised proposal was submitted to Council on 27 July 2016 and includes:

- Previous public functions of the commercial / consultants (refused by DAP) have been removed.
- Aged care facility (68 beds, reception/ lobby, activity rooms, dining room, lounges, personal services, courtyards, kitchen and laundry previously approved) extension of an additional six (6) aged care beds;
- The remaining areas of the ground floor retain their former functions and are proposed to be for internal use only;
- Two (2) additional bedrooms are proposed on the previously approved upper aged care (total beds 76);
- Proposed courtyard along Staton Road and minor changes to the crossover;
- Minor changes to the Staton Road elevation; and
- Minor changes to the eastern elevation.

The proposed application does not significantly modify the built form of the structure. There are no changes to the height of the building or the plot ratio. All works are considered to be primarily internal. The primary purpose of this application is to assess the proposed uses for the subject site which is designated Reserve 'Public Purpose – Hospital' and Special Use Zone – Hospital under Schedule 4 of TPS No.3. The additional beds increases the total number of beds to 76.

Legislation & Policy:

Town of East Fremantle Town Planning Scheme No. 3 Assessment

Aims and Objectives of the Scheme

Clause 1.6 outlines the aims of the Scheme.

Use and Development of Local Reserves

3.4.1. *A person must not —*

(a) *use a Local Reserve; or*

(b) *commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.*

Note: This clause is to be read in conjunction with clause 8.1 and 8.2 under which certain development (including specified use) of local reserves is permitted and does not require the planning approval of local government.

3.4.2. *In determining an application for planning approval the local government is to have due regard to —*

(a) *the matters set out in clause 10.2; and*

(b) *the ultimate purpose intended for the Reserve.*

3.4.3. *In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.*

Land Use

Clause 4.3.2 of the Scheme states:

The symbols used in the cross reference in the Zoning Table have the following meanings

'P' *means that the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.*

'D' *means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.*

- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4.
- 'X' means a use that is not permitted by the Scheme.

It is noted that the land is zoned a Local Reserve with the purpose being a hospital. The underlying zoning for the area is Residential with a density of R12.5.

Special Use Zone

Clause 4.7 of the Scheme states:

4.7.1 Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

4.7.2 A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

Schedule 4 of TPS No. 3 identifies Lot 102 as being a special use 'Hospital'

Requirements for Approval to Commence Development

Clause 8.1 states:

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the local government under Part 9.

Note:

1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).
2. Development includes the erection, placement and display of any advertisements.
3. Approval to commence development may also be required from the Commission under the Metropolitan Region Scheme.

Permitted Development

Clause 8.2 states:

Except as otherwise provided in the Scheme, for the purposes of the Scheme the following development does not require the planning approval of local government —

- (a) the carrying out of any building or work which affects only the interior of a building or which does not materially affect the external appearance of the building except where the building is —
 - (i) located in a place that has been entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990;
 - (ii) the subject of an order under Part 6 of the Heritage of Western Australia Act 1990; or
 - (iii) included on the Heritage List under clause 7.1 of the Scheme;
- (b) a home office;
- (c) the demolition of any building or structure except where the building or structure is —
 - (i) located in a place that has been entered in the Register of Places under the Heritage of Western Australia Act 1990;
 - (ii) the subject of an order under Part 6 of the Heritage of Western Australia Act 1990;
 - (iii) included on the Heritage List under clause 7.1 of the Scheme; or
 - (iv) located within a heritage area designated under the Scheme;
 - (v) included on the municipal inventory under clause 7.1.2(a).
- (d) minor filling or excavation of land, provided there is no more than 500 mm change to the natural ground level;
- (e) any works which are temporary and in existence for less than 48 hours or such longer time as the local government agrees; and

- (f) *the undertaking of any development or change of use that is 'exempt from the requirement for a planning approval' as designated by a Local Planning Policy adopted pursuant to Clause 2.4;*
- (g) *the erection of shade sails which do not contain solid or non-permeable roof elements and are located within a side or rear setback area (excluding secondary street setback areas) and located more than 1 metre from any boundary, no greater than 2.7 metres in height;*
- (h) *the demolition of an outbuilding not of masonry construction or attached to a dwelling, walls and fences not of masonry construction, minor structures such as patios, car ports, air conditioners, water tanks, private swimming pools and spas, except where the building or structure is –*
- (i) *Located in a place that has been entered in the Register of Places under the heritage of Western Australia Act 1990;*
 - (ii) *The subject of an order under part 6 of the Heritage of Western Australia Act 1990;*
 - (iii) *Included on the Heritage List under clause 7.1 of the Scheme; or*
 - (iv) *Located within a heritage area designated under the Scheme;*
- (i) *the carrying out of any work by the Town of East Fremantle or by a public authority for the 'routine maintenance or repair'* of public infrastructure; and*
** 'routine maintenance or repair' means work for the purpose of repair, maintenance or upkeep but does not include any new construction or alteration.*
- (j) *the construction of outdoor hard surfaces and decks, where the finished level of the surface is no more than 350mm above natural ground level and located within a side or rear setback area (excluding secondary street setback areas) and located more than 1 metre from any boundary.*

Note: Development carried out in accordance with a subdivision approval granted by the Commission is exempt under section 20D of the Town Planning Act.

General Provisions of the Scheme

The following provisions of Clause 10.2 of the Town of East Fremantle Town Planning Scheme No. 3 Clause 10.2 (a), (c), (g), (j), (o), (p) and (q) are considered relevant:

- (a) *the aims, objectives and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme area (including the Metropolitan Region Scheme);*
- (c) *the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;*
- (g) *any Local Planning Policy adopted by the local government under clause 2.4 or effective under clause 2.6, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;*
- (j) *the compatibility of a use or development with its setting;*
- (o) *the preservation of the amenity of the locality;*
- (p) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal; and*
- (q) *whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles.*

Town Planning Scheme No. 3 Scheme Amendment 13

As previously noted, there are a number of errors in TPS3 in relation to the subject land. These are summarised as follows:

- Imposing the 'Special Use' zones by merely transposing the names of the zones in TPS2 as the 'Special Uses' in TPS3, rather than including the number of land uses to which could be put on the subject land, as intended by Amendment 40 to TPS2 just a year earlier;
- Incorrectly describing the land description the land description of Lot 102 (incorrect Diagram number, incorrect spelling);

- Imposing the requirement for a Conversion Plan on Lot 102, when the building on that land has not heritage significance, nor is of an age, where such a Plan would be justified. The Town has acknowledged that the Conservation Plan was meant for the dwelling on Lot 2, and
- Both zoning (or in the case of Lot 102, reserving) land on the Scheme Map and including that land in a Special Use Zone, which is neither included on the Scheme Map or Legend.
- The proposed Basic Scheme Amendment will resolve the above anomalies in TPS3 as they relate to the subject site. The applicants have submitted that the planning history points to an administrative error in transposition of historic planning provisions in to TPS No 3, and ultimately deems Schedule 4: Special Use Zones as erroneous and in need of correction. This submission is supported.

The proposed amendment will in effect, regularise the decision of the DAP to approve the redevelopment of the subject site for an aged care facility, notwithstanding the current impediments of the Scheme. The Amendment will ensure that land use and development of the subject land can be carried out in light of the purposes intended by the base reservation and zonings in the Scheme.

Consultation:

The application was advertised from 5 August 2016 to 19 August 2016 in accordance with Clause 9.4: Advertising of Applications of the TPS3. Public advertising included:

- Written notification to owners and occupiers of adjoining properties;
- Advertisements in the Fremantle Herald (dated 6 August 2016);
- Notice on the Town of East Fremantle website;
- Site notice; and
- Plans were available for inspection at the Administration Centre during office hours.

At the conclusion of advertising, Council has not received any submissions relating to the amendment.

Planning Assessment:

Town Planning Scheme

Use and Development of Local Reserves

3.4.1. *A person must not —*

(a) use a Local Reserve; or

(b) commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.

Note: This clause is to be read in conjunction with clause 8.1 and 8.2 under which certain development (including specified use) of local reserves is permitted and does not require the planning approval of local government.

3.4.2. *In determining an application for planning approval the local government is to have due regard to —*

(a) the matters set out in clause 10.2; and

(b) the ultimate purpose intended for the Reserve.

3.4.3. *In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.*

Lot 102 appears in Schedule 4 – Special Use Zone (Hospital). Conditions are listed in this Schedule:

Minimum 10% of the site to be allocated as landscaped open space. Existing building to be retained and restored in accordance with an agreed Conservation Plan for the site.

It would appear the conservation plan was for Part Lot 2 (77) Alexandra Road. Clause 4.7 of TPS No.3 applies to Special Use Zones over Lot 102.

4.7 SPECIAL USE ZONES

4.7.1 *Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.*

4.7.2 *A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.*

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

The lots are currently zoned 'Special Use Zone – Hospital' in Schedule 4 of TPS No. 3. Scheme amendment No.13 will resolve the above anomalies in TPS3 as they relate to the subject site, thereby removing the 'Special Use Zone' uses associated with the subject lots. This basic scheme amendment is currently being processed by the Western Australian Planning Commission. To date all information has been collated by the Commission. No concerns or queries have been forthcoming from the Commission, therefore it is considered that the scheme amendment will be supported by the Commission and approved by the Minister.

However the primary issue in the assessment of this application remains similar to the previous development approval, that is, the proposed use of the land and the prescribed definitions under the TPS.

A Hospital is defined in TPS 3 as:

“hospital” means premises in which persons are admitted and lodged for medical treatment or care and includes a maternity hospital.

A Nursing Home is defined as:

“nursing home” means any premises in which persons who do not require constant medical attention are received as residents for the purposes of medical supervision and nursing care;

Legal advice obtained by Council under the original development application can be paraphrased that the application should be assessed on the basis that Lot 102 is a subject to the Special Use Zone, to the extent that there is any inconsistency with the local reserve provisions, that is that Lot 102 is treated as a Special Use Zone superimposed over the Local Reserve. Construing the Scheme in this way enables the Special Use provisions (Clause 4.7.1, 4.7.2 and Schedule 4) to operate fully. Importantly though, it does not prevent Council having due regard to the provisions of Clause 3.4, with the permissibility of the use is circumscribed by Clause 4.7.2, namely that the application should be determined by reference to Clause 3.4.2 only.

Subsequently Clause 4.7 and Schedule 4 prevail, but TPS3 Clause 10 (c) enables Council to considered amendments such as Amendment 13 where they are a seriously entertained proposal in the orderly and proper planning of the area. Within this context the 'Special Use Zone' clauses and Schedule are proposed to be deleted, therefore the proposal can be considered under the Local Reserve Clause of the Scheme, which states:

3.4.1. A person must not —

(a) use a Local Reserve; or

(b) commence or carry out development on a Local Reserve, without first having obtained planning approval under Part 9 of the Scheme.

Note: This clause is to be read in conjunction with clause 8.1 and 8.2 under which certain development (including specified use) of local reserves is permitted and does not require the planning approval of local government.

3.4.2. *In determining an application for planning approval the local government is to have due regard to —*

- (a) the matters set out in clause 10.2; and*
- (b) the ultimate purpose intended for the Reserve.*

3.4.3. *In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.*

The approved use is best described as a “nursing home” as defined above, but is to be utilised as high care, closely resembling the services provided by a hospital. The DAP previously approved the use of the building as a 68 bed aged care facility. The proposed use is for an extension of the previous approval for a total of 76 beds with associated ancillary uses.

The proposal is for an extension to the aged care facility. The proposed aged care facility/ residence is considered a mix between the services of a nursing home and the high care provided by a hospital. Residents/ patients who can no longer care for themselves or require nursing services to be provided (medical care) will be the primary users of this facility. Therefore as a use, the aged care proposal (including 76 bedrooms and associated dining/ living/ outdoor areas and ancillary services) can be supported as it is consistent with the existing hospital zoning and with the intent of the Public Purpose Reserve zoning.

Car Parking

The previous development application including the amended application proposes:

- Aged care facility (total 76 aged care beds, reception/ lobby, activity rooms, dining room, lounges, personal services, courtyards, kitchen and laundry and associated ancillary uses); and
- Shared offices, stores, staff amenities.

A full car parking assessment has been undertaken to include the hospital, consultancy and retail uses. The proposed use and increase in beds are considered to be a less intense utilisation of the lot than previously proposed. The overall impact will be less and the car parking as detailed below is considered appropriate.

Information accompanying the original development application submitted to Council 11 January 2016 indicates there will be 103 parking bays and 6 motorcycle bays available on site.

Clause 5.8.5 *Car Parking and Vehicular Access* of TPS3 states:

Car parking in respect of development in the Commercial Zones is to be provided in accordance with the standards set out in Schedule 11 of the Scheme and the specifications in Schedule 4 of the scheme. Where there are no standards for a particular use or development, the local government is to determine what standards are to apply. In its determination of the requirements for a particular use or development which is not listed in Schedule 11 of the Scheme, the local government is to take into consideration the likely demand for parking generated by the use or development.

Clause 5.8.6 *Location of Car Parking* of TPS3 states:

Required car parking is to be provided on the site of the development for which it is required, or subject to the local government's approval, off-site in the immediate vicinity of the development site. In considering a proposal for off-site parking, applicants will need to demonstrate to the satisfaction of the local government that

any off-site parking areas will continue to be available for use in conjunction with the development at such times as it might reasonably be required.

Furthermore Clause 5.8.7 *On-Street Parking* states:

The local government may accept immediately adjacent on-street car parking as satisfying part or all of the car parking requirements for development, provided such allocation does not prejudice adjacent development or adversely affect the safety or amenity of the locality.

The proposal is located in a predominantly residential area. As such Clause 5.8.7 *On-Street Parking* cannot be applied under the provisions of TPS No.3. All car parking is required to be provided on site.

The following table outlines the car parking requirements:

Type	No. Required	No. Provided
Aged Care		
Total 76 Beds (1 bay per 5 beds)	16	83
Maximum staff 20 (1 bay per staff)	20	20
Sub Total	36	103
Motorcycle Bays	-	6
Total Car and Motorcycle Bays	36	109

There will be 103 parking bays and 6 motorcycle bays available on site.

Of the above options it is considered only the on-site car parking is appropriate for the area given the surrounding residential zone. As such based on the current proposal the development requires 36 car parking bays on site. There will be 103 parking bays and 6 motorcycle bays available on site. The proposed car parking is compliant with the car parking standards and requirements of the Town Planning Scheme. The car parking is considered appropriate.

Traffic Volumes

The traffic movements in the area have been assessed. This is based on the original proposal, which was for an aged care and commercial use (intense use) development. The Traffic Impact Statement concludes:

Total daily trip generation of the proposed Kaleeya Aged Care redevelopment is estimated to be about 675vpd which is about 23vpd less than the former Hospital traffic generation. Therefore the net traffic reduction on the surrounding roads is estimated to be about 23vpd or 2vph compared to the previous traffic flows in 2014 when the former hospital was in operation.

The traffic modelling and analysis undertaken indicates that the traffic generation of the proposed redevelopment would not have a significant impact on the surrounding road network.

The peak operating times of the proposed redevelopment do not coincide with the peak operating times of the nearby Richmond Primary School and therefore the redevelopment traffic would have minimal interface with the school traffic.

The parking demand associated with the proposed redevelopment is contained fully on-site and the surplus parking available on-site will result in no parking demand and impact external to the site and on the surrounding road network.

Based on the above assessment (application for aged care facility and commercial consultancies) the overall estimate is for fewer vehicle trips per day than the previous hospital use. The proposed amended application deletes the commercial aspects of the

previous proposal. A total of 76 aged care beds and ancillary uses are proposed (a significant reduction of intensity from the previous proposal), therefore dramatically reducing traffic volumes from the actual traffic volume assessment above. No commercial is now proposed. The proposed development application is for an increase in the number of bed provided for in the aged care facility. The proposal is considered not to have a detrimental impact on the traffic in the locality.

Amenity provisions of the Scheme

The following provisions of Clause 10.2 of the Town of East Fremantle Town Planning Scheme No. 3 Clause 10.2 (a), (c), (g), (j), (o), (p) and (q) are considered relevant in the assessment of this development application.

The primary use of the building as an aged care facility is considered to provide a benefit for the community. The development proposed by Southern Cross Care for Kaleeya as an aged care facility is considered to be in keeping with the existing approval and previous land use of the lot. The aged care use is consistent with the existing hospital use. Aged care services are typically a less intensive use than a general hospital and it is anticipated the impact on the local community and their amenity will be reduced. The proposed impact is considered minor. The use of the property as an aged care facility will provide additional residential types for the community, assisting with the aging demographic of the area. The amendment as proposed is considered consistent with the previous proposal and therefore can be supported.

Conclusion/ Summary

In conclusion, the DAP previously approved a 68 bed aged care facility in 2015. This application is to increase the number of beds to a total of 76 beds and to make minor changes throughout the development to assist with the operation, maintenance and appearance of the building. The proposed amendments are considered appropriate.

Clause 10 (c) of the Town Planning Scheme enables Council to considered amendments, such as Amendment 13, where they are a seriously entertained proposal in the orderly and proper planning of the area. Within this context, the 'Special Use Zone' clauses and Schedule are proposed to be deleted, therefore the proposal can be considered under the Local Reserve Clause of the Scheme. The current 'Hospital' use and the proposed 'Nursing Home' are considered consistent. The proposed use complies with intent of the use of the land for public purposes. The proposed development can be recommended for approval subject to conditions.

NO.15 (LOTS 3, 88, 102) WOLSELY ROAD – FORMER KALEEYA HOSPITAL

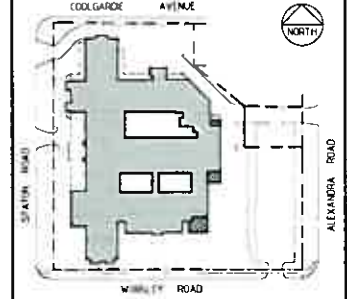






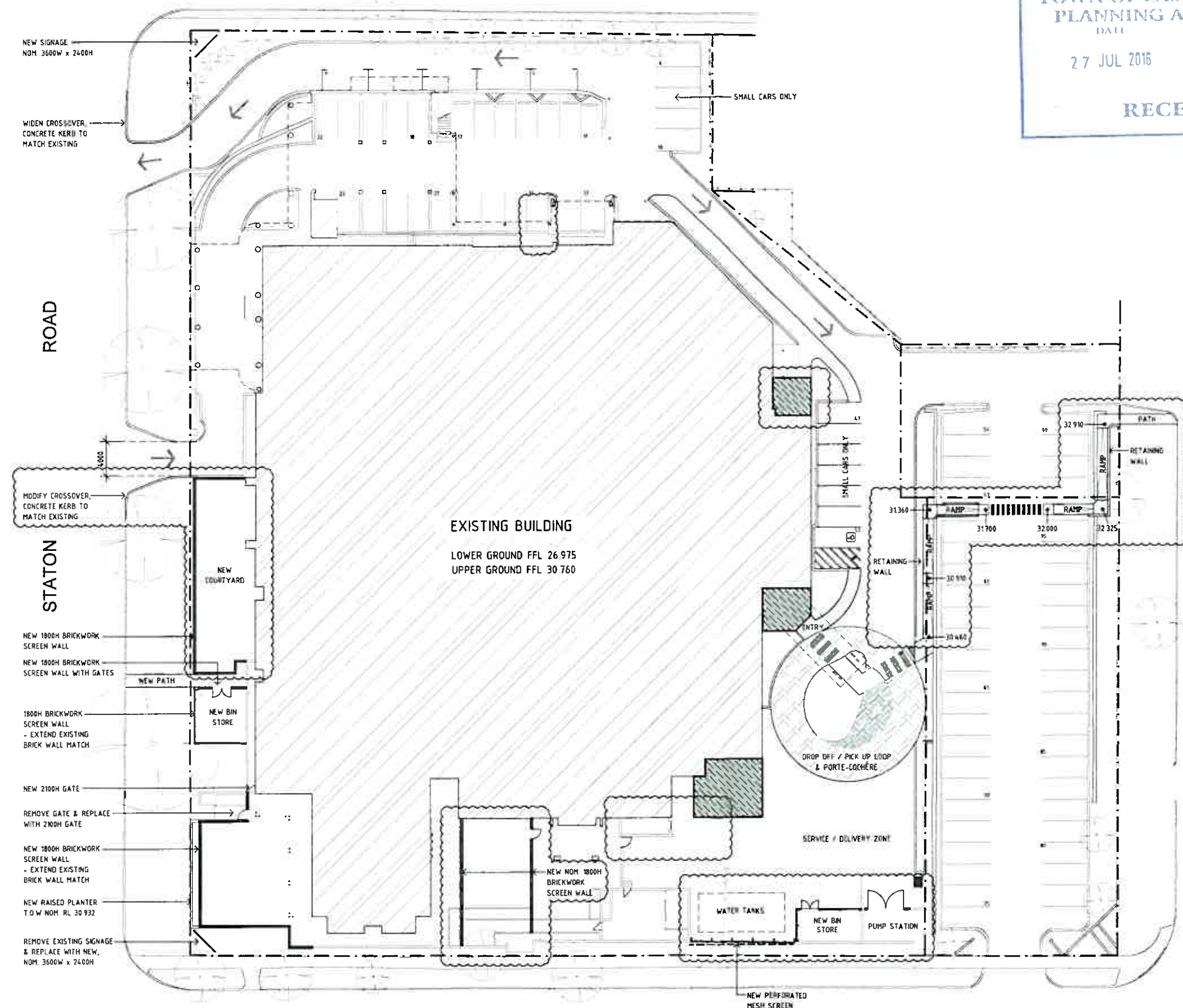
COOLGARDIE AVENUE

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 27 JUL 2016 BUILDG No. P 075-16
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LEGEND

- [Dashed line] DENOTES EXISTING BUILDING OUTLINE
- [Hatched area] DENOTES EXTENT OF PROPOSED EXTENSION
- [Circle with cross] DENOTES EXISTING TREE



NEW SIGNAGE
 NOM. 3600W x 2400H

WIDEN CROSSOVER
 CONCRETE KERB TO
 MATCH EXISTING

SMALL CARS ONLY

ROAD

MODIFY CROSSOVER,
 CONCRETE KERB TO
 MATCH EXISTING

STATON

NEW COURTYARD

EXISTING BUILDING
 LOWER GROUND FFL 26 975
 UPPER GROUND FFL 30 760

NEW 1800H BRICKWORK
 SCREEN WALL

NEW 1800H BRICKWORK
 SCREEN WALL WITH GATES

1800H BRICKWORK
 SCREEN WALL
 - EXTEND EXISTING
 BRICK WALL MATCH

NEW 2100H GATE

REMOVE GATE & REPLACE
 WITH 2100H GATE

NEW 1800H BRICKWORK
 SCREEN WALL
 - EXTEND EXISTING
 BRICK WALL MATCH

NEW RAISED PLANTER
 TO W. NOM. RL 30 932

REMOVE EXISTING SIGNAGE
 & REPLACE WITH NEW,
 NOM. 3600W x 2400H

SMALL CARS ONLY

ENTR

RETAINING WALL

RETAINING WALL



SERVICE / DELIVERY ZONE

WATER TANKS

NEW BIN STORE

PUMP STATION

NEW PERFORATED MESH SCREEN

ROAD

ALEXANDRA ROAD

WOLSELY ROAD

ROAD

REV	DATE	DESCRIPTION
D	18/07/2016	AMENDMENTS MADE FOR DA
C	11/01/2016	AMENDMENTS MADE FOR DA
B	08/01/2016	AMENDMENTS MADE FOR DA
A	20/10/15	ISSUED FOR DA

SOUTHERN CROSS CARE
 KALEEYA AGED CARE
 REDEVELOPMENT 2015

SITE PLAN

DRAWN SPH CHECKED JP DATE JULY 2016

sph Infrastructure + Interiors

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 E mail@sph.net.au
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 Subiaco WA 6008
 Studio 143 Cambridge Street
 West Leederville WA 6007
 ABN 86 123 655 176 ABWA 21 15

Project number 616026
 Scale 1:250 @A1
 Rev DD01 D

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

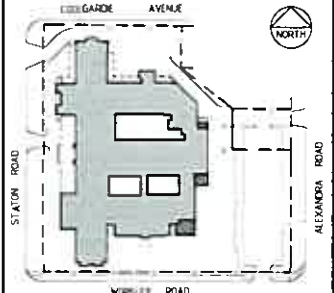


1 SITE PLAN
 SCALE 1:250



COOLGARDIE AVENUE

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 27 JUL 2016 REF No. 1 075 - 16
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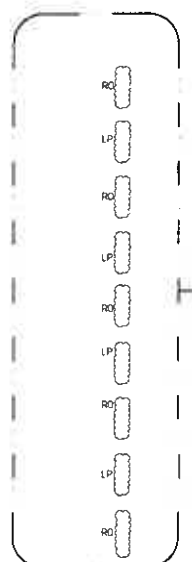


LEGEND

- DENOTES EXISTING TREE
- DENOTES EXTENT OF NEW LANDSCAPING
- DENOTES HYOPORUM PARVIFOLIUM
- DENOTES MAGNOLIA GRANDIFLORA
- DENOTES EUCALYPTUS VICTRIX
- DENOTES LARGOSTREMA INDICA
- DENOTES HYMENOSPORUM FLAVUM
- DENOTES ROSA ICEBERG
- DENOTES RADAMACHERA SUMMERSCENT
- DENOTES ACACIA LIMEIGHT
- DENOTES VIBURNUM TINUS

ABBREVIATIONS

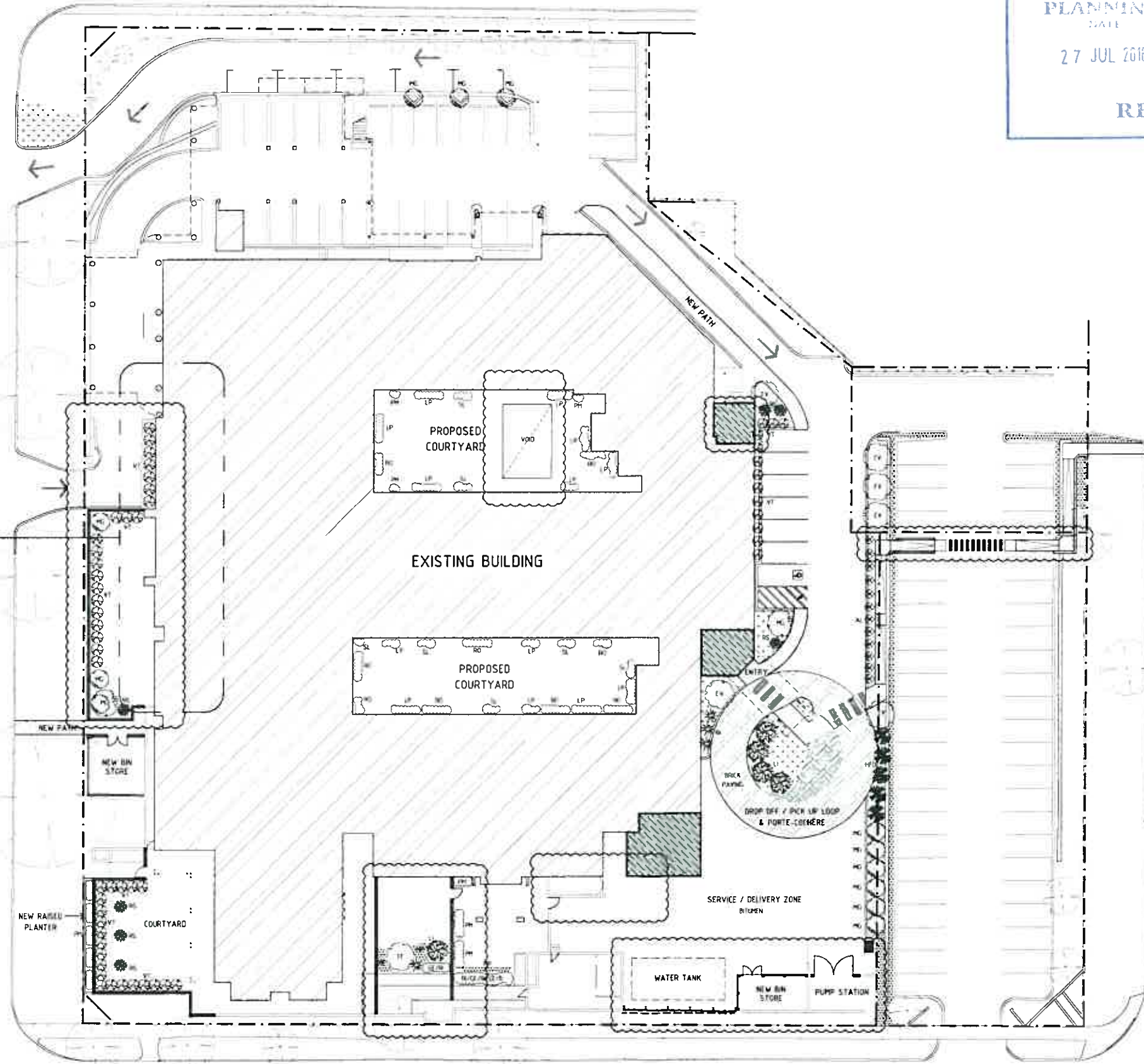
- AL ACACIA LIMEIGHT
- B BULBS VARIOUS
- CF CASSIA FISTULA
- DC DARYNIA CITRIFOLIA
- EV EUCALYPTUS VICTRIX
- GE GAURA ELLENA
- HF HYMENOSPORUM FLAVUM
- LI LARGOSTREMA INDICA
- LP LAVANDULA 'PRINCESS'
- MG MAGNOLIA GRANDIFLORA
- MP HYOPORUM PARVIFOLIUM
- PR PENNSETUM RUBRUM
- PH POLYGALA HYRTIFOLIA
- RI ROSA ICEBERG
- RD ROSMARINUS OFFICINALIS 'BENEDEN BLUE'
- RS RADAMACHERA SUMMERSCENT
- SL SYZGIUM LILIIFOLIUM
- VT VIBURNUM TINUS



UPPER GROUND FLOOR BALCONY

ROAD

STATON



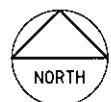
ROAD

ALEXANDRA

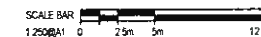
WOLSELY

ROAD

LANDSCAPE PLAN
 SCALE 1:250



**PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**



REV	DATE	DESCRIPTION
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C	11/01/2014	AMENDMENTS MADE FOR DA
B	08/01/2014	AMENDMENTS MADE FOR DA
A	29/10/15	ISSUED FOR DA

SOUTHERN CROSS CARE

KALEEYA AGED CARE REDEVELOPMENT 2015

LANDSCAPE PLAN

DRAWN SPH CHECKED JP DATE JULY 2016

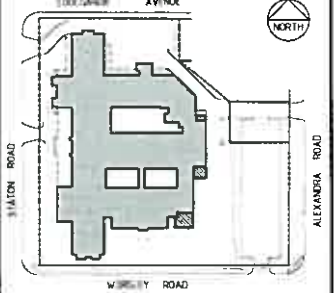


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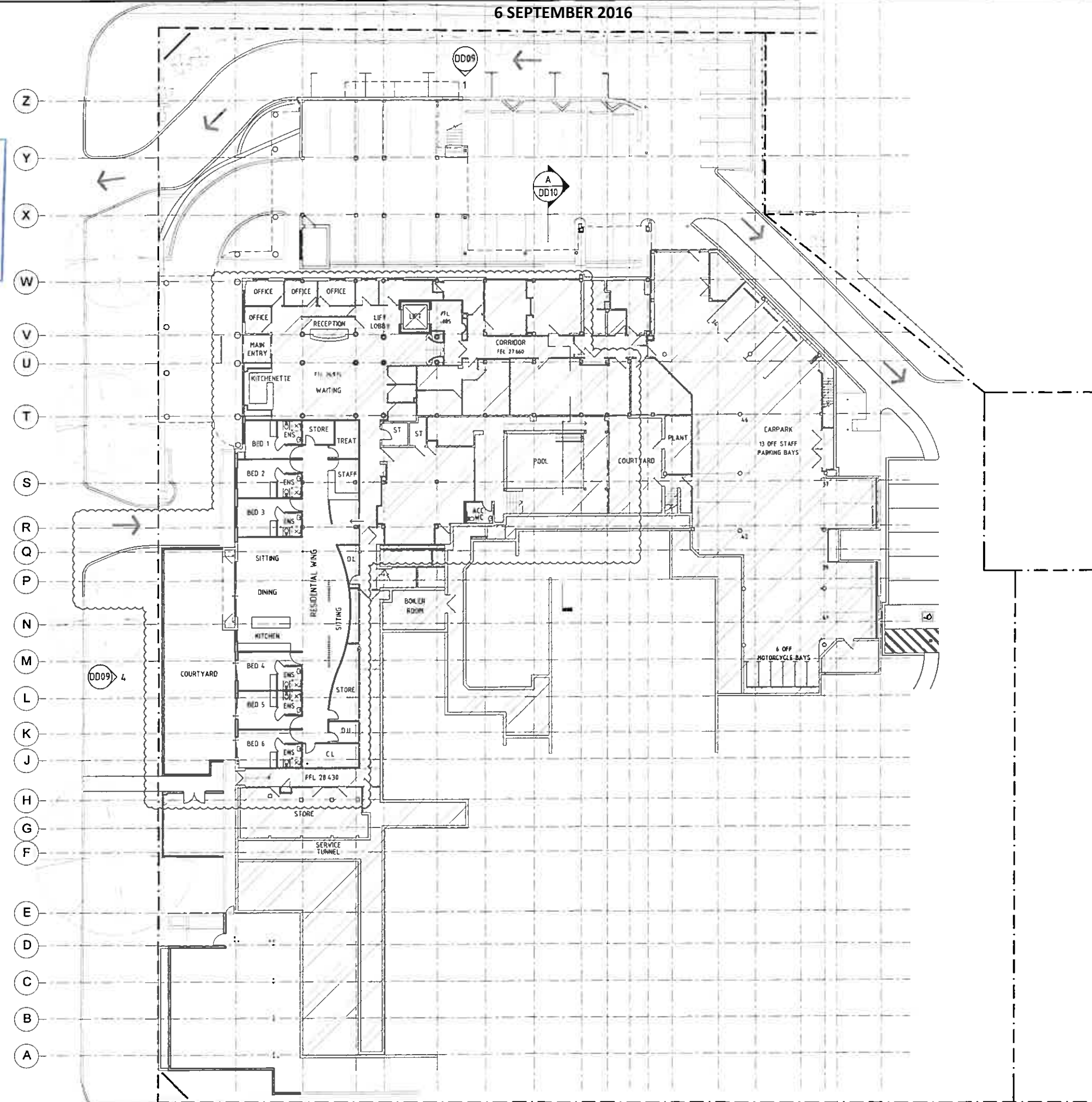
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 Mail PO Box 9033
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 ABN 86 123 655 176 ABWA 2115

DD02 D



- LEGEND**
- DENOTES EXISTING EXTERNAL WALL
 - DENOTES EXISTING INTERNAL WALL
 - DENOTES PROPOSED EXTERNAL WALL
 - DENOTES PROPOSED INTERNAL WALL
 - DENOTES CONCRETE BLOCKWORK WALL
 - DENOTES EXISTING DOOR
 - DENOTES EXISTING DOOR
 - DENOTES NEW DOOR
 - EXISTING TO REMAIN

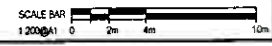
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PLANNING APPLICATION**
DATE: 27 JUL 2016 P 075-16
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**LOWER GROUND FLOOR-
GENERAL ARRANGEMENT PLAN**

SCALE 1 : 200

**PRELIMINARY DRAWING
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REV	DATE	DESCRIPTION
E	18/07/2016	AMENDMENTS MADE FOR DA
B	08/01/2016	AMENDMENTS MADE FOR DA
A	20/10/15	ISSUED FOR DA

SOUTHERN CROSS CARE
KALEEYA AGED CARE
REDEVELOPMENT 2015
**LOWER GROUND FLOOR-
GENERAL
ARRANGEMENT PLAN**

DRAWN SPH CHECKED JP DATE JULY 2016

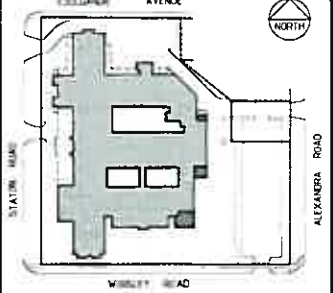
sph PROJECT ARCHITECTS

Project number
616026

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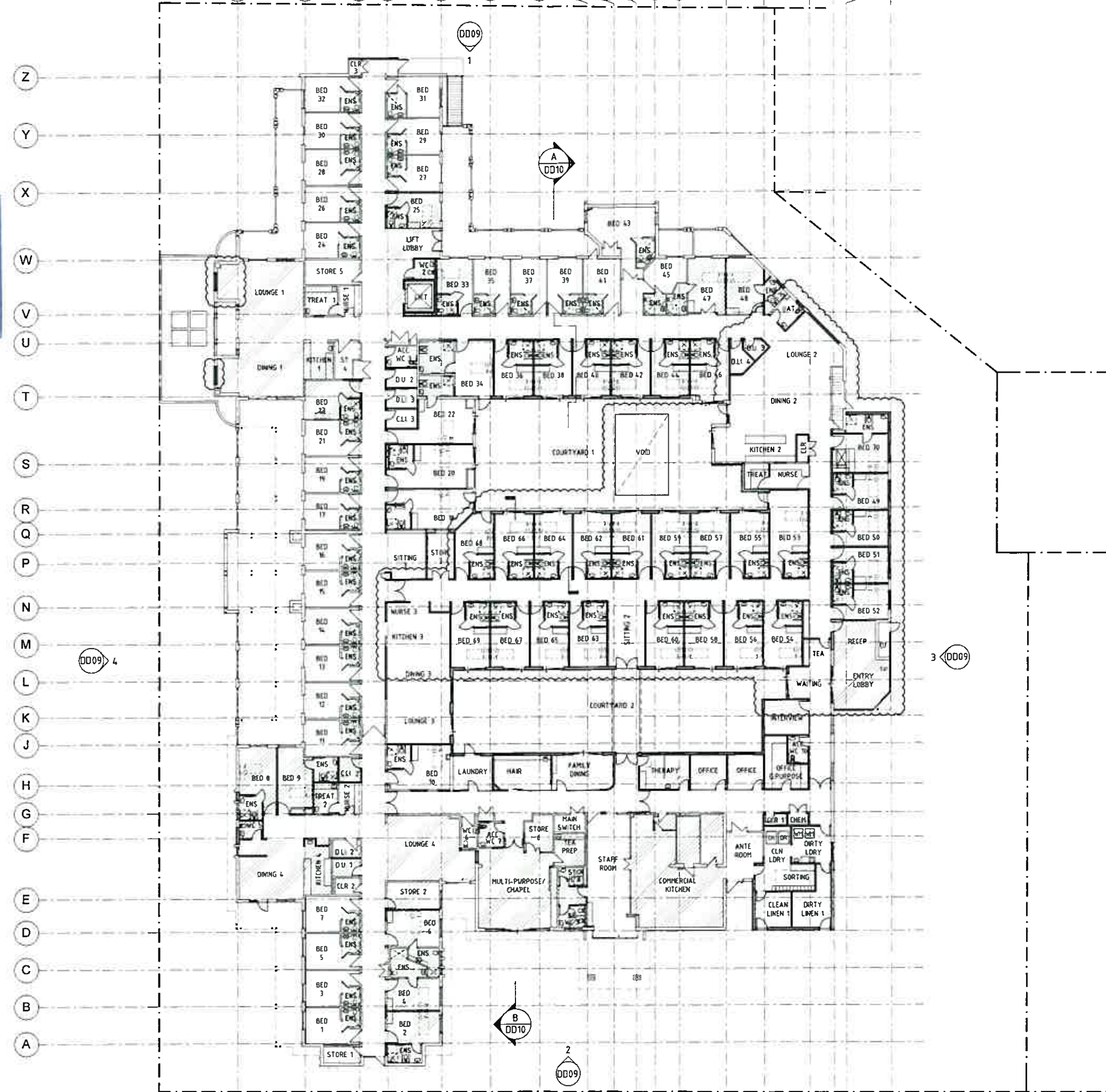
Rev
DD04 C

1 08 9264 1888
2 08 9264 1888
E mail sph@spn.net.au
M PO Box 8033
Subiaco WA 6008
Studio 143 Cambridge Street
West Leederville WA 6007
ABN 66123 655 176 ABWA 2115



- LEGEND**
- DENOTES EXISTING EXTERNAL WALL
 - DENOTES EXISTING INTERNAL WALL
 - DENOTES PROPOSED EXTERNAL WALL
 - DENOTES PROPOSED INTERNAL WALL
 - DENOTES CONCRETE BLOCKWORK WALL
 - DENOTES EXISTING DOOR
 - DENOTES EXISTING DOOR
 - DENOTES NEW DOOR
 - MAJOR REFURBISHMENT
 - MINOR REFURBISHMENT
 - ENSUITE REFURBISHMENT
 - FINISHES ONLY

TOWN OF EAST GLENMANTLE
 PLANNING APPLICATION
 DATE 27 JUL 2016 BLDG No P 075-16
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REV	DATE	DESCRIPTION
C	18/07/2016	AMENDMENTS MADE FOR DA
B	08/01/2016	AMENDMENTS MADE FOR DA
A	20/10/15	ISSUED FOR DA

SOUTHERN CROSS CARE
KALEEYA AGED CARE
 REDEVELOPMENT 2015
 UPPER GROUND FLOOR -
 GENERAL
 ARRANGEMENT PLAN

DRAWN SPH CHECKED JP DATE JULY 2016

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 08 9264 1000
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 Subiaco WA 6008
 Studio 143 Cambridge Street
 West Leederville WA 6007
 ABN 86123 655 176 ABWA 2115

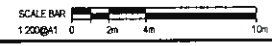
Project number
616026
 Scale
1 : 200 @A1
 Rev
DD05 C



**UPPER GROUND FLOOR-
 GENERAL ARRANGEMENT PLAN**

SCALE 1 : 200

**PRELIMINARY DRAWING
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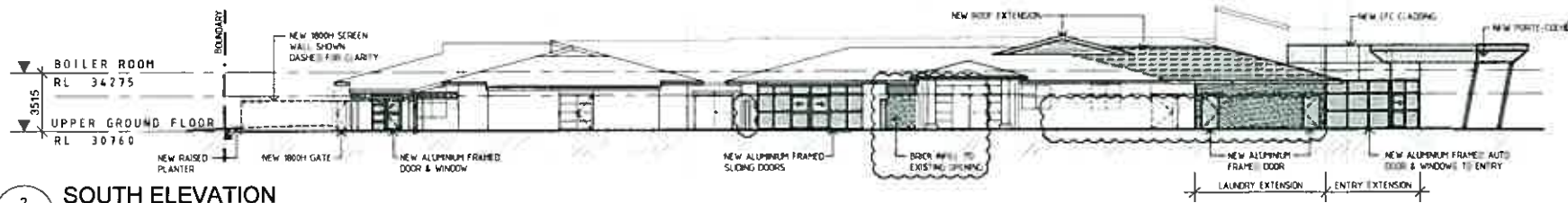
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1 NORTH ELEVATION

DD05 SCALE 1:200

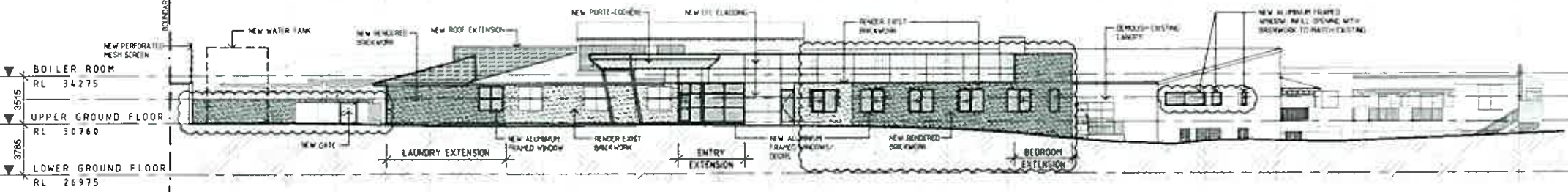
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2 SOUTH ELEVATION

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A B C D E F G H J K L M N P Q R S T U V W X Y Z



3 EAST ELEVATION

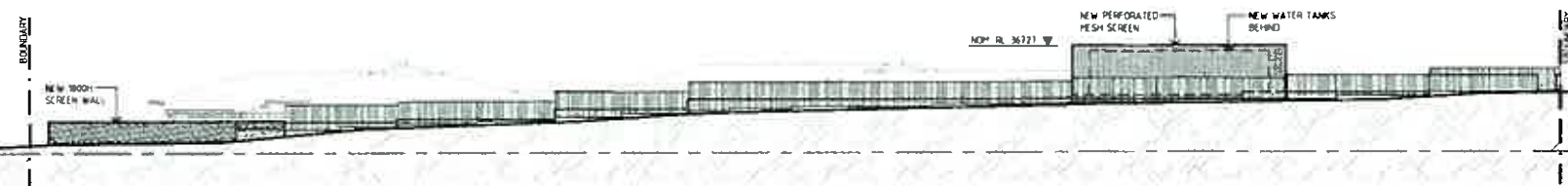
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4 WEST ELEVATION

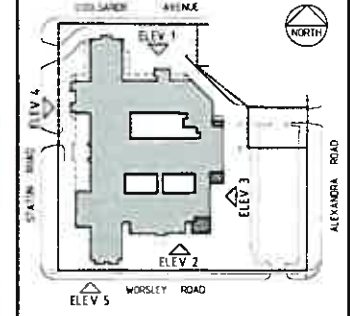
DD05 SCALE 1:200



5 SOUTH ELEVATION - STREET VIEW

DD05 SCALE 1:200

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 27 JUL 2016 P 075-16
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- LEGEND**
- DENOTES NEW WINDOW/DOOR
 - DENOTES NEW CFC CLADDING
 - DENOTES NEW RENDER FINISH APPLIED TO EXISTING BRICKWORK
 - DENOTES NEW BRICKWORK WITH RENDERED FINISH
 - DENOTES ADDITIONS TO TILED ROOF WITH CLADDING TO MATCH EXISTING
 - DENOTES NEW COLORBOND 'TRIMDEK' ROOF SHEETING
 - DENOTES PAINT EXISTING 'TERRACOTTA' WALLS/COLUMNS. COLOUR DULUX 'HAPPY DAYS'

C	18.07.2016	AMENDMENTS MADE FOR DA
B	20.01.2016	AMENDMENTS MADE FOR DA
A	20.10.15	ISSUED FOR DA
REVISION	DATE	DESCRIPTION

SOUTHERN CROSS CARE
KALEEYA AGED CARE
 REDEVELOPMENT 2015
ELEVATIONS

DRAWN SPH CHECKED JP DATE JULY 2016

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 ABN 88123 655 176 ABWA 2115

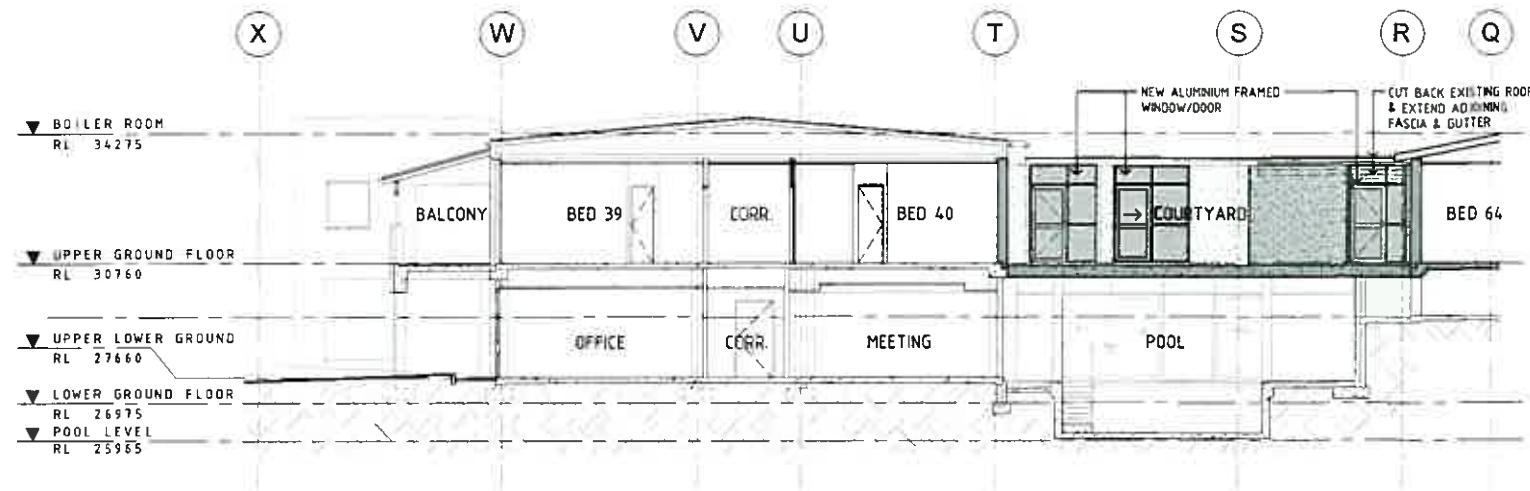
Project number
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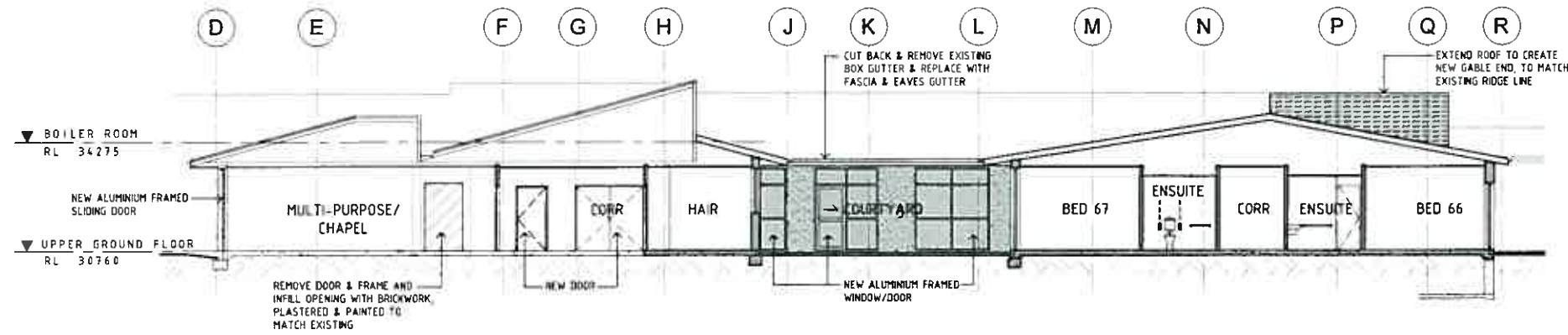
Rev
DD09 C

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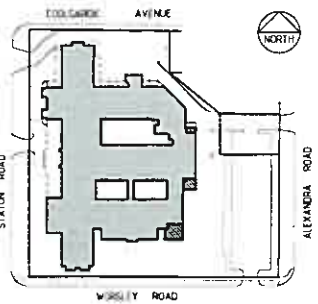




A SECTION DD06 SCALE 1:100



B SECTION DD07 SCALE 1:100



- LEGEND**
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 - DENOTES EXISTING INTERNAL WALL
 - DENOTES PROPOSED EXTERNAL WALL
 - DENOTES PROPOSED INTERNAL WALL
 - DENOTES EXISTING CONCRETE SLAB
 - DENOTES PROPOSED CONCRETE SLAB
 - DENOTES NEW WINDOW/DOOR
 - DENOTES NEW RENDER FINISH APPLIED TO EXISTING BRICKWORK
 - DENOTES NEW BRICKWORK WITH RENDERED FINISH
 - DENOTES ADDITIONS TO TILED ROOF WITH CLADDING TO MATCH EXISTING
 - DENOTES NEW COLORBOND 'TRIMDEK' ROOF SHEETING

C	18/07/2016	AMENDMENTS MADE FOR DA	
B	08/01/2016	AMENDMENTS MADE FOR DA	
A	20/10/15	ISSUED FOR DA	
REV	DATE	DESCRIPTION	

SOUTHERN CROSS CARE

KALEEYA AGED CARE REDEVELOPMENT 2015

SECTIONS A AND B

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sph architecture + interiors

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ABN 86 123 856 176 ABWA 2115

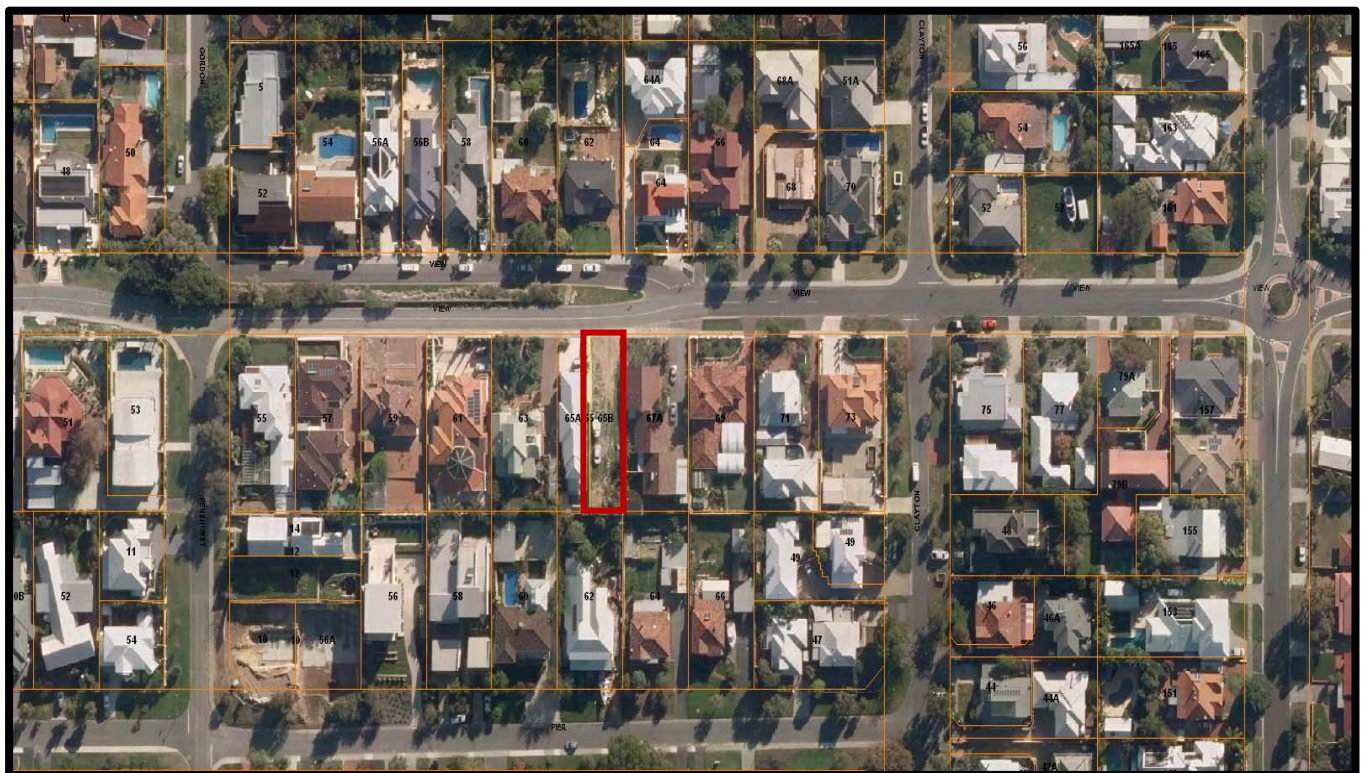
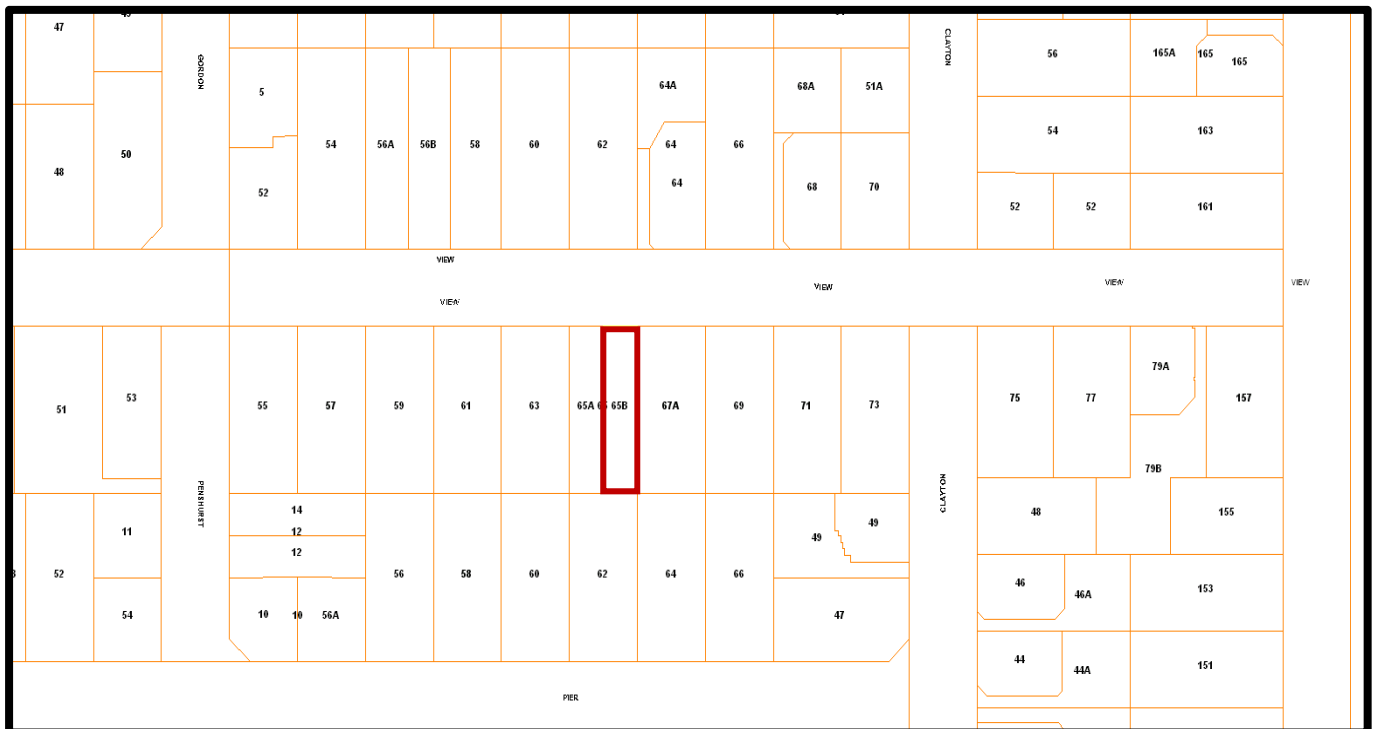
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Rev DD10 C

PRELIMINARY DRAWING NOT FOR CONSTRUCTION



SCALE 1:100@A1

VIEW TERRACE 65B – TWO STOREY RESIDENCE – P068/16







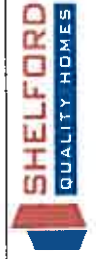
Town of East Fremantle
03 AUG 2016
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Town of East Fremantle
03 AUG 2015
RECEIVED



COLOUR OPTION E

FOR ILLUSTRATION ONLY

INDIVIDUAL DESIGN  Build with confidence	CLIENT: PROPOSED HLEVNJAK RESIDENCE LOT ADDRESS: #65B VIEW TERRACE, EAST FREMANTLE SPECIFICATION: TBC	DATE: 11/03/16 REV: 1 DRN: AMENDMENTS KW NEW ELEVATION	DATE: 21/03/16 REV: 2 DRN: AMENDS, NEW ELEV, BIM FILE	DATE: 24/03/16 REV: 3 DRN: CLIENT MEETING AMENDS, INT VIEWS	DATE: 12/04/16 REV: 4 DRN: REDESIGN	DATE: 15/04/16 REV: 5 DRN: PTY, UTILITY, PDR AMENDS	DATE: 05/05/16 REV: 6 DRN: PTY/INTL AMENDS	DATE: 31/05/16 REV: 7 DRN: ADDED NEIGHBOUR WALLS	DATE: 10/06/16 REV: 8 DRN: KW SITE PLAN COMPLETED	DRAWN: KW SHEET No: 1 of 8 JOB No: 65VIE REV: 9
		3D Views								

RECEIVED
03 AUG 2016
Town of East Fremantle

TITLE : FEATURE SURVEY

CLIENT : SHELFORD QUALITY HOMES

BUILDER : SHELFORD QUALITY HOMES

LOT : 1 (#65B) VIEW TERRACE

SUBURB : EAST FREMANTLE

STRATA : 48493

UBD REF : 306 F 16 GPS: S 32.03311° E 115.77393°

CT : 2613994

DATE : 03/06/16

SCALE @ A3 : 1:200

DWG NO : 29989001

REVISION : A

LINKS SURVEYING
P: (08) 9354 8511
W: www.linksurveying.com.au
E: info@linksurveying.com.au

GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

POWER
CONSUMER POLE
POWER POLE
LIGHT POLE
STAY POLE
S. WIRE ANCHOR
UG CABLE BOX
CABLE MH
CABLE DOME
GAS
GAS MARKER
GAS METER
GAS VALVE

SEWERAGE
SEWER MANHOLE
INSPECT SHAF
INSPECT OPENING
HOUSE CONNECTION
TELSTRA
TELSTRA MARKER
TELSTRA PIT
DRAINAGE
SW MANHOLE
GRATE
SIDE ENTRY PIT

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

STATUS	LOT SERVICE	WATER	SEWERAGE	GAS	TELSTRA	DRAINAGE	POWER
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE

AREA : ESTAB. 11/2005

COASTAL DISTANCE : >1km

LOT : 1

AREA : 445m²

APPROX. AHD : +32.89m

SERVICES MARKED CONFORM REQUIRE BUILDER CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AND CONNECTION ONLY. ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION
APPROXIMATE ONLY 9.39
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 0.86

GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

SEWERAGE
SEWER MANHOLE
INSPECT SHAF
INSPECT OPENING
HOUSE CONNECTION
TELSTRA
TELSTRA MARKER
TELSTRA PIT
DRAINAGE
SW MANHOLE
GRATE
SIDE ENTRY PIT

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

NOTE This PLAN is current as the Surveyed Date. NOT FOR CONSTRUCTION purposes without site confirmation. The cadastral boundary positions are approximate & require survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including any underground services & site topography.

GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

TITLE : FEATURE SURVEY

CLIENT : SHELFORD QUALITY HOMES

BUILDER : SHELFORD QUALITY HOMES

LOT : 1 (#65B) VIEW TERRACE

SUBURB : EAST FREMANTLE

STRATA : 48493

UBD REF : 306 F 16 GPS: S 32.03311° E 115.77393°

CT : 2613994

DATE : 03/06/16

SCALE @ A3 : 1:200

DWG NO : 29989001

REVISION : A

LINKS SURVEYING
P: (08) 9354 8511
W: www.linksurveying.com.au
E: info@linksurveying.com.au

GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

POWER
CONSUMER POLE
POWER POLE
LIGHT POLE
STAY POLE
S. WIRE ANCHOR
UG CABLE BOX
CABLE MH
CABLE DOME
GAS
GAS MARKER
GAS METER
GAS VALVE

SEWERAGE
SEWER MANHOLE
INSPECT SHAF
INSPECT OPENING
HOUSE CONNECTION
TELSTRA
TELSTRA MARKER
TELSTRA PIT
DRAINAGE
SW MANHOLE
GRATE
SIDE ENTRY PIT

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

STATUS	LOT SERVICE	WATER	SEWERAGE	GAS	TELSTRA	DRAINAGE	POWER
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE

AREA : ESTAB. 11/2005

COASTAL DISTANCE : >1km

LOT : 1

AREA : 445m²

APPROX. AHD : +32.89m

SERVICES MARKED CONFORM REQUIRE BUILDER CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AND CONNECTION ONLY. ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION
APPROXIMATE ONLY 9.39
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 0.86

GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

TITLE : FEATURE SURVEY

CLIENT : SHELFORD QUALITY HOMES

BUILDER : SHELFORD QUALITY HOMES

LOT : 1 (#65B) VIEW TERRACE

SUBURB : EAST FREMANTLE

STRATA : 48493

UBD REF : 306 F 16 GPS: S 32.03311° E 115.77393°

CT : 2613994

DATE : 03/06/16

SCALE @ A3 : 1:200

DWG NO : 29989001

REVISION : A

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GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

POWER
CONSUMER POLE
POWER POLE
LIGHT POLE
STAY POLE
S. WIRE ANCHOR
UG CABLE BOX
CABLE MH
CABLE DOME
GAS
GAS MARKER
GAS METER
GAS VALVE

SEWERAGE
SEWER MANHOLE
INSPECT SHAF
INSPECT OPENING
HOUSE CONNECTION
TELSTRA
TELSTRA MARKER
TELSTRA PIT
DRAINAGE
SW MANHOLE
GRATE
SIDE ENTRY PIT

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS

STATUS	LOT SERVICE	WATER	SEWERAGE	GAS	TELSTRA	DRAINAGE	POWER
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE
CONFIRM	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE	NO SERVICE

AREA : ESTAB. 11/2005

COASTAL DISTANCE : >1km

LOT : 1

AREA : 445m²

APPROX. AHD : +32.89m

SERVICES MARKED CONFORM REQUIRE BUILDER CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AND CONNECTION ONLY. ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION
APPROXIMATE ONLY 9.39
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 0.86

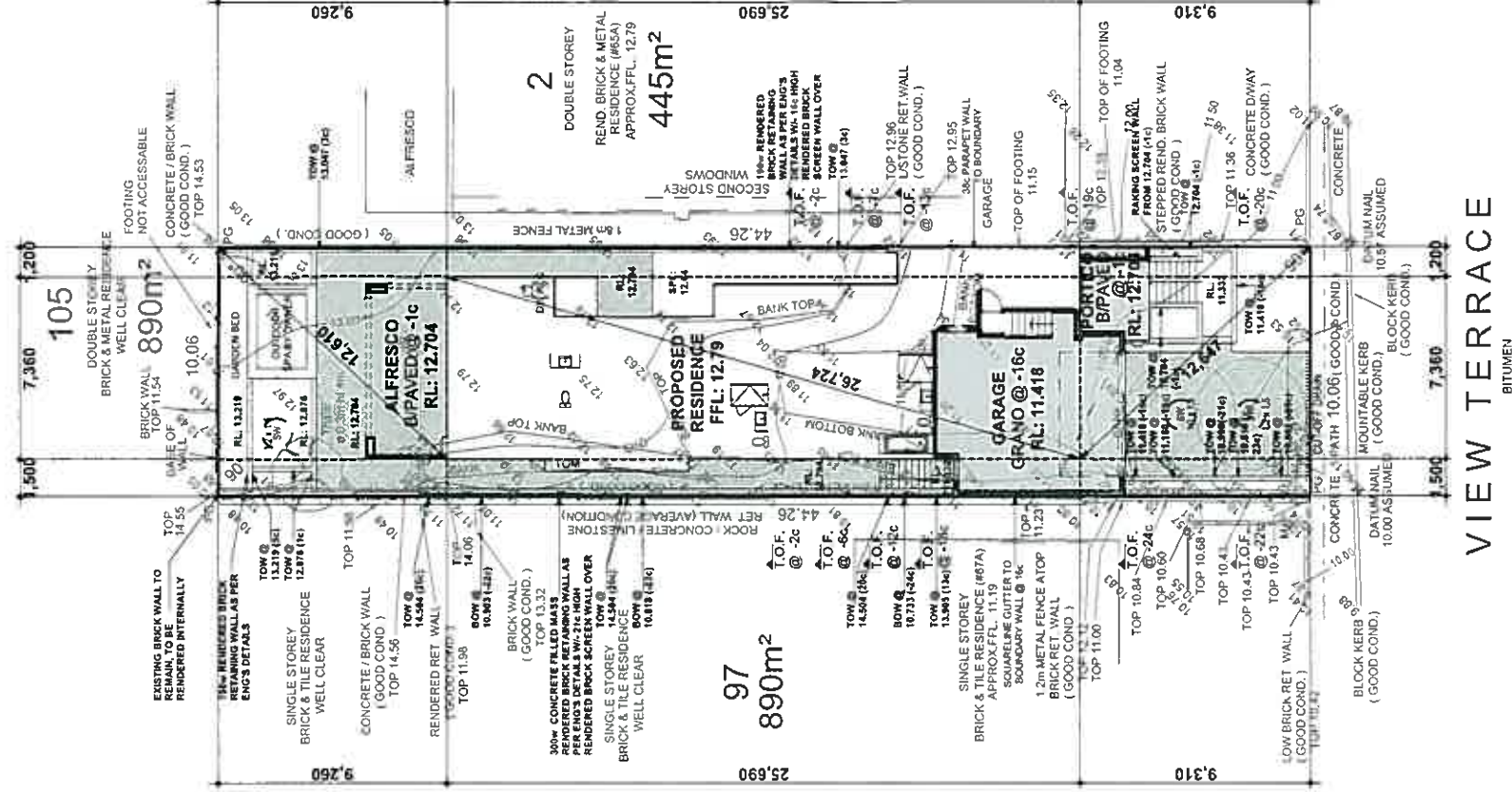
GROUND COVER
SANDY / GRASS / WEED / RUBBISH / BUSHES

SERVICE LEGEND

WATER
STOP VALVE
HYDRANT
FLUSH POINT
WATER TAP
WATER MARKER
WATER METER

SURVEY
PEG FOUND
PEG DISTURBED
PEG GONE
CONTROL POINT
DATUM

LOT RECORDS



Site Plan
1:200

INDIVIDUAL DESIGN

SHELFORD QUALITY HOMES
Build with confidence

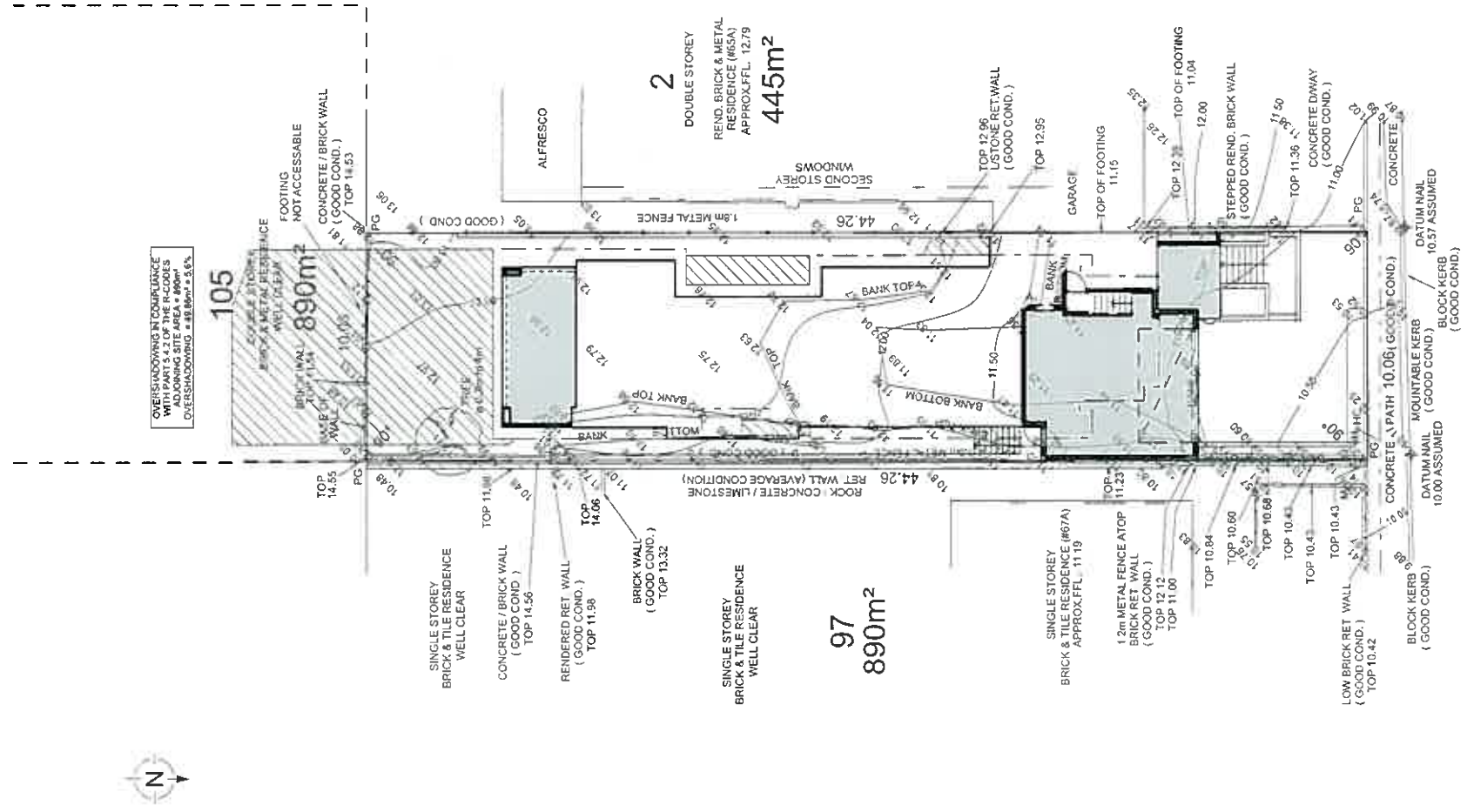
CLIENT: PROPOSED HLEVNJAK RESIDENCE

LOT ADDRESS: #65B VIEW TERRACE, EAST FREMANTLE

SPECIFICATION: TBC

DATE:	REV:	DRN:	AMENDMENTS	Site Plan
11/03/16	1	KW	NEW ELEVATION	DRAWN
21/03/16	2	KW	AMENDS. NEW ELEV. BIM FILE	DATE
24/03/16	3	KW	CLIENT MEETING AMENDS. INT VIEWS	KW
12/04/16	4	KW	REDESIGN	02/29/16
15/04/16	5	KW	PTY. UTILITY. PDR AMENDS	SHEET NO. 4 of 8
05/05/16	6	KW	FTY. AMENDS	JOB NO. 65VIE
31/05/16	7	KW	ADDED NEIGHBOUR WALLS	REV
10/06/16	8	KW	SITE PLAN COMPLETED	9

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 03 AUG 2016
 Town of East Fremantle



VIEW TERRACE
BITUMEN

Overshadowing Plan
1:200

INDIVIDUAL DESIGN SHELFORD QUALITY HOMES Build with confidence	CLIENT: PROPOSED HLEVNJAK RESIDENCE LOT ADDRESS: #65B VIEW TERRACE, EAST FREMANTLE SPECIFICATION: TBC	DATE: 11/03/16 21/03/16 24/03/16 12/04/16 15/04/16 05/05/16 31/05/16 10/06/16	DRN: 1 2 3 4 5 6 7 8	AMENDMENTS: KW NEW ELEVATION KW AMENDS, NEW ELEV, BM FILE KW CLIENT MEETING AMENDS, INT VIEWS KW REDESIGN KW PTY, UTILITY, POR AMENDS KW PTY/VAL AMENDS KW ADDED NEIGHBOUR WALLS KW SITE PLAN COMPLETED.	OVERSHADOWING PLAN DRAWN: KW DATE: 02/29/16 SHEET No: 5 of 8 JOB No: 65VIE REV: 9
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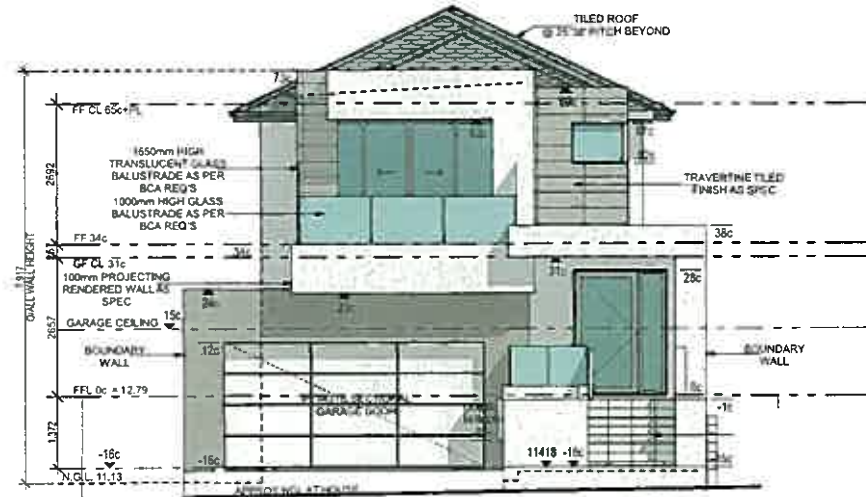


INDIVIDUAL DESIGN

CLIENT: PROPOSED HLEVNJAK RESIDENCE
 LOT ADDRESS: #6518 VIEW TERRACE, EAST FREMANTLE
 SPECIFICATION: TBC

DATE	REV	DRN	AMENDMENTS
11/03/16	1	KW	NEW ELEVATION
21/03/16	2	KW	AMENDS, NEW ELEV, BIM FILE
24/03/16	3	KW	CLIENT MEETING AMENDS, INT VIEWS
12/04/16	4	KW	REDESIGN
15/04/16	5	KW	PTY UTILITY, FOR AMENDS
05/05/16	6	KW	PTVRA, AMENDS
19/05/16	7	KW	ADDED NEIGHBOUR WALLS
10/09/16	8	KW	SITE PLAN COMPLETED

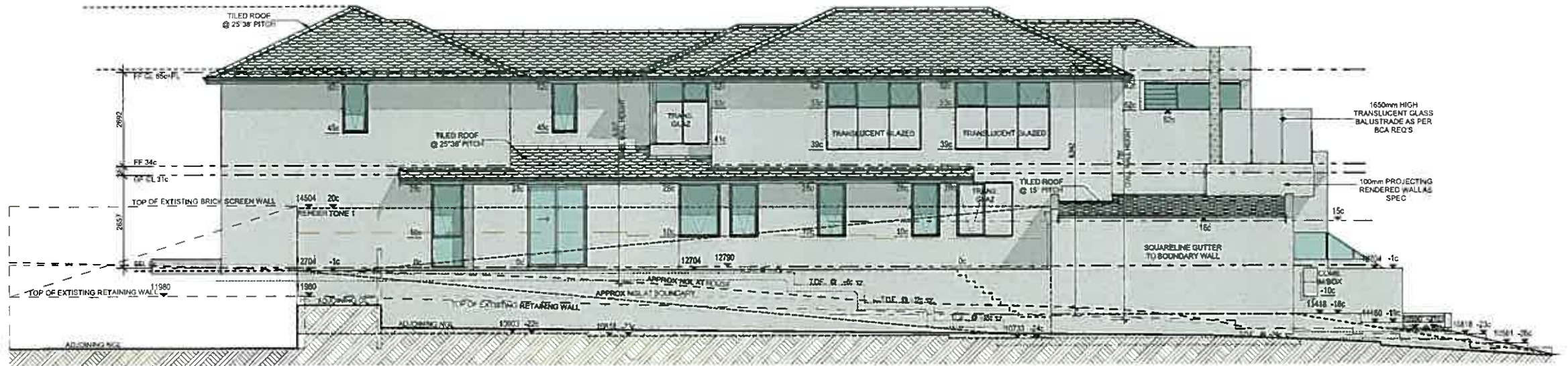
JOB No.	DATE	REV
65/VE	02/29/16	9



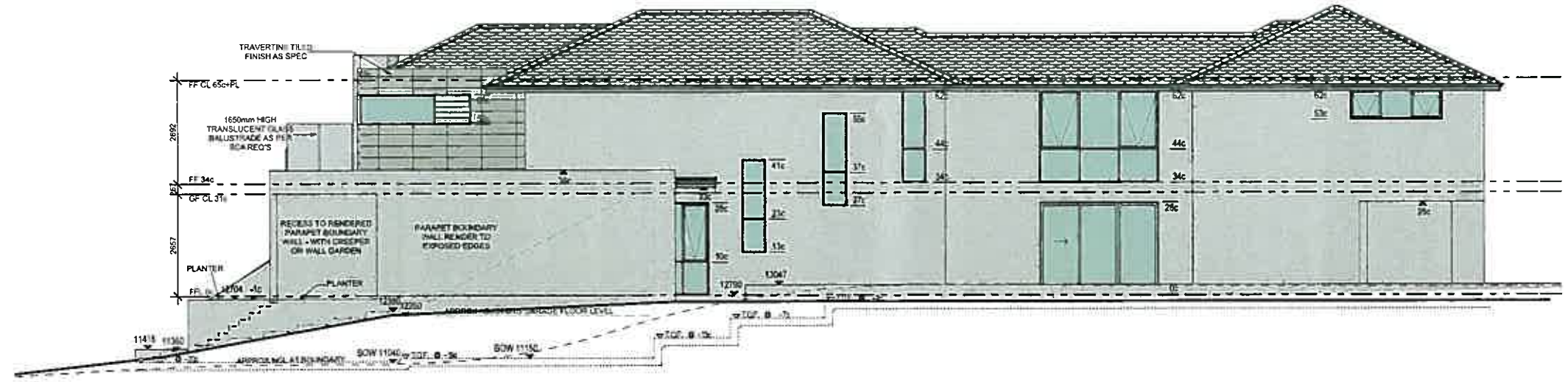
Elevation 1
1:100



Elevation 3
1:100



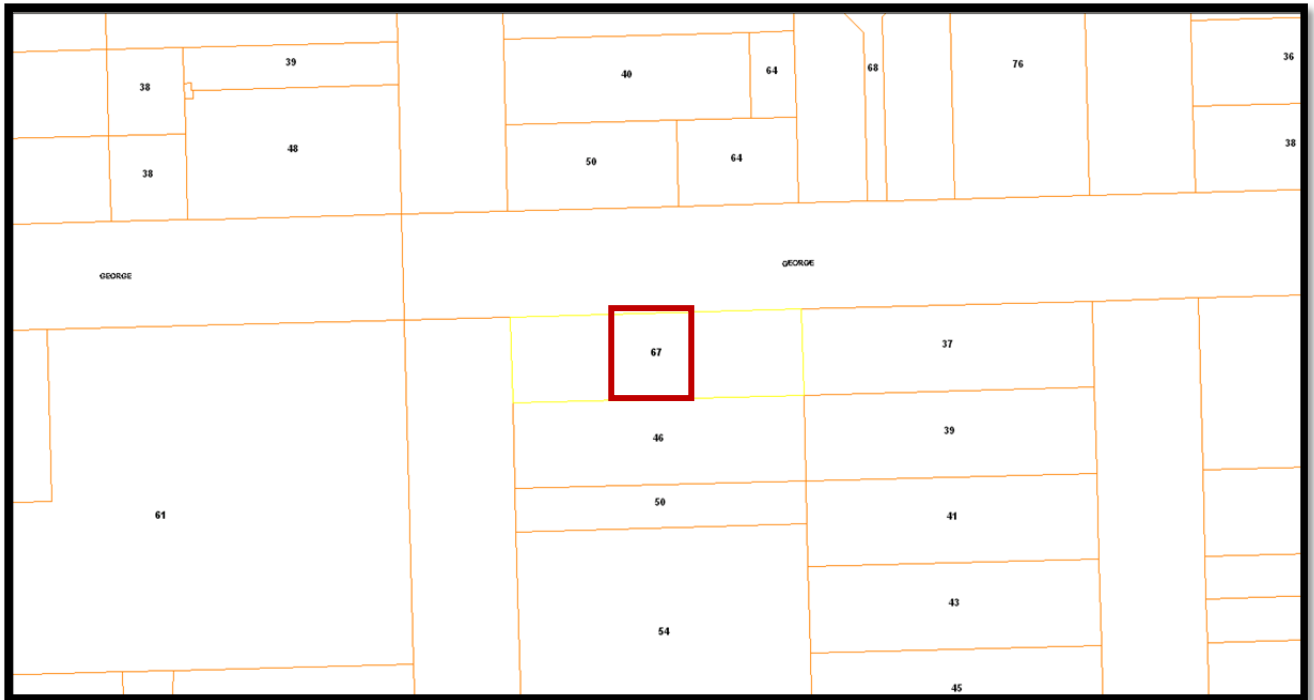
Elevation 2
1:100



Elevation 4
1:100

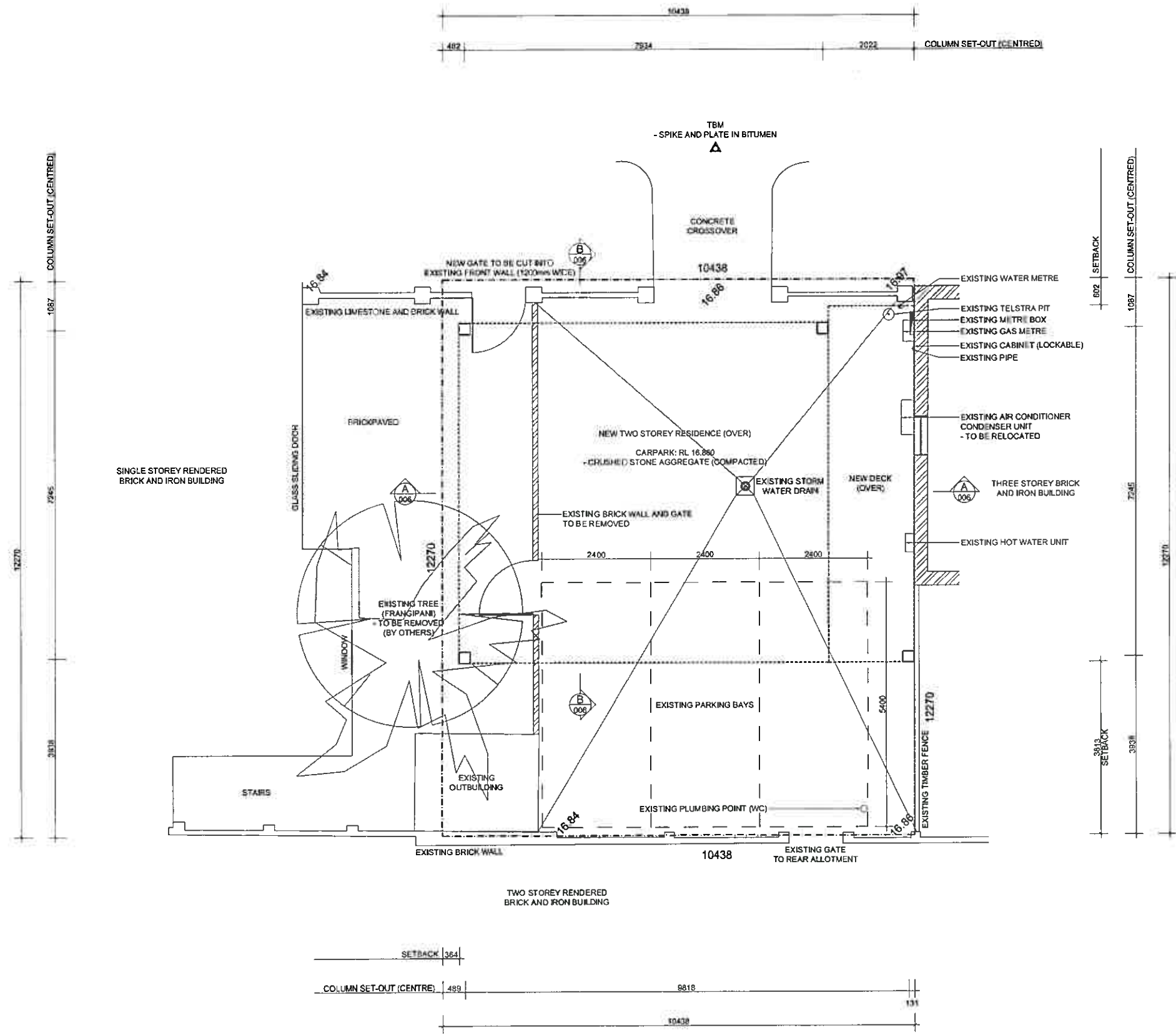
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GEORGE STREET 67 – NEW RESIDENCE ON RETAIL SHOP – HERITAGE 'B+'





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 PLANNING APPLICATION
 DATE: - 7 JUL 2016 P 07 0 - 1 6
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PLOT DATE: 2016/07/27

REV	DATE	DESCRIPTION	DWN	CHKD	PM	APP	REV	DATE	DESCRIPTION	OWN	CHKD	PM	APP
A	16/05/26	ISSUED FOR INFORMATION											

McNally
 GROUP PTY LTD
 51 Alacorthy Place
 HENDERSON WA 6168
 P: (08) 9437 4333
 F: (08) 6498 9948
 mcnallygroup.com.au

DRAWN BY:	D HAWKER
DRAWING DATE:	2016/05/26
CHECKED BY:	
PROJECT MANAGER:	
APPROVED BY:	
APPROVED DATE:	
REFERENCE 1:	
REFERENCE 2:	

JONES MEDCALF LOT 67 GEORGE STREET, EAST FREMANTLE RESIDENCE SITE PLAN	
SCALE: 1:50	SHEET SIZE: A1
DRAWING NUMBER: MG1129-01-A000	REVISION: A

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CONSTRUCTION NOTES

WIND DESIGN LOADS AUSTRALIAN STANDARD: AS1170.2 (2011) WIND REGION: A TERRAIN CATEGORY: 2 IMPORTANCE LEVEL: 2 TBC ANNUAL PROBABILITY OF EXCEEDANCE: 1:500 TBC WIND SPEED REGIONAL: 45 TBC SERVICEABILITY: 37 TBC TOPOGRAPHY MULTIPLIER: 0.83 TBC MAXIMUM FLOOR LOAD UNIFORMLY DISTRIBUTED: 1.8kPa (ENGINEERS TO ADVISE) CONCENTRATED: 1.5kN (ENGINEERS TO ADVISE) CLIMATE ZONE: 5 BUILDING CLASSIFICATION: CLASS 1a (WITH CLASS 7a PRIVATE COMMUNAL CARPARK UNDER)

DECK: WESTERN CEDAR TIMBER - 3mm JOINTS - STAINLESS STEEL SCREWS (COUNTERSUNK) SKIRTING GENERAL: TIMBER: 66mm x 18mm H3 TREATED PINE - PROFILE: SPLAYED - COLOUR: TBA BATHROOM: STEEL FRAMED WITH TIMBER TREADS - COLOUR: TBA EXTERNAL BALUSTRADE STAIRCASE: STAINLESS STEEL HANDRAIL: Ø50mm BALUSTRADE: GLASS PANELS - GLAZING TYPE: TBA - GLAZING COLOUR: TBA STAIRCASE (EXTERNAL): GLASS - HAND RAIL: STAINLESS STEEL - ROUND Ø50mm INSULATION WALLS (EXTERNAL): R2.5 (90mm THICK) BATTS WALLS (INTERNAL): NIL THERMAL BREAK: R0.2 FOAMCELL - FULLY TAPED AND SEALED, INCLUDING TO SARKING CEILING: R2.5 (130mm THICK) PIRK BATTS SARKING: R1.3 (55mm THICK) PERMASTOP BUILDING BLANKET LIGHT DUTY

STEEL SCHEDULE table with columns TAG, QTY, DESCRIPTION. Includes items SC1, SC2 with quantities 4 and 4 respectively.

DOOR SCHEDULE

DOOR SCHEDULE table with columns TAG, QTY, DESCRIPTION. Includes items ED1, ED2, ED3 with quantities 1, 1, and 3 respectively.

WINDOW SCHEDULE

WINDOW SCHEDULE table with columns TAG, QTY, DESCRIPTION. Includes items W1, W2, W3, W4 with quantities 2, 2, 1, and 1 respectively.

GENERAL NOTES

- 1. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION / FABRICATION. 2. ALL ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH AS/NZS 3000 (2007). 3. ALL PLUMBING INSTALLATIONS TO BE IN ACCORDANCE WITH AS/NZS 3500 AND AMENDMENTS.

ABBREVIATIONS

ABBREVIATIONS table listing terms like 1F, 2F, AS, B/O, BMT, BP, CL, D, ED, F, GF, H, HMR, ID, KN, kPa, LDRY, L, MDF, m/s, mm, µ, NZS, PVC, PGI, SHS, SB, SC, SF, TBM, TBC, TOW, UA, UB, QTY, W and their corresponding meanings.



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McNally GROUP PTY LTD logo and contact information (51 Alacerty Place, Henderson WA 6166). Includes drawing details: DRAWN BY: D HAWKER, CHECKED BY: D HAWKER, PROJECT MANAGER: D HAWKER, APPROVED BY: [Signature], APPROVED DATE: [Date], REFERENCE 1: [Blank], REFERENCE 2: [Blank]. Also includes a table with columns REV, DATE, DESCRIPTION, DWN, CVD, PM, APP, REV, DATE, DESCRIPTION, TMM, CVD, PM, APP.

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FIXTURES, FITTINGS AND EQUIPMENT LIST

TAG	QTY	DESCRIPTION
1	1	SINK - SEIMA ACERO SKS-010-RD (RIGHT-HAND DRAINER) - INSET INTO ITEM 3
2	1	TAPWARE - SINK MIXER - PHOENIX VIVID SLIMLINE VS733 CHR (CHROME) - HOT AND COLD WATER SUPPLY - MOUNTED TO ITEM 1
3	1	CABINETS (KITCHEN) - TOP WITH CUPBOARDS, DRAWERS AND MID-SHELF UNDER - 2400mm (L) x 820mm (D) x 900mm (H) - TOP: FORMICA 33mm OR 39mm TIGHTFORM LAMINATE - TOP COLOUR: COCOA SANDS - DOOR AND DRAWER FRONT: POLYTEC MELAMINE - DOOR AND DRAWER FRONT COLOUR: POLAR WHITE - DOOR AND DRAWER FRONT FINISH: MATT - CARCASS AND MID-SHELF: MELAMINE - CARCASS AND MID-SHELF COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS - SOFT CLOSE RUNNERS TO DRAWERS
4	1	SPLASHBACK (KITCHEN) - 2400mm (L) x 600mm (H) - PATTERN: 200mm x 400mm TILE - MAKE AND MODEL TBA - COLOUR: GREY - FINISH: GLOSS - GROUT: MORGAN'S SUPERIOR FLEXGROUT ULTRAFINE - GROUT COLOUR: S15 VERONA
5	1	CABINETS (KITCHEN) - OVERHEAD CUPBOARDS WITH MID-SHELF - 2400mm (L) x 300mm (D) x 900mm (H) - DOOR FRONT: POLYTEC MELAMINE - DOOR FRONT COLOUR: POLAR WHITE - DOOR FRONT FINISH: MATT - CARCASS AND MID-SHELF: MELAMINE - CARCASS AND MID-SHELF COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS
6	1	CABINETS (PANTRY) - 450mm (L) x 820mm (D) x 2400mm (H) - 4 (FOUR) FIXED SHELVES EVENLY SPACED - DOOR FRONT: POLYTEC MELAMINE - DOOR FRONT COLOUR: POLAR WHITE - DOOR FRONT FINISH: MATT - CARCASS AND SHELF: MELAMINE - CARCASS AND SHELF COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS
6	1	CABINETS (FRIDGE CUPBOARD) - 900mm (L) x 943mm (D) x 1900mm (H) - DOOR FRONT: POLYTEC MELAMINE - DOOR FRONT COLOUR: POLAR WHITE - DOOR FRONT FINISH: MATT - CARCASS: MELAMINE - CARCASS COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS
7	1	CABINETS (FRIDGE OVERHEAD CUPBOARD) - CUPBOARD WITH MID-SHELF - 900mm (L) x 943mm (D) x 500mm (H) - DOOR FRONT: POLYTEC MELAMINE - DOOR FRONT COLOUR: POLAR WHITE - DOOR FRONT FINISH: MATT - CARCASS AND MID-SHELF: MELAMINE - CARCASS AND MID-SHELF COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS
7	1	CABINETS (KITCHEN ISLAND BENCH) - TOP WITH CUPBOARDS, DRAWERS AND MID-SHELF UNDER - 4700mm (L) x 700mm (D) x 900mm (H) - 620mm (W) DISH WASHER RECESS - TOP: FORMICA 33mm OR 39mm TIGHTFORM LAMINATE - TOP COLOUR: COCOA SANDS - DOOR AND DRAWER FRONT: POLYTEC MELAMINE - DOOR AND DRAWER FRONT COLOUR: POLAR WHITE - DOOR AND DRAWER FRONT FINISH: MATT - CARCASS AND MID-SHELF: MELAMINE - CARCASS AND MID-SHELF COLOUR: WHITE - DOOR HARDWARE: ARTIA WATERFALL MODEL TBA - DOOR HARDWARE FINISH: TBA - SOFT CLOSE HINGES TO DOORS - SOFT CLOSE RUNNERS TO DRAWERS
8	1	DISHWASHER - BOSCH SERIE 4 SMS50E38AU - HOT AND COLD WATER SUPPLY
9	1	OVEN - BOSCH SERIE 6 HBA23B151A
10	1	COOKTOP - BOSCH SERIE 2 BH615B9TA
11	1	RANGEHOOD - BOSCH SERIE 4 DH1623GAU

FIXTURES, FITTINGS AND EQUIPMENT LIST (BY OTHERS)

TAG	QTY	DESCRIPTION
A	A	BN

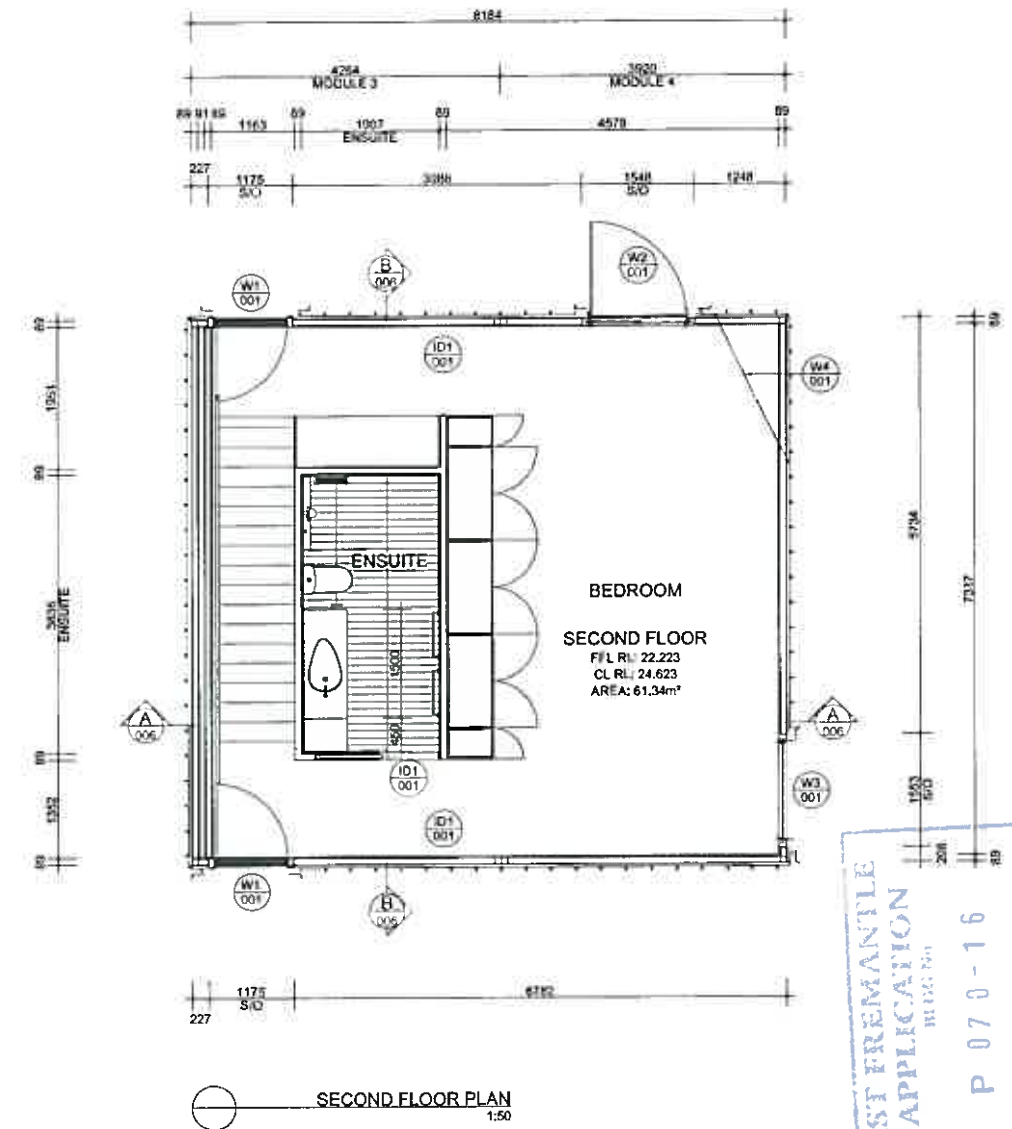
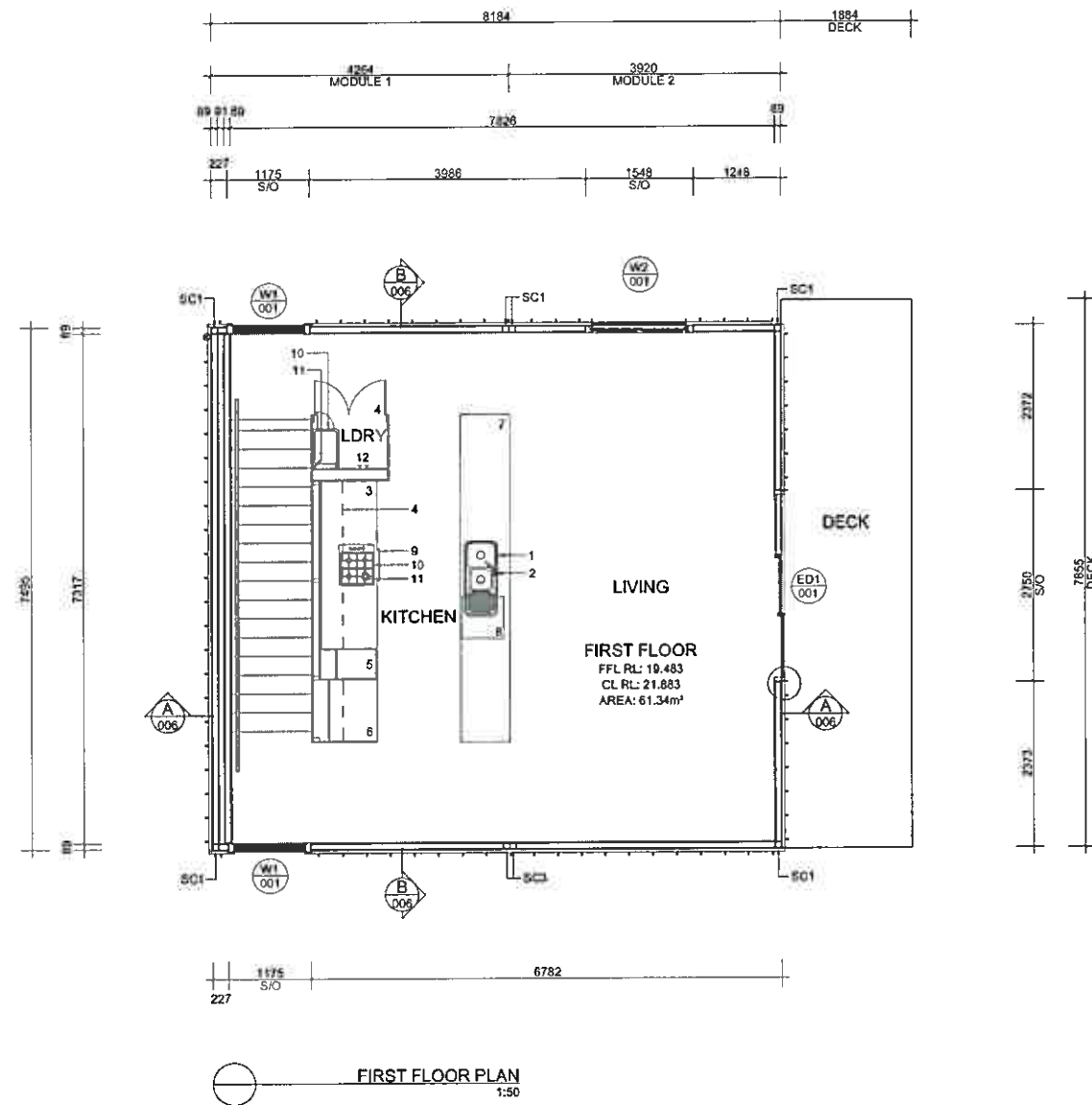
12	1	LAUNDRY TROUGH - MILENA SKINNY MINI MTC-35MSR (RIGHT-HAND DOOR HINGE)
13	1	TAPWARE - TROUGH MIXER - AHI 11SL051CL - HOT AND COLD WATER SUPPLY - MOUNTED TO ITEM 7
14	1	SPLASHBACK (LAUNDRY) - 370mm (L) x 200mm (H) - PATTERN: 100mm (H) x 300mm (L) TILE - MAKE AND MODEL TBA - COLOUR: WHITE - FINISH: MATT - GROUT: MORGAN'S SUPERIOR FLEXGROUT ULTRAFINE - GROUT COLOUR: TBA
14	1	TAPWARE - WASHING MACHINE - BREWER PROJECT BREWMC - HOT AND COLD WATER SUPPLY
15	1	CABINETS (LAUNDRY CUPBOARD)
16	1	TAPWARE - BASIN MIXER - PHOENIX VIVID SLIMLINE VS770 CHR (CHROME) - MOUNTED TO ITEM 16 - HOT AND COLD WATER SUPPLY
17	1	BASIN - ABOVE COUNTER - SEIMA GYALI SBC-021 (WHITE) OR SBC-021K (BLACK) - INSET INTO ITEM 9 - HOT AND COLD WATER SUPPLY
18	1	CABINETS (BATHROOM) - TOP WITH CUPBOARDS, DRAWERS AND MID-SHELF UNDER
19	1	CABINETS (BATHROOM) - OPEN SHELVING
20	1	CABINET - MIRRORED - MAKE / MODEL TBA - WALL MOUNTED
21	1	TOILET SUITE - STYLUS BANKSIA K1000W - NOTE: SOFT CLOSE SEAT INCLUDED IN SUITE
22	1	TOILET ROLL HOLDER - SINGLE (ROUND) - PHOENIX RADI RAB92 (CHROME)
22	1	SHOWER SCREEN - DETAILS TBA
24	1	HAND SHOWER ON RAIL - PHOENIX VIVID V685
25	1	TAPWARE - SHOWER MIXER - PHOENIX VIVID SLIMLINE VS780 CHR (CHROME) - HOT AND COLD WATER SUPPLY
26	1	SHELF - SHOWER - PHOENIX GLOSS GS896 (CHROME)
27	2	TOWEL RAIL - SINGLE (ROUND) - PHOENIX RADI RAB01 (CHROME)
28	1	CABINETS (BUILT-IN-ROBE)
29	1	FLOOR WASTE - TBA
30	1	SHOWER GRATE - TBA
29	2	AIR CONDITIONER - REVERSE CYCLE SPLIT SYSTEM - DAIKIN MODEL TBA
30	1	HOT WATER SYSTEM (16L) - RINNAI CONTINUOUS FLOW B16N50 - COLOUR: DUNE - WALL MOUNTED EXTERNALLY
31	1	EXHAUST FAN - WITH LED (BATHROOM) - HILLSTONE 16EFSWH - CEILING MOUNTED - COLOUR: WHITE
32	1	EXHAUST FAN (LAUNDRY) - MAKE AND MODEL TBA - CEILING MOUNTED



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<p>51 Alacrity Place HENDERSON WA 6166 P: (08) 9437 4333 F: (08) 6498 9948 mcnallygroup.com.au</p>	DRAWN BY: D HAWKER CHECKED BY: D HAWKER PROJECT MANAGER: APPROVED BY: APPROVED DATE: REFERENCE 1: REFERENCE 2:	JONES MEDCALF LOT 67 GEORGE STREET, EAST FREMANTLE RESIDENCE FIXTURES, FITTINGS AND EQUIPMENT LIST SCALE: N/A SHEET SIZE: A1 DRAWING NUMBER: MG1129-01-A002 REVISION: A
	ENGINEER: [Signature] BUILDING DESIGNER WHO BREED TO AS 11703-2011 ANNUAL PROBABILITY OF EXCEEDANCE - 1:500 (Imp Level 2) WIND RECORD: 16/06/2014 (10:00) TERMINAL CATEGORY: 7 TOPOGRAPHY MULTIPLEX - 1:2	REV A 16/05/20 ISSUED FOR REVIEW REV DATE DESCRIPTION DWN CKD PM APP

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TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
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ENGINEER: BUILDING DESIGN WHO SPEC TO AS 1173.2011
 ANIMAL PROBABILITY OF EXCEEDANCE - 1:500 (3rd Level 2)
 WIND RECORD - 3 (FROM CYCLONE)
 TERRAIN CATEGORY - 2
 TOPOGRAPHY MULTIPLEX - 1.2

REV	DATE	DESCRIPTION	DW	AR	KW
A	16/05/31	ISSUED FOR REVIEW			

51 Alacraft Place
 HENDERSON WA 6156
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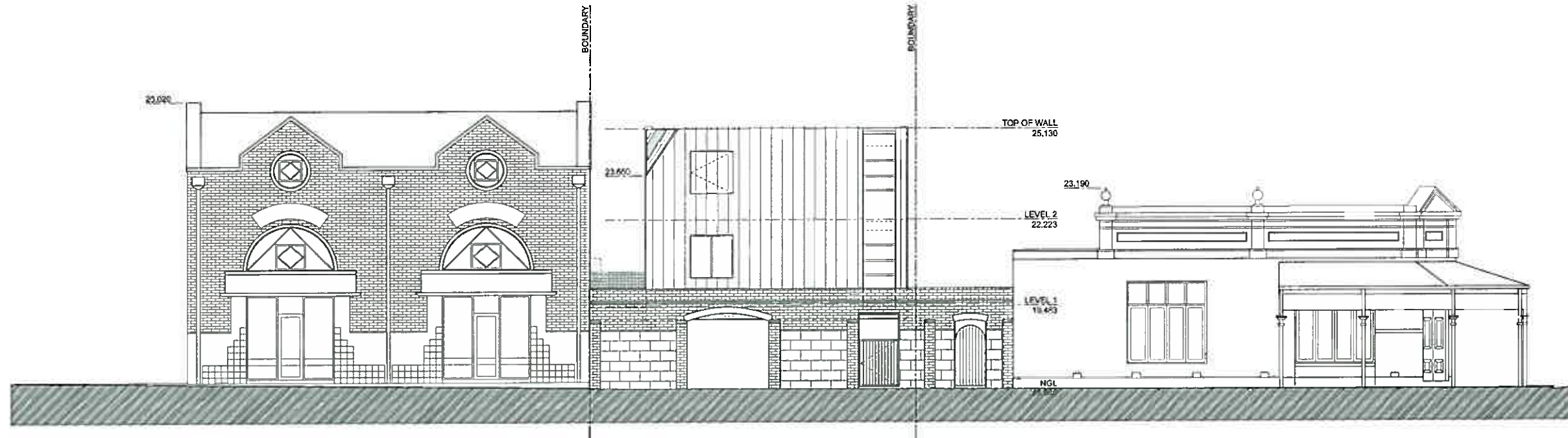
DRAWN BY:	A RYCROFT
DRAWING DATE:	2015/10/07
CHECKED BY:	D HAWKER
PROJECT MANAGER:	
APPROVED BY:	
APPROVED DATE:	
REFERENCE 1:	A003
REFERENCE 2:	A004

JONES MEDCALF
 LOT 67 GEORGE STREET, EAST FREMANTLE
 RESIDENCE
 FLOOR PLAN
 SCALE: 1:50 SHEET SIZE: A1 DRAWING NUMBER: MG1129-01-A003

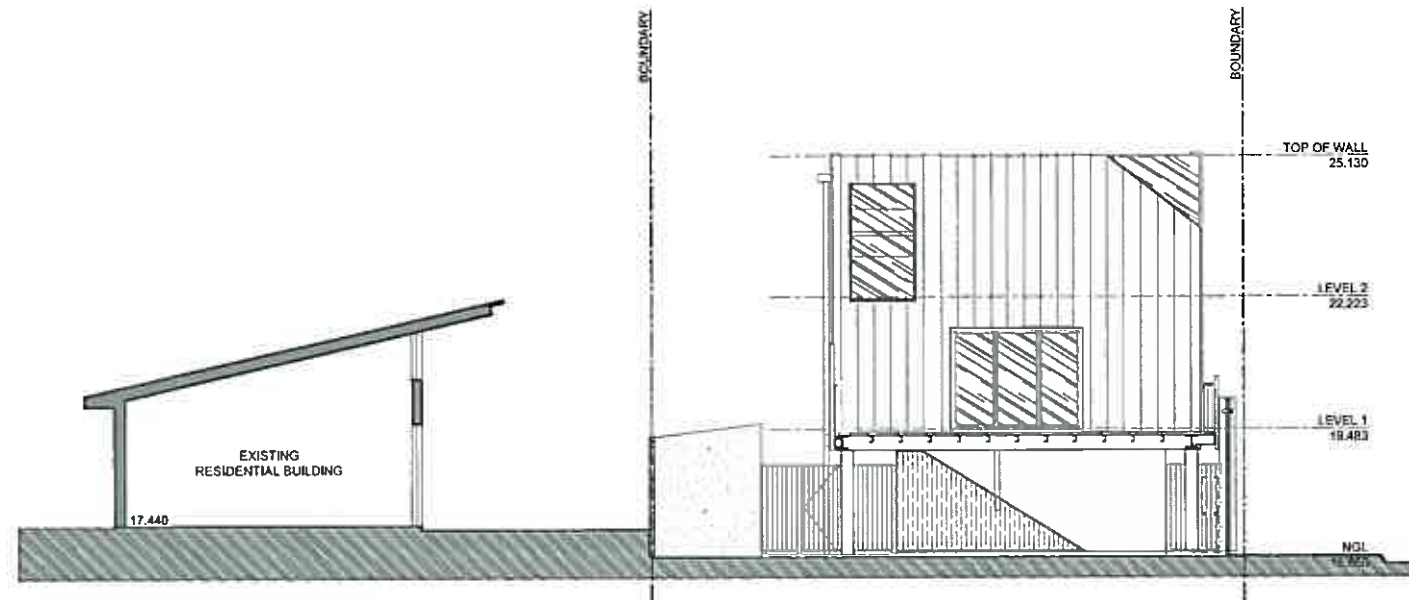


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ELEVATION - NORTH
1:75



ELEVATION - EAST
1:75

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 B/LIC No.
 DATE - 7 JUL 2016 P 07 0 - 1 6
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PLOT DATE: 2016/07/07

REV	DATE	DESCRIPTION	DWN	CHK	PM	APP	REV	DATE	DESCRIPTION	DWN	CHK	PM	APP



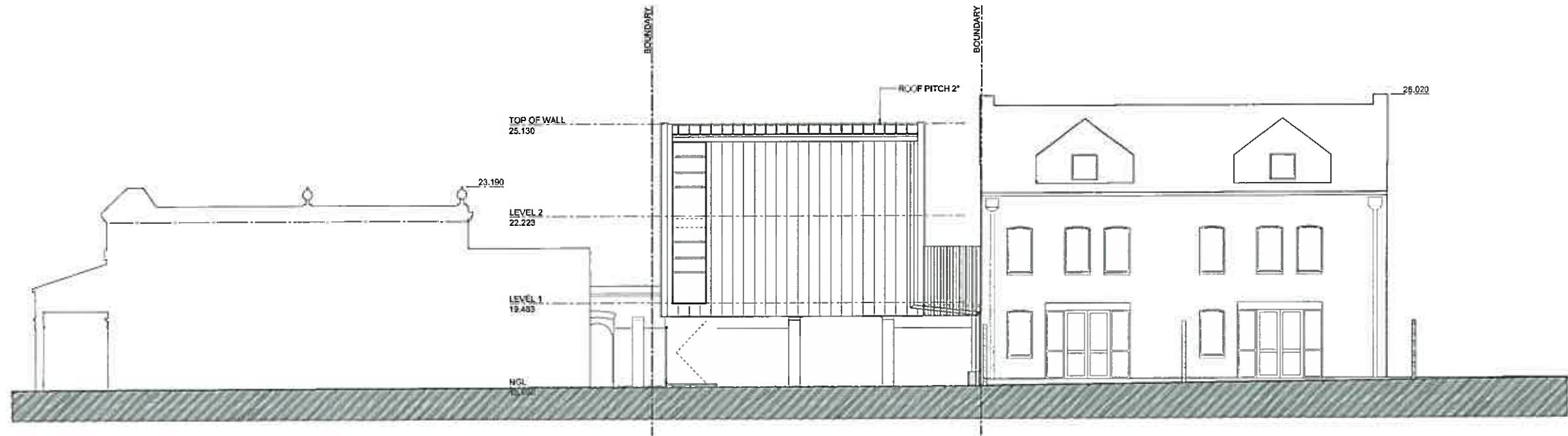
51 Alacety Place
 HENDERSON WA 6166
 P: (08) 9437 4333
 F: (08) 6498 9948
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 DRAWING DATE:
 CHECKED BY:
 PROJECT MANAGER:
 APPROVED BY:
 APPROVED DATE:
 REFERENCE 1:
 REFERENCE 2:

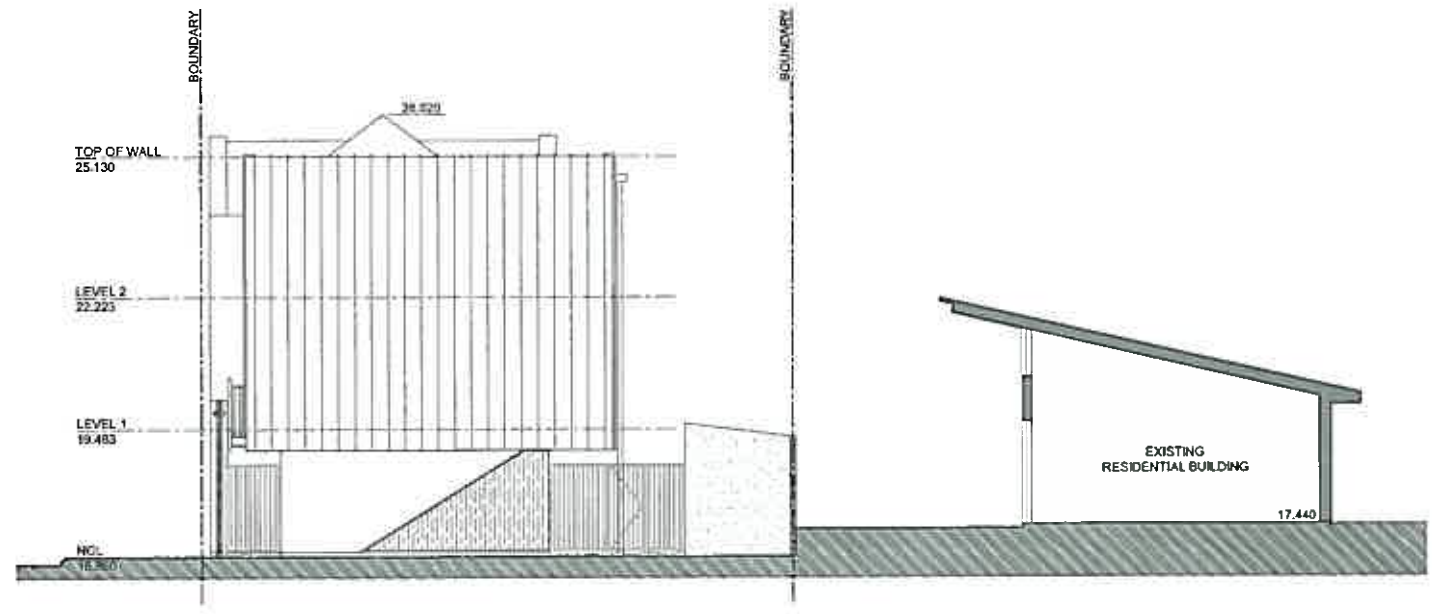
JONES MEDCALF
 LOT 67 GEORGE STREET, EAST FREMANTLE
 RESIDENCE
 ELEVATIONS - EXTERNAL (1 OF 2)
 SCALE: 1:75 SHEET NO: A1 DRAWING NUMBER: MG1129-01-A004 REVISION: A

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M:\11.0 Drawings - Upload - MG1129 - George Street - Medical Jones\MG1129-01.dwg



ELEVATION - SOUTH
1:75



ELEVATION - WEST
1:75

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE: - 7 JUL 2016 P 07 0 - 16
 RECEIVED

PLOT DATE: 20/06/2017

REV	DATE	DESCRIPTION	OWN	CHK	FM	APP



51 Alacrity Place
 HENDERSON WA 6108
 P: (08) 9437 4333
 F: (08) 8498 9948
 mcnallygroup.com.au

DRAWN BY:
 DRAWING DATE:
 CHECKED BY:
 PROJECT MANAGER:
 APPROVED BY:
 APPROVED DATE:
 REFERENCE 1:
 REFERENCE 2:

JONES MEDCALF
 LOT 67 GEORGE STREET, EAST FREMANTLE
 RESIDENCE
 ELEVATIONS - EXTERNAL (2 OF 2)
 SCALE: 1:50 SHEET SIZE: A1 DRAWING NUMBER: MG1129-01-A005 REVISION: A

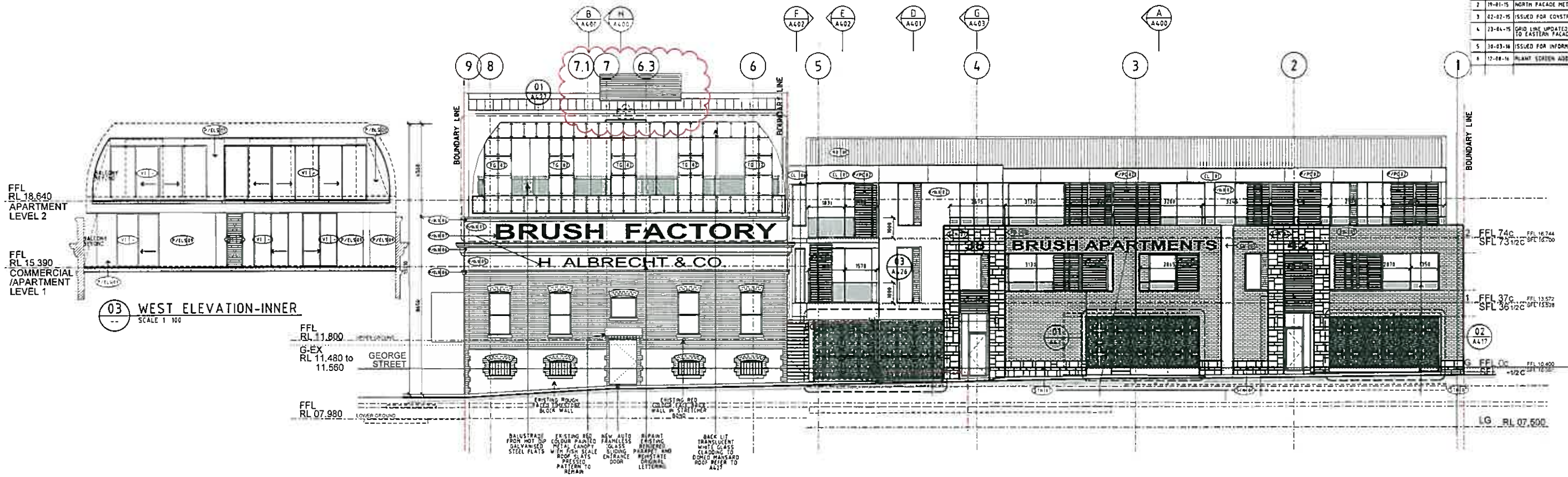
© COPYRIGHT. This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without the written approval of McNally Group Pty Ltd

NO. 36-42 (LOT 601,602) DUKE STREET





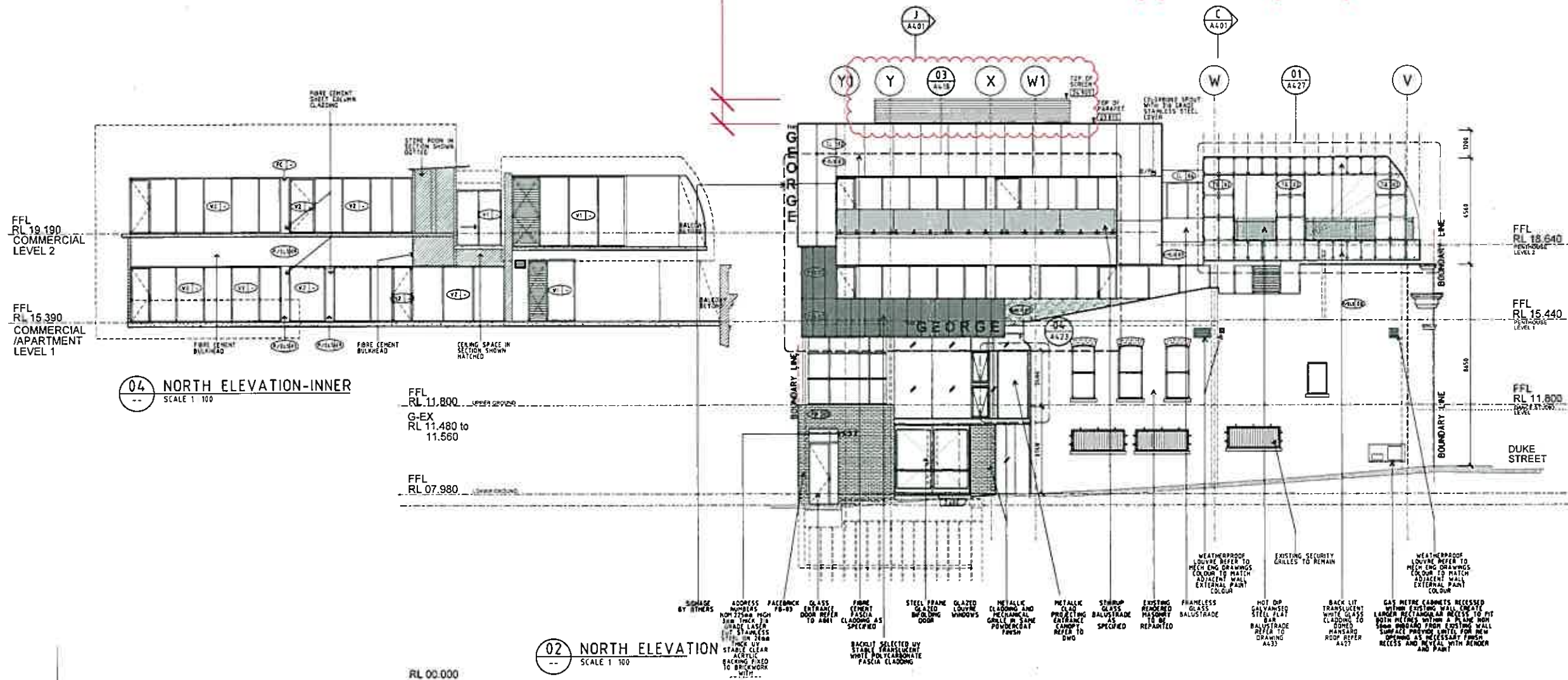
Rev	Date	Description	Appr
0	12-04-16	ISSUED FOR TENDER	
1	31-07-16	1 ROOF FASCIA MATERIAL REVISED TO METAL CLADDING 2 NOTES FOR VERTICAL WALL RECESS AMENDED	
2	19-01-15	NORTH FACADE METAL MESH SCREEN OMITTED	
3	02-07-15	ISSUED FOR CONSTRUCTION	
4	23-04-15	GRID LINE UPDATED, MECHANICAL GRILLE RELOCATED TO EASTERN FACADE	
5	30-03-14	ISSUED FOR INFORMATION - N. FACADE COURTYARD	
6	17-08-14	PLANT SCREEN ADDED	



01 WEST ELEVATION SCALE 1:100

New screen 1050mm above approved parapet

Town of East Fremantle
15 AUG 2016
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04 NORTH ELEVATION-INNER SCALE 1:100

02 NORTH ELEVATION SCALE 1:100

THE BUCHAN GROUP
ARCHITECTS

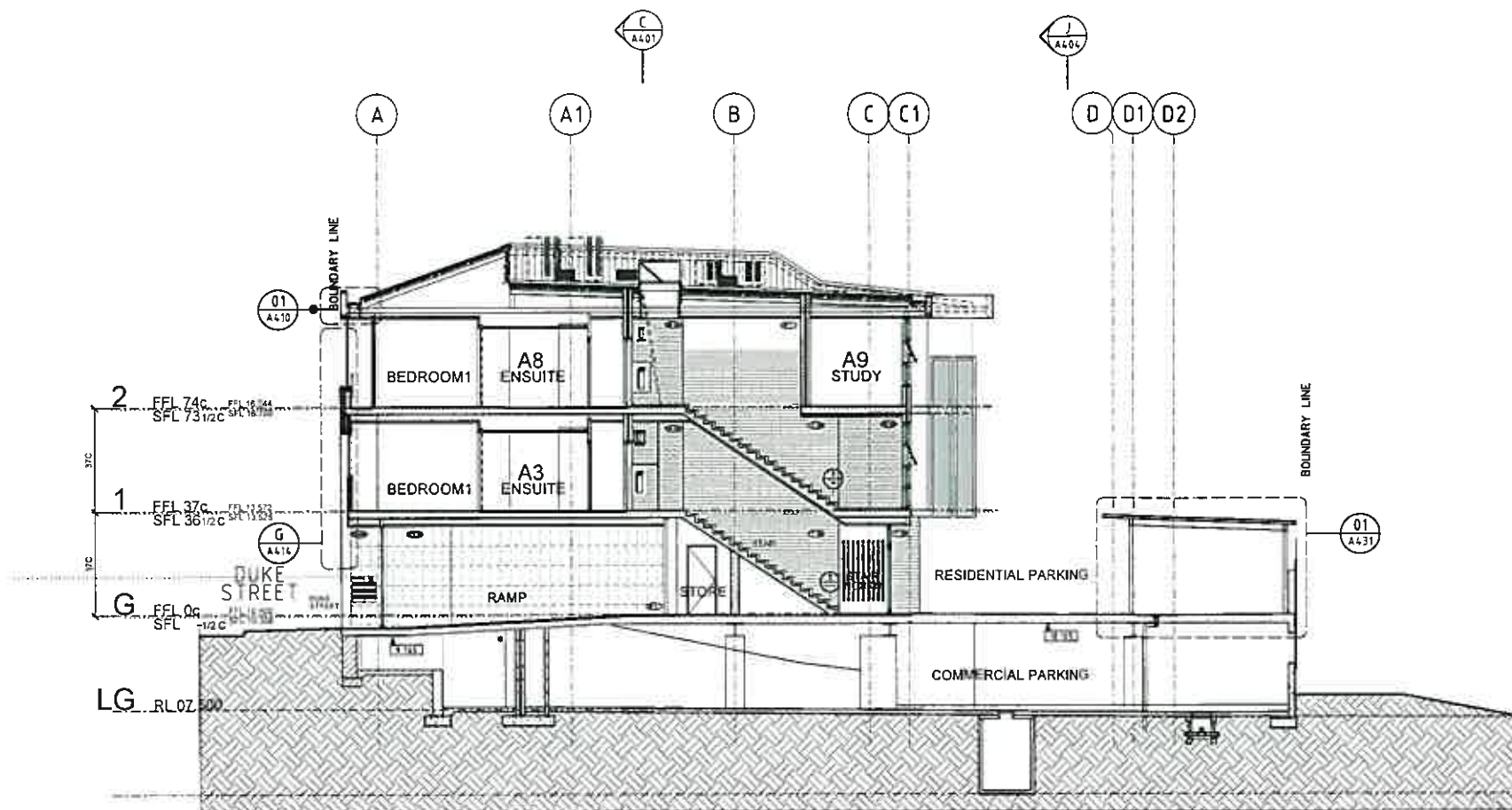
Architects Planners & Interior Designers
588 Murray Street Perth Western Australia 6000
PO Box 7787 Centoria Square WA 6058
Telephone (08) 9215 1958 Facsimile (08) 9211 9958
Email info@perthbuchan.com.au
Duncan Black (Edna-Brian) Pty Ltd ACN 628 841 941
Trustee for the Edna-Brian Unit Trust

36-42 DUKE STREET
EAST FREMANTLE
REDEVELOPMENT

North & West Elevation

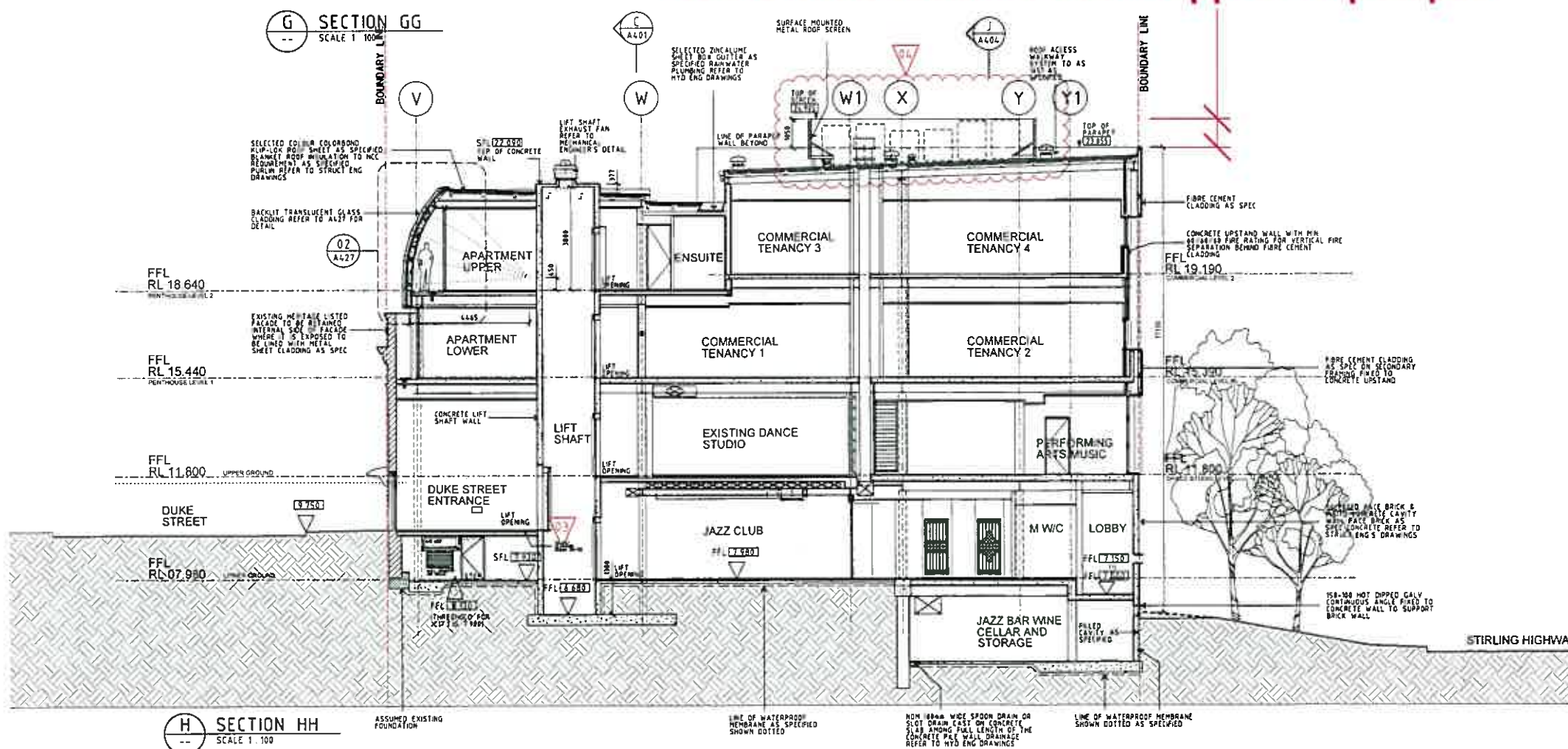
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Drawn		Approved	
Sheet		Drawer	12
Project Number	09530	Drawing Number	A300
		Revision	6

Rev	Date	Description	Appr
0	12-04-16	ISSUED FOR TENDER	
1	24-07-16	M-CAVITY INSULATION ADDED TO APARTMENTS EXTERNAL WALL	
2	02-02-16	ISSUED FOR CONSTRUCTION	
3	21-05-16	JAZZ CLUB ALCOVE AMENDMENT	
4	12-08-16	PLANT SCREEN ADDED	



New screen 1050mm above approved parapet

Town of East Fremantle
15 AUG 2016
RECEIVED



THE BUCHAN GROUP
ARCHITECTS

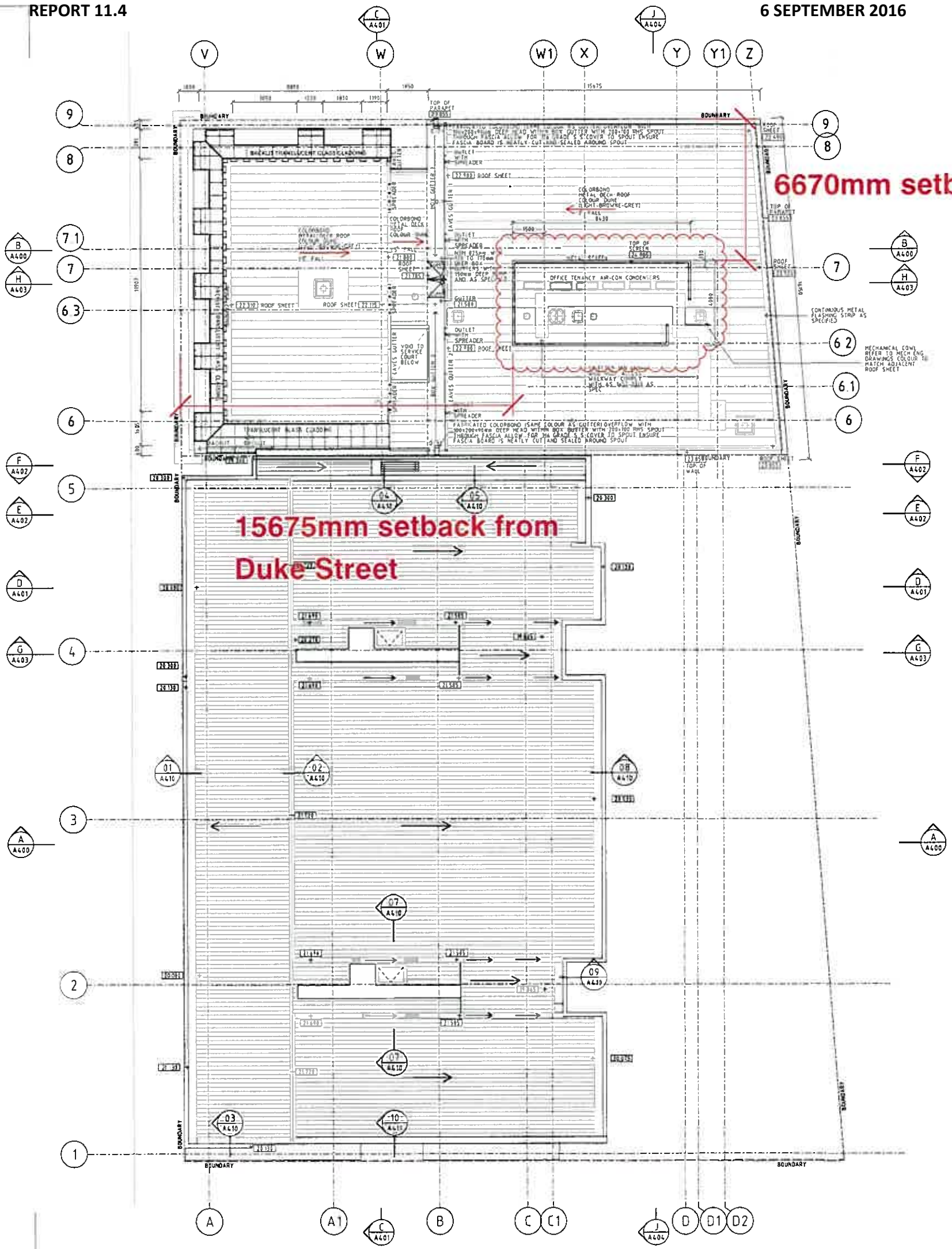
Architects Planners & Interior Designers
480 Murray Street Perth Western Australia 6000
PO Box 3787 Cloverton Square WA 6008
Telephone (08) 9211 9916 Facsimile (08) 9211 9999
Email: info@perth.buchan.com.au
Dulwich Bank Estate-Perth Pty Ltd ACN 008 851 641
Trustee for the Old Services Unit Trust

Project
**36-42 DUKE STREET
EAST FREMANTLE
REDEVELOPMENT**

Drawing Title
Section GG & HH

Scale	Date
1:100@A1 1:200@A3	JULY 2016
Drawn	Approved
Sheet	Number
	12
Verify all dimensions before commencing work and shop drawings	
Project Number	Drawing Number
09530	A403
	Revision
	4

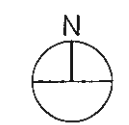
Rev	Date	Description	Appd
0	12-04-16	ISSUED FOR TENDER	
1	19-01-15	OFFICE TENANCY AC CONDENSER RELOCATED	
2	02-02-15	ISSUED FOR CONSTRUCTION	
3	23-04-15	GRID LINE UPDATED	
4	12-04-16	PLANT SCREEN ADDED	



6670mm setback to George Street

15675mm setback from Duke Street

Town of East Fremantle
25 AUG 2016
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THE BUCHAN GROUP
ARCHITECTS

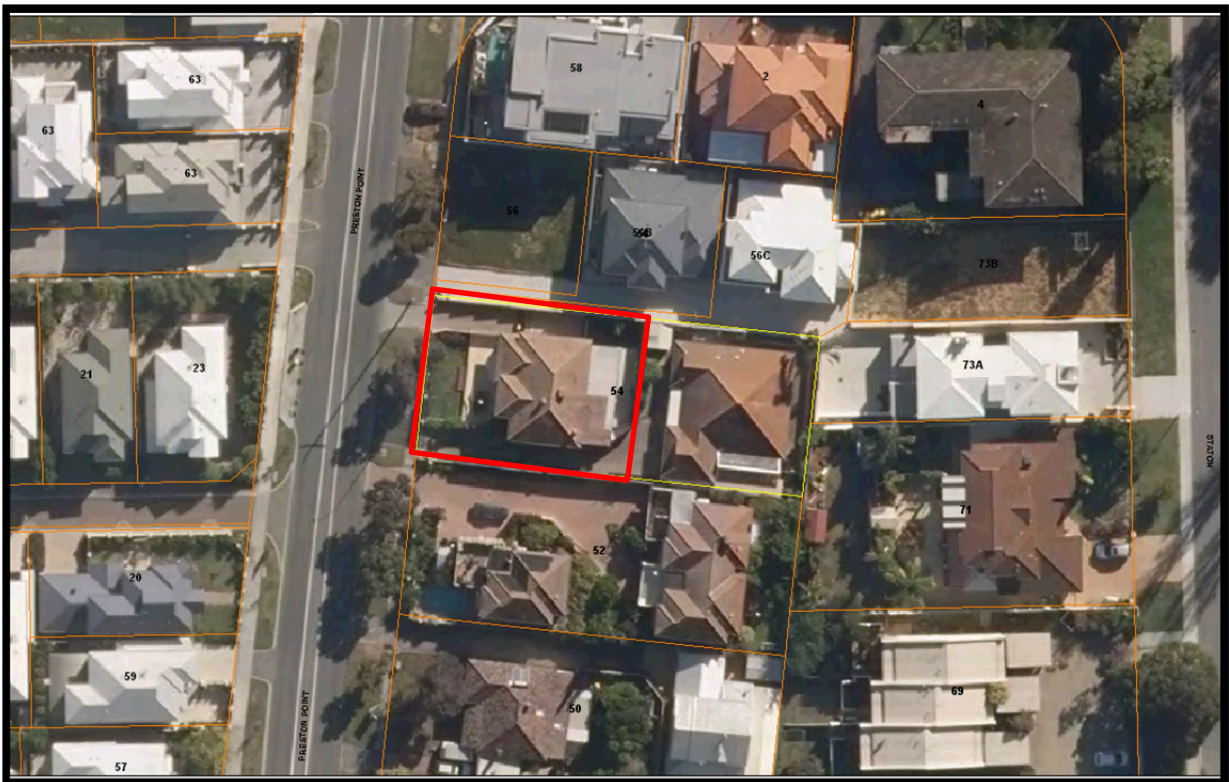
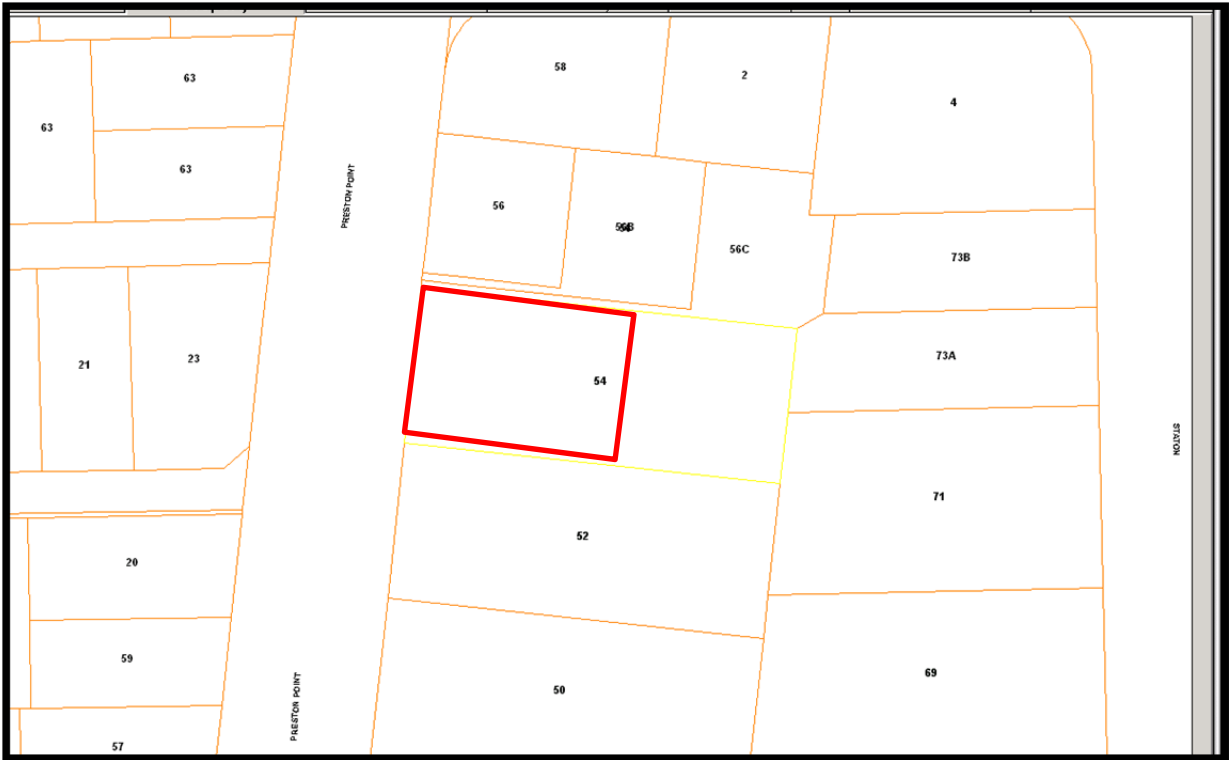
Architects Planners & Interior Designers
456 Murray Street Perth Western Australia 6000
PO Box 7187 Cloverton Square WA 6856
Telephone (08) 9211 9999 Facsimile (08) 9211 9999
Email: info@perth.buchan.com.au
Disham Bush (Lons-Draught) Pty Ltd ACN 008 861 041
Trustee for The DB Services Unit Trust

Project
36-42 DUKE STREET
EAST FREMANTLE
REDEVELOPMENT

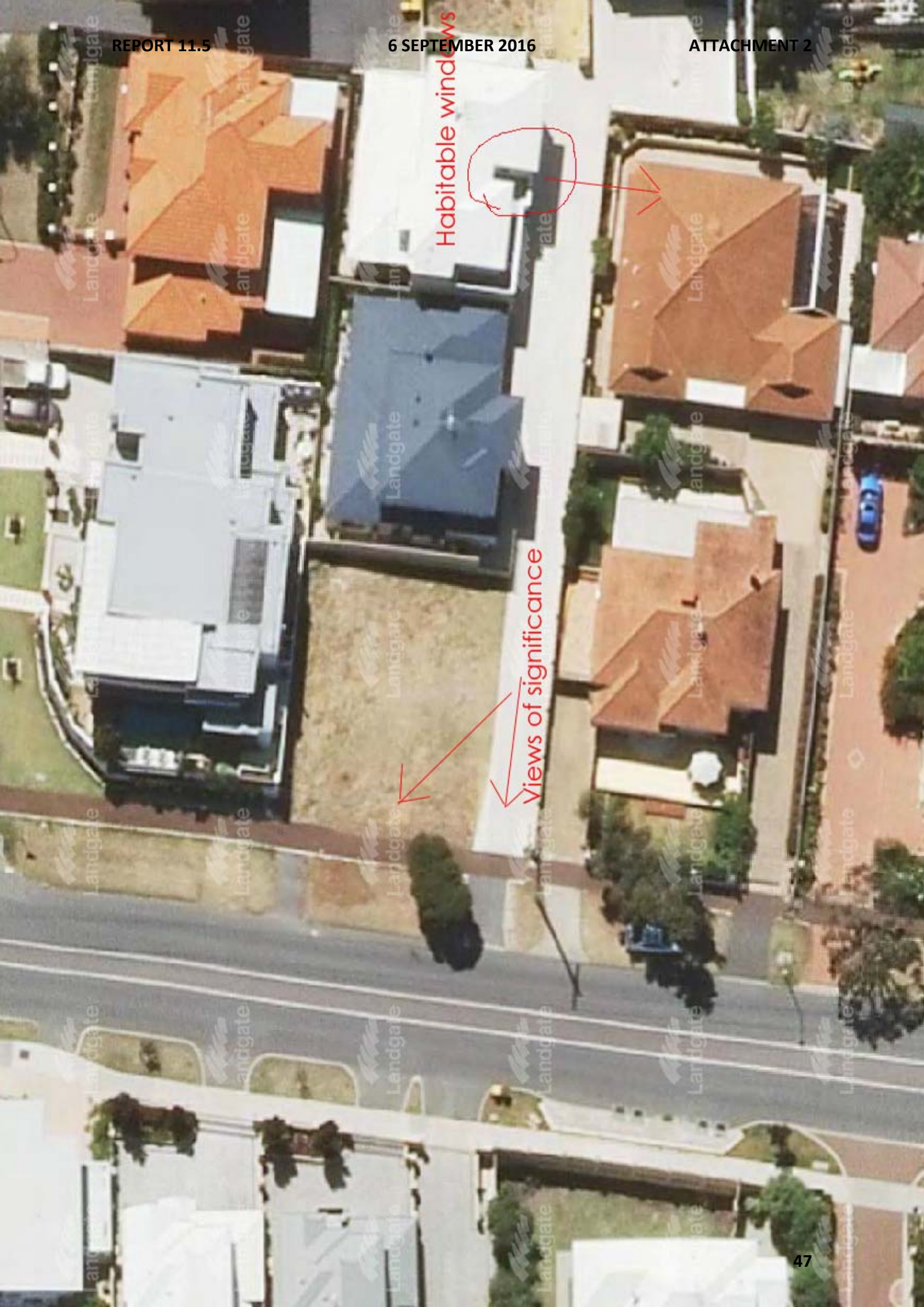
Roof Plan

Scale	1:100@A1 1:200@A3	Date	JULY 2016
Drawn		Approved	
Sheet		Drawer	12
Verify all dimensions before commencing work and shop drawings			
Project Number	09530	Drawing Number	A204
		Revision	4

NO. 54 (LOT 1) PRESTON POINT RD – ALTERATIONS & 2ND STOREY ADDITIONS







Habitable windrows

Views of significance



Andrew & Kelly Cliff
Proposed Renovation
LOT 1 (#54) PRESTON POINT ROAD
EAST FREMANTLE WA 6158



SHEET	NAME	DATE	COMMENT	Rev
1	FEATURE SURVEY / SITE DEMOLITION PLAN	23/08/2016 1:11 PM	Garage Added	E
2	SITE PLAN	23/08/2016 1:11 PM	Garage Added	E
3	UPPER FLOOR SITE PLAN	23/08/2016 1:11 PM	Garage Added	E
4	OPEN SPACE / OVERSHADOWING PLAN	23/08/2016 1:11 PM	Garage Added	E
5	EXISTING GROUND FLOOR PLAN	23/08/2016 1:11 PM	Garage Added	E
6	EXISTING ELEVATIONS	23/08/2016 1:11 PM	Garage Added	E
7	DEMOLITION PLAN	23/08/2016 1:11 PM	Garage Added	E
8	PROPOSED GROUND FLOOR PLAN	23/08/2016 1:11 PM	Garage Added	E
9	UPPER FLOOR PLAN	23/08/2016 1:11 PM	Garage Added	E
10	ELEVATIONS	23/08/2016 1:11 PM	Garage Added	E
11	ELEVATIONS	23/08/2016 1:11 PM	Garage Added	E
12	SECTIONS	23/08/2016 1:11 PM	Garage Added	E
13	PERSPECTIVES	23/08/2016 1:11 PM	Garage Added	E

East of East Fremantle
 23 AUG 2016
 RECEIVED

REPORT 11.5

SERVICE LEGEND

DRAINAGE

- COMBO PIT
- GRASS
- SIDE ENTRY PIT
- STORM WATER MANHOLE RAIN

ELECTRICITY

- CABLE DOME
- CABLE MANHOLE
- CABLE PIT
- CONSUMER POLE
- LIGHT POLE
- POWER POLE
- STAY POLE
- STAY WIRE ANCHOR
- O/H POWER LINE

GAS

- GAS MANHOLE
- GAS MARKER
- GAS METER
- GAS VALVE

SEWERAGE

- SEWER MANHOLE
- INSPECTION OPENING
- SEWER LINE

TELECOMMUNICATION

- TEL / COMMS MANHOLE
- TEL / COMMS MARKER
- TEL / COMMS PIT

WATER

- FLUSH POINT
- HYDRANT
- STOP VALVE
- TAP
- WATER MARKER
- WATER METER

SURVEY

- DATUM
- PEG FOUND

OTHER

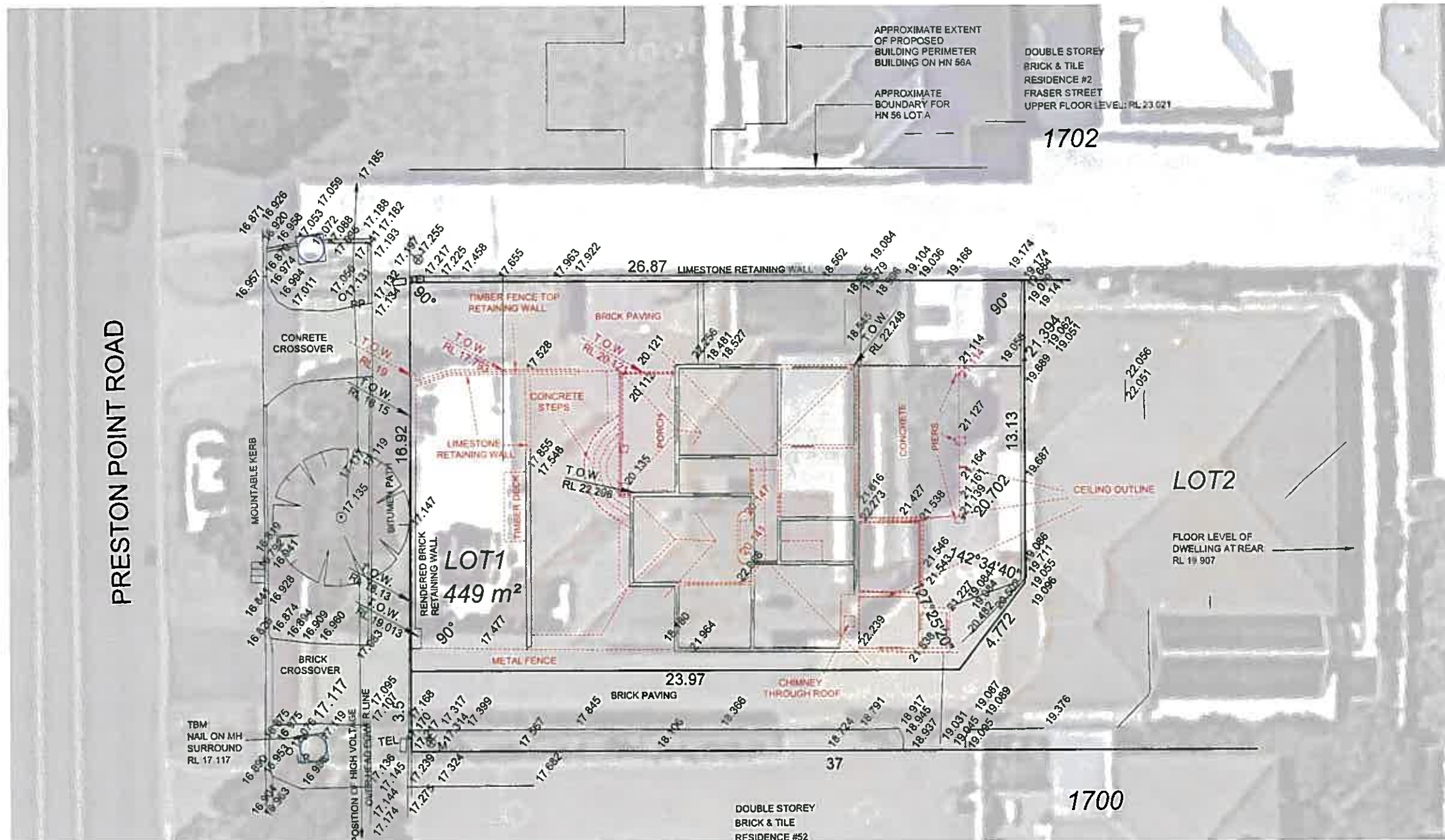
- AWNING / EAVES
- BANK - BOTTOM
- BANK - TOP
- ROOF RIDGE
- WINDOW / DOOR

SERVICE RECORD

SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER				
SEWERAGE				
GAS				
TEL / COMM				
POWER U/G				
O/H				

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.

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23 AUG 2016
Town of East Fremantle



NOTE:
 FOR CEILING LEVEL
 ROOF RIDGE LINE

NOTE: ALL ITEMS DASHED IN RED ARE TO BE DEMOLISHED

mikasa designs
 Building Design Consultants
www.mikasadesigns.com.au
 Ph: (08) 9535 2999

FEATURE DEMO
1:200

NOTE:
 LOCAL DATUM USED.
 APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE X1774.

WARNING!
 BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

CLIENT : DREW LAMPERD	SURVEYED ON : 2/3/2016	LOT : 1 (#54) PRESTON POINT ROAD
AUTHORITY : CITY OF EAST FREMANTLE	PROCESSED BY : BRAD R.	SUBURB : CITY OF EAST FREMANTLE
MAP REF :	SURVEYED BY : BRAD R.	C/T : V 2046 F 484
BUILDERS/CLIENTS		STRATA PLAN 28179
<small>SITE SURVEY only. The information shown on this plan is current as at the date of survey. Boundary information, easements etc. to be verified from the Certificate of Title. Plan 1 Diagram to a Boundary Map. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer / Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.</small>		04 17 900 752 (08) 9582 7655 admin@avalonsurveys.com.au www.avalonsurveys.com.au 80 Boundary Road, Mandurah WA 6210 PO Box 1238, Mandurah WA 6210
SCALE : 1:200	BUILDER REF No :	JOB No :
1:200 © AT Landscapes	Leno-Pak-L1-F54	160311RevA
	DWG No :	REV. :
		A

STAGE	CONCEPT SKETCH
CLIENT:	Andrew & Kelly Cliff
PROJECT:	Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158

SHEET:	FEATURE SURVEY / SITE DEMOLITION PLAN	
REV	COMMENT	DATE
A	INITIAL CONCEPT	14/05/2016 10:30 AM
B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM
C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM
D	AMENDED ROOF DESIGN	16/08/2016 4:33 PM
E	Garage Added	23/08/2016 1:11 PM

SHEET NO: **1** OF 13

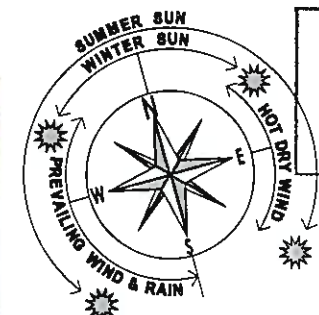
JOB N°: 2016-0753M

DRAWING N°: W.I.E

BUILDING DESIGNERS ASSOCIATION OF W.A.

SERVICE RECORD			
STATUS	LOCATED	AVAILABLE	NO SERVICE / CONFIRM
WATER			
SEWERAGE			
GAS			
TEL / COMM			
POWER U/G			
O/H			

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.



RECEIVED
23 AUG 2016
Town of East Fremantle

SITE LEGEND			
	1000h GATE		GARDEN BEDS
	MASS L/STONE RET.		GRASS
	CONC. CAVITY FILLED BWK RET.		CONTRASTING PAVING
	TWINSIDE RETAINING		PAVING
	EXISTING MASS L/STONE RET.		CLOTHES LINE
	RETAINING WALL DIMENSION		
	1800h COLORBOND FENCE		
	1000h PDR/COATED FENCE		

PRESTON POINT ROAD

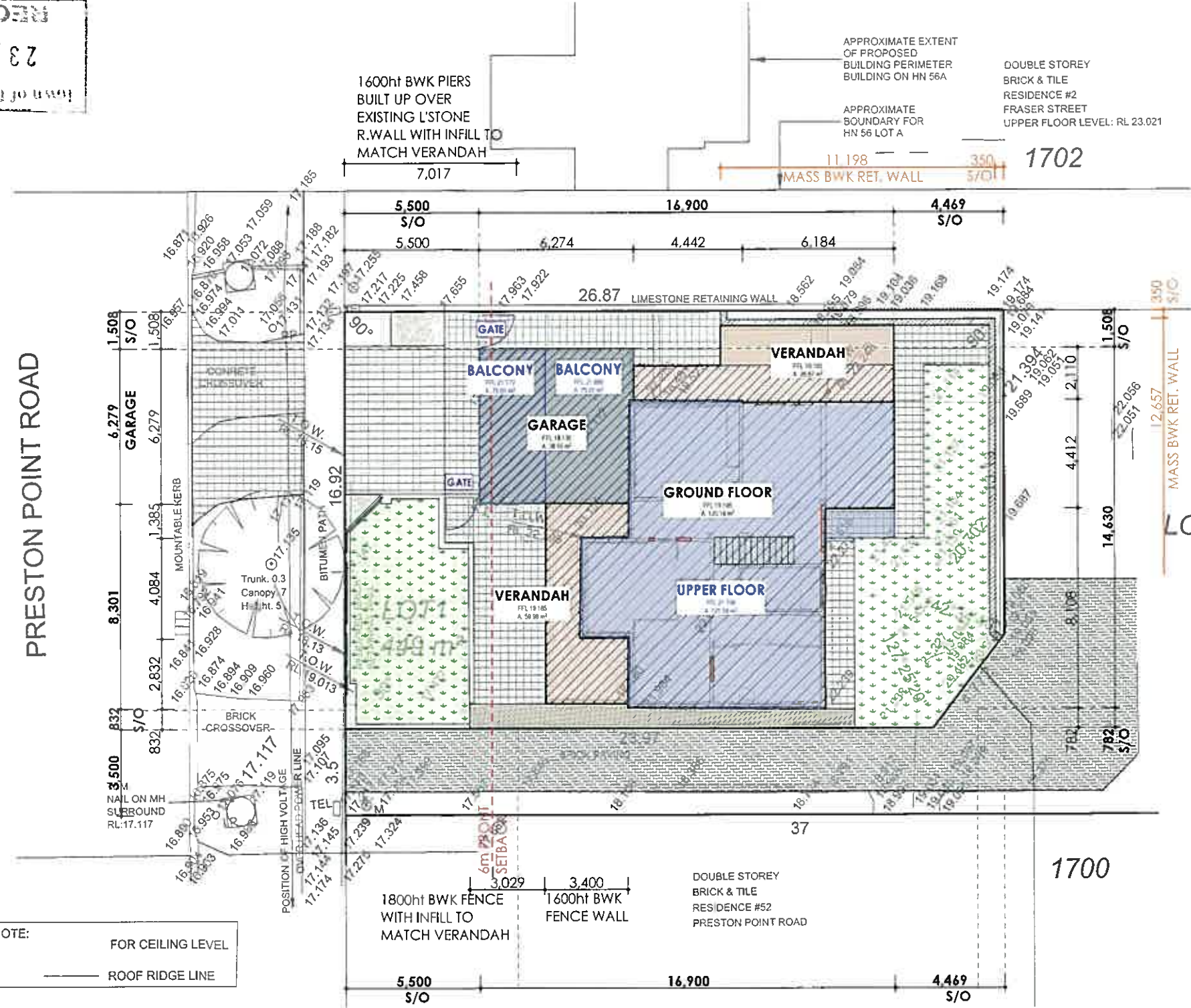
NOTE:
FOR CEILING LEVEL
ROOF RIDGE LINE

R-CODE GUIDELINES-SINGLE DWELLING
Site density code : R25

- Max Plot Ratio - 50%
- Min Open Space - 50%
- Min Primary Street S/B - 6m
- Min Secondary Street S/B - 1.5m (N/A)
- Min Outdoor Living Area - 30m² (4m min. Dim)
- Max Parapet wall length - 2/3 Boundary Length
- Max Parapet wall height - 3.5m 3.0m Average
- Parking Bays Required - 2.0 Per Dwelling

SITE AREA CALCULATIONS	
SITE AREA	= 449.0m²
COVERAGE	= 165.4m² (36.8%)
OPEN SPACE	= 283.6m² (63.2%)

AREAS	
UPPER FLOOR	121.6
GROUND LIVING	120.2
BALCONY	58.3
GARAGE	38.5
UNIT 14	27.0
UNIT 14	19.5
BALCONY	14.7



SITE PLAN
1:200

NOTE:
LOCAL DATUM USED.
APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE X1774.

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

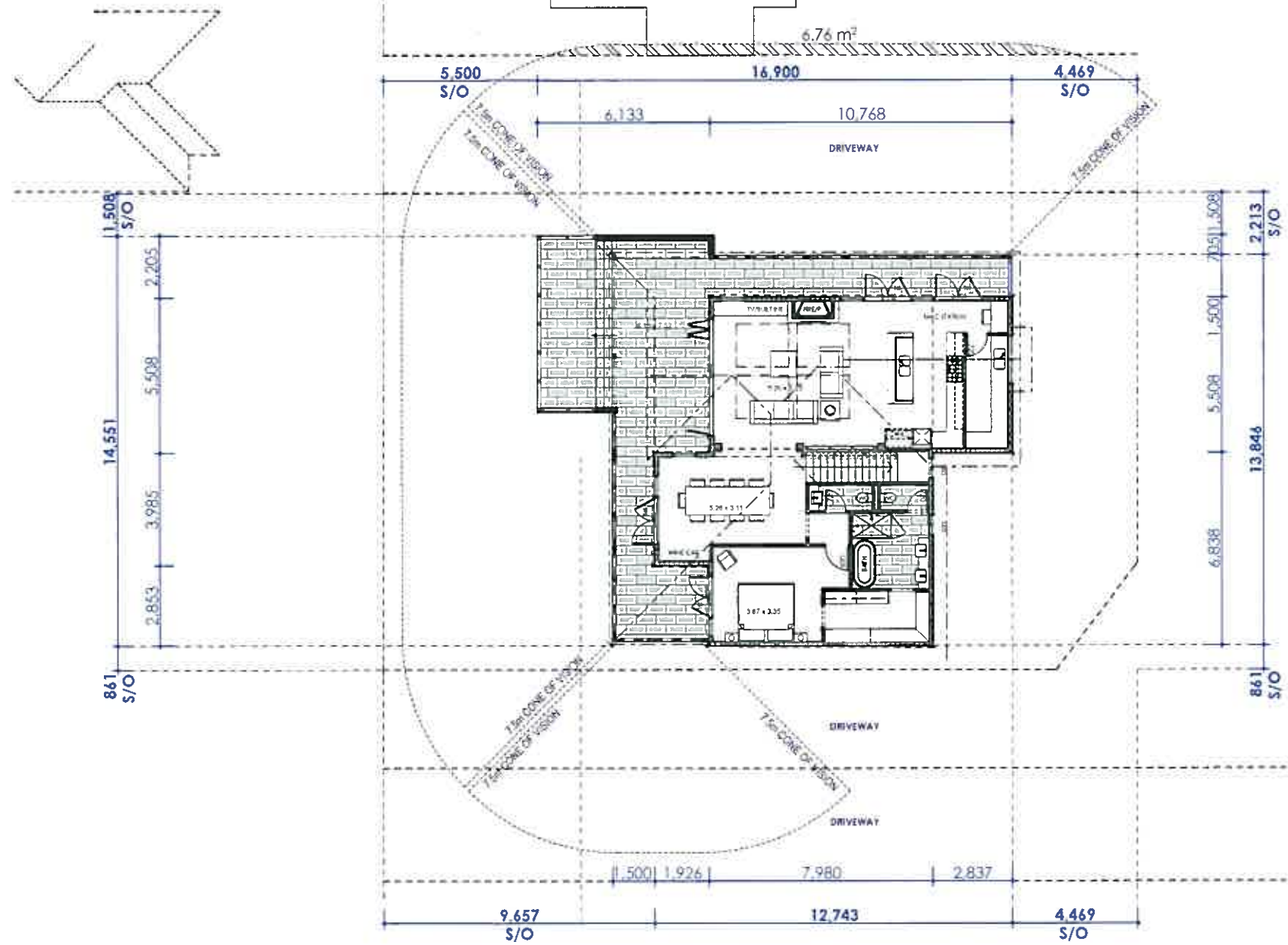
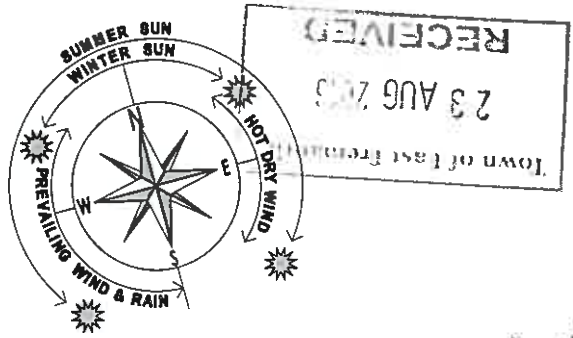
CLIENT : DREW LAMPERD	SURVEYED ON : 2/3/2016	LOT : 1 (#54) PRESTON POINT ROAD
AUTHORITY : CITY OF EAST FREMANTLE	PROCESSED BY : BRAD R.	SUBURB : CITY OF EAST FREMANTLE
MAP REF :	SURVEYED BY : BRAD R.	C/T : V 2046 F 484
BUILDERS/CLIENTS		BUILDER : STRATA PLAN 28179
<p>SCALE : 1:200 @ A3 Landscape</p>		
BUILDER REF No :	JOB No : LAMPFWAC1-F34	DWG No : 160311RevA
		REV. : A

STAGE	CONCEPT SKETCH
CLIENT:	Andrew & Kelly Cliff
PROJECT:	Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158

REV	COMMENT	DATE
A	INITIAL CONCEPT	14/05/2016 10:30 AM
B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM
C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM
D	AMENDED ROOF DESIGN	16/08/2016 4:33 PM
E	Garage Added	23/08/2016 1:11 PM

SHEET NO. 2 OF 13
JOB NO: 2016-0753M
DRAWING NO: W2.E

SERVICE LEGEND				
DRAINAGE				
COMBO PIT				
GRATE				
SIDE ENTRY PIT				
STORM WATER MANHOLE				
ELECTRICITY				
CABLE DOME				
CABLE MANHOLE				
CABLE PIT		ECP		
CONSUMER POLE		CP		
LIGHT POLE		LP		
POWER POLE		PP		
STAY POLE		SP		
STAY WIRE ANCHOR		SWA		
O/H POWER LINE				
GAS				
GAS MANHOLE				
GAS MARKER		G		
GAS METER		GM		
GAS VALVE		GV		
SEWERAGE				
SEWER MANHOLE				
INSPECTION OPENING		IO		
SEWER LINE				
TELECOMMUNICATION				
TEL / COMMS MANHOLE				
TEL / COMMS MARKER		T		
TEL / COMMS PIT		TEL		
WATER				
FLUSH POINT		FP		
HYDRANT		HY		
STOP VALVE		SV		
TAP		TAP		
WATER MARKER		W		
WATER METER		M		
SURVEY				
DATUM				
PEG FOUND		PF		
OTHER				
AWNING / EAVES				
BANK - BOTTOM				
BANK - TOP				
ROOF RIDGE				
WINDOW / DOOR				
SERVICE RECORD				
STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER				
SEWERAGE				
GAS				
TEL / COMM				
POWER U/G				
O/H				
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.				



SITE / UPPER FLOOR PLAN
1:200

NOTE: LOCAL DATUM USED. APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE X1774.	CLIENT : DREW LAMPERD	SURVEYED ON : 2/3/2016	LOT : 1 (#54) PRESTON POINT ROAD
	AUTHORITY : CITY OF EAST FREMANTLE	PROCESSED BY : BRAD R.	SUBURB : CITY OF EAST FREMANTLE
WARNING! BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.	MAP REF :	SURVEYED BY : BRAD R.	BUILDER :
	BUILDERS/CLIENTS SITE SURVEY only. The information shown on this plan is current as at the date of survey. Boundary information, assessments etc. is to be verified from the Certificate of Title, Plan Diagram or a Boundary Report. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer (Drainage) may vary from schematic presentation. Clearances to be checked on site. Service information to be confirmed with relevant AUTHORITIES. For underground services ring "DIAL BEFORE YOU DIG" for confirmation of these services.		C/T : V 2046 F 484 STRATA PLAN 28179
SCALE : 1:200 @ A3 Landscape	BUILDERS/CLIENTS SITE SURVEY only. The information shown on this plan is current as at the date of survey. Boundary information, assessments etc. is to be verified from the Certificate of Title, Plan Diagram or a Boundary Report. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer (Drainage) may vary from schematic presentation. Clearances to be checked on site. Service information to be confirmed with relevant AUTHORITIES. For underground services ring "DIAL BEFORE YOU DIG" for confirmation of these services.		JOB No : Lamp-Pres-L1-P54
BUILDERS/CLIENTS SITE SURVEY only. The information shown on this plan is current as at the date of survey. Boundary information, assessments etc. is to be verified from the Certificate of Title, Plan Diagram or a Boundary Report. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer (Drainage) may vary from schematic presentation. Clearances to be checked on site. Service information to be confirmed with relevant AUTHORITIES. For underground services ring "DIAL BEFORE YOU DIG" for confirmation of these services.		DWG No : 160311RevA	REV. : A

AREAS	
UPPER FLOOR	121.6
GROUND LIVING	121.2
BALCONY	58.3
GARAGE	38.5
UNIT 14	27.0
UNIT 14	19.5
BALCONY	14.7



STAGE: CONCEPT SKETCH	SHEET: UPPER FLOOR SITE PLAN	BUILDING DESIGNERS ASSOCIATION OF W.A.	SHEET NO. 3 OF 13 JOB No: 2016-0753M DRAWING No: W3.E 52																
CLIENT: Andrew & Kelly Cliff	<table border="1"> <thead> <tr> <th>REV</th> <th>COMMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>INITIAL CONCEPT</td> <td>14/05/2016 10:30 AM</td> </tr> <tr> <td>B</td> <td>ISSUED FOR PLANNING SUBMISSION</td> <td>25/05/2016 12:20 PM</td> </tr> <tr> <td>C</td> <td>ISSUED FOR CLIENT APPROVAL</td> <td>29/06/2016 11:58 AM</td> </tr> <tr> <td>D</td> <td>AMENDED #001 DESIGN</td> <td>16/08/2016 4:33 PM</td> </tr> <tr> <td>E</td> <td>Garage Added</td> <td>23/08/2016 1:11 PM</td> </tr> </tbody> </table>			REV	COMMENT	DATE	A	INITIAL CONCEPT	14/05/2016 10:30 AM	B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM	C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM	D	AMENDED #001 DESIGN	16/08/2016 4:33 PM	E
REV	COMMENT	DATE																	
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PROJECT: Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158																			



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 23 AUG 2016
 Town of East Fremantle

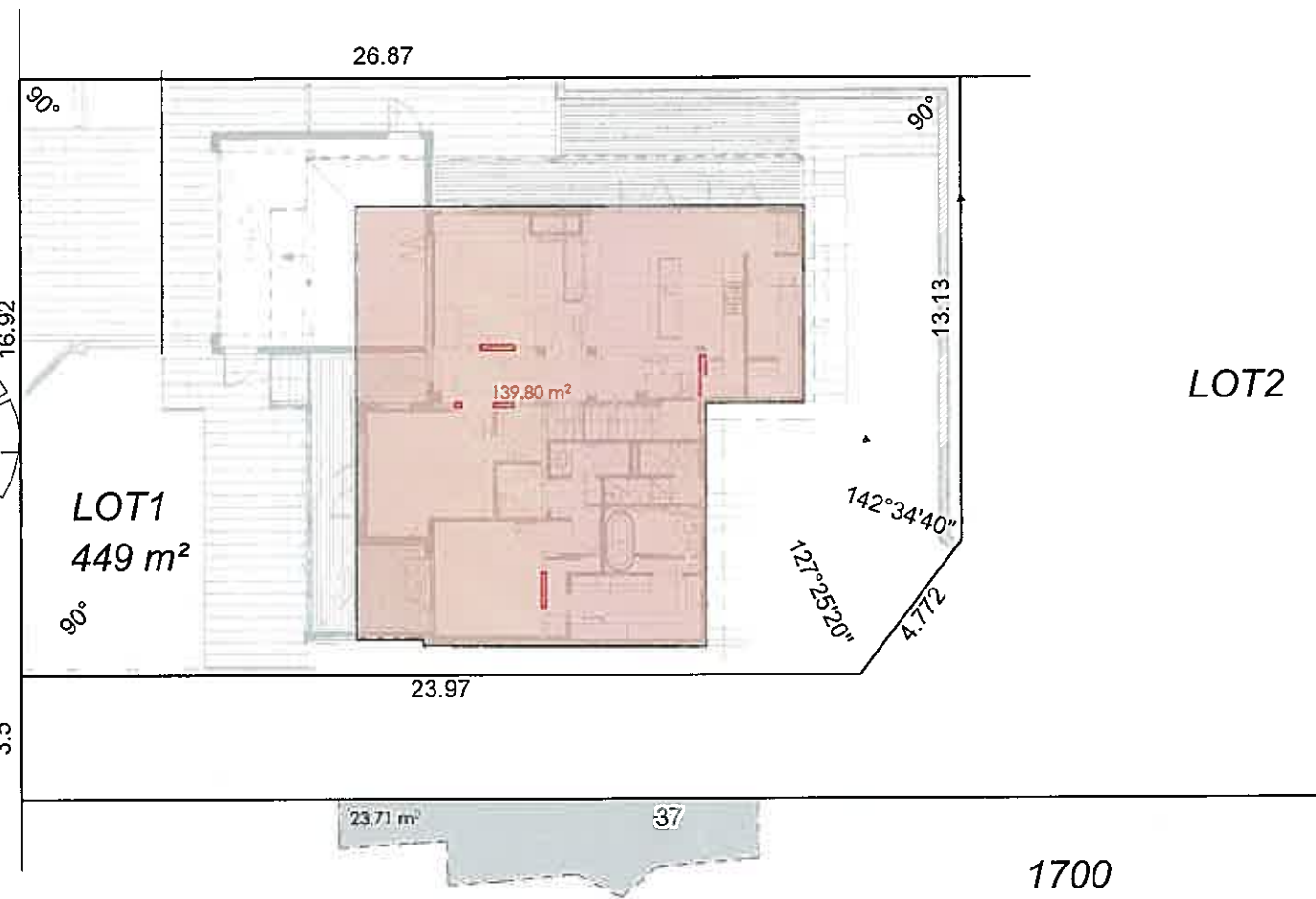
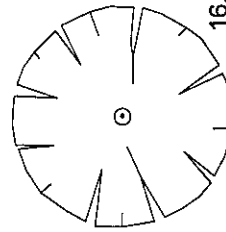
6 SEPTEMBER 2016

ATTACHMENT 3


LEGEND	
	COVERED AREA
	AREA OF OVERSHADOWING

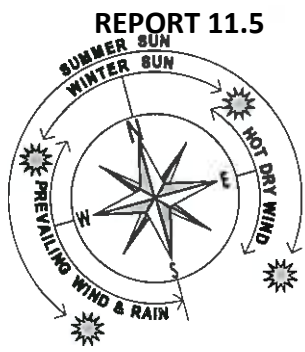
OPEN SPACE CALCULATION	
SP AREA	= 447.0m ²
TOTAL AREA COVERED	= 172.45m ² = 40%
OPEN SPACE AREA	= 40%

OVERSHADOWING CALCULATION	
OVERSHADOWING FROM PROPOSED RESIDENCE ON - No# 54, PRESTON POINT RD (449m ²) OVER NEIGHBOURING LOTS # 52 AT NOON 21ST JUNE = 23.71m ²	

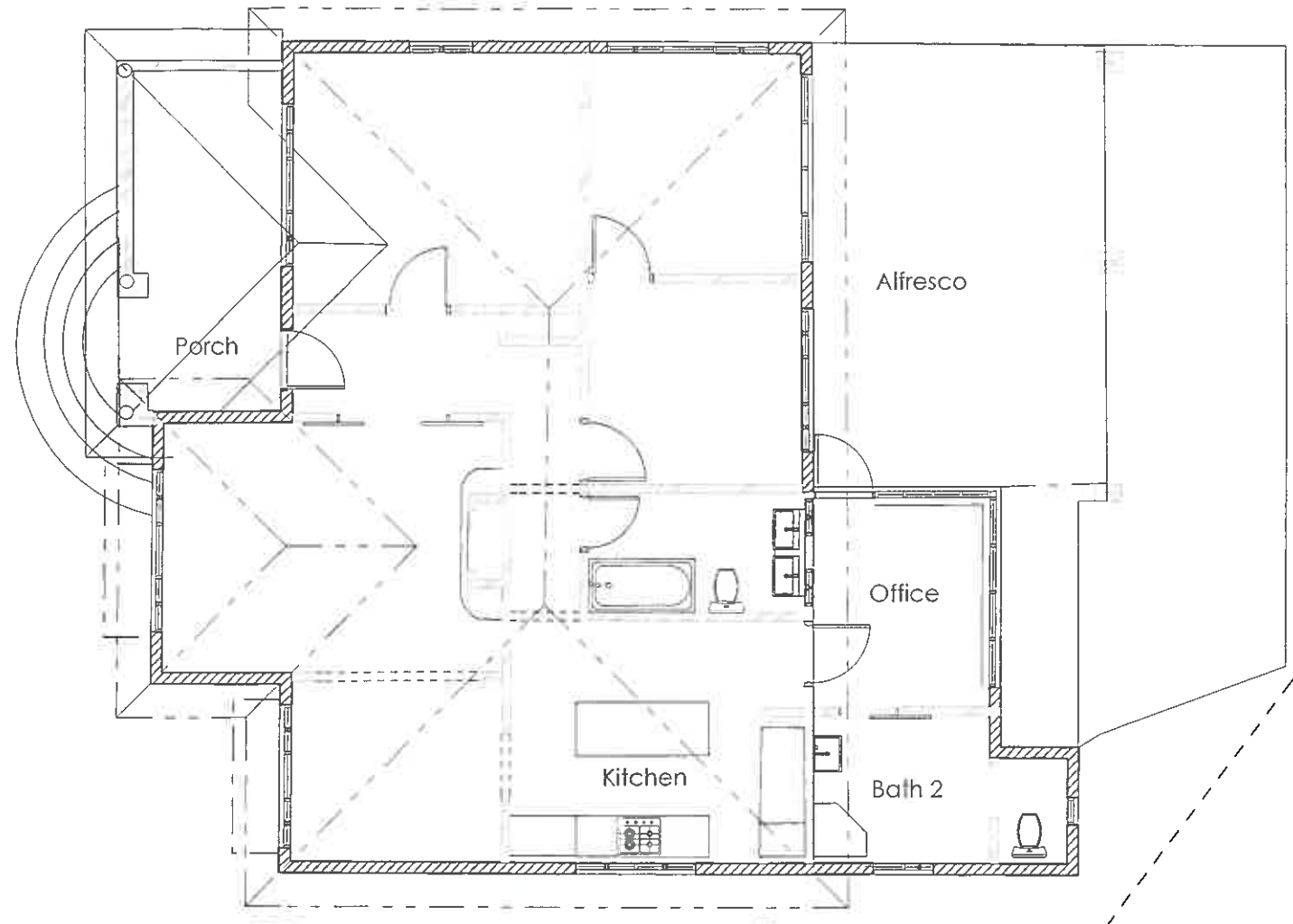



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 Building Design Consultants
www.mikasadesigns.com.au
 Ph: (08) 9535 2999


STAGE: CONCEPT SKETCH	SHEET: OPEN SPACE / OVERSHADOWING PLAN		 BUILDING DESIGNERS ASSOCIATION OF W.A.	SHEET NO: 4	OF 13
CLIENT: Andrew & Kelly Cliff	REV	COMMENT		DATE	JOB NO: 2016-0753M
PROJECT: Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	A	INITIAL CONCEPT	14/05/2016 10:30 AM		
	B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM		
	C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM		
	D	AMENDED ROOF DESIGN	16/08/2016 4:33 PM		
	E	Garage Added	23/08/2016 1:11 PM		

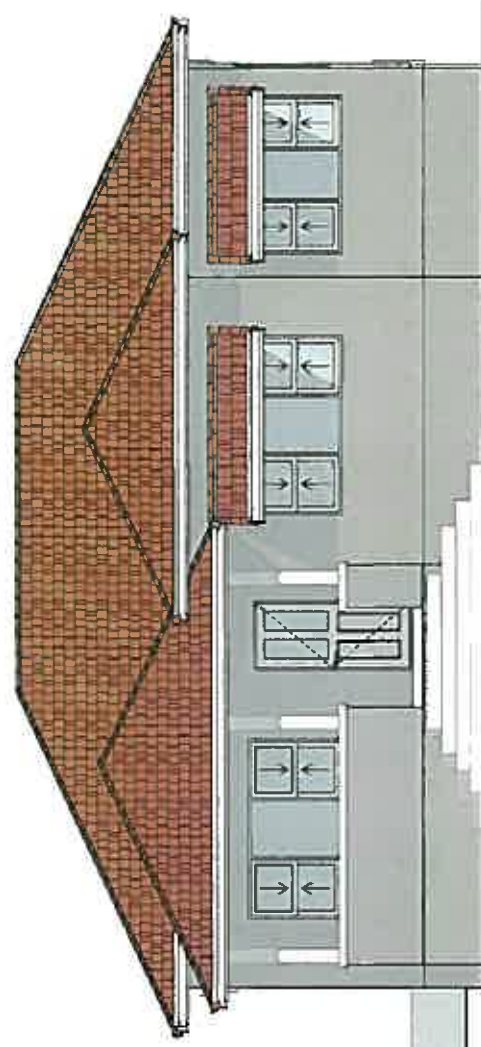


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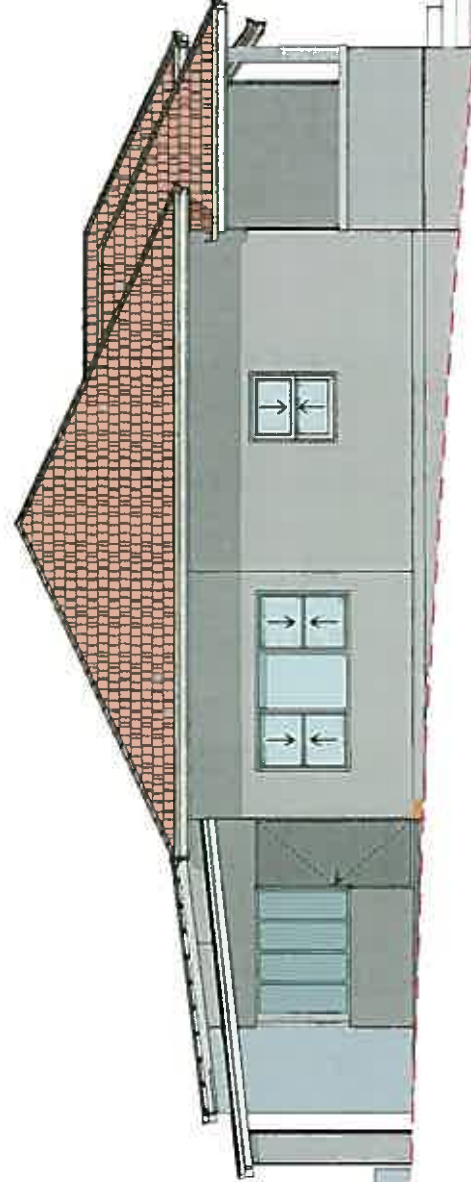


EXISTING GROUND FLOOR PLAN
1:100

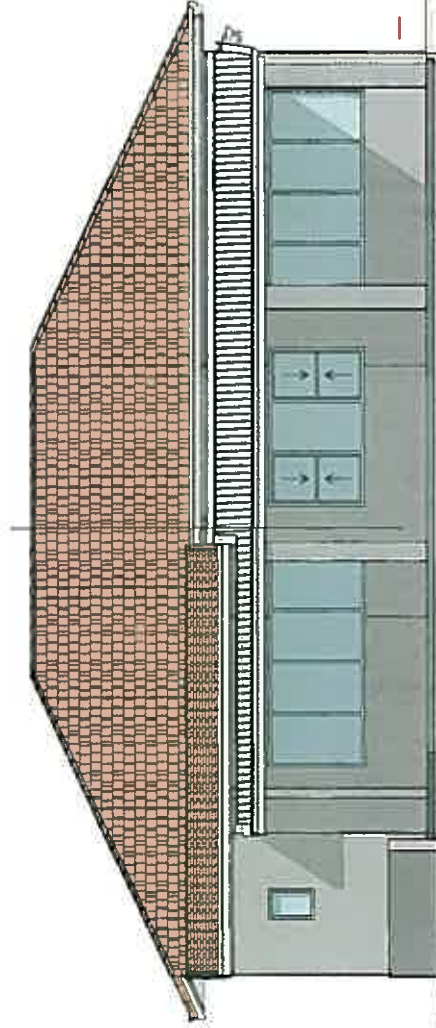
STAGE: CONCEPT SKETCH	SHEET: EXISTING GROUND FLOOR PLAN		 BUILDING DESIGNERS ASSOCIATION OF W.A.	SHEET NO: 5 OF 13																
CLIENT: Andrew & Kelly Cliff	<table border="1"> <thead> <tr> <th>REV</th> <th>COMMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>INITIAL CONCEPT</td> <td>14/05/2016 10:30 AM</td> </tr> <tr> <td>B</td> <td>ISSUED FOR PLANNING SUBMISSION</td> <td>25/05/2016 12:20 PM</td> </tr> <tr> <td>C</td> <td>ISSUED FOR CLIENT APPROVAL</td> <td>29/06/2016 11:58 AM</td> </tr> <tr> <td>D</td> <td>AMENDED ROOF DESIGN</td> <td>16/08/2016 4:33 PM</td> </tr> <tr> <td>E</td> <td>Garage Add/kill</td> <td>23/08/2016 1:11 PM</td> </tr> </tbody> </table>	REV			COMMENT	DATE	A	INITIAL CONCEPT	14/05/2016 10:30 AM	B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM	C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM	D	AMENDED ROOF DESIGN	16/08/2016 4:33 PM	E	Garage Add/kill
REV	COMMENT	DATE																		
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E	Garage Add/kill	23/08/2016 1:11 PM																		
PROJECT: Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158			DRAWING N°: W5.E																	



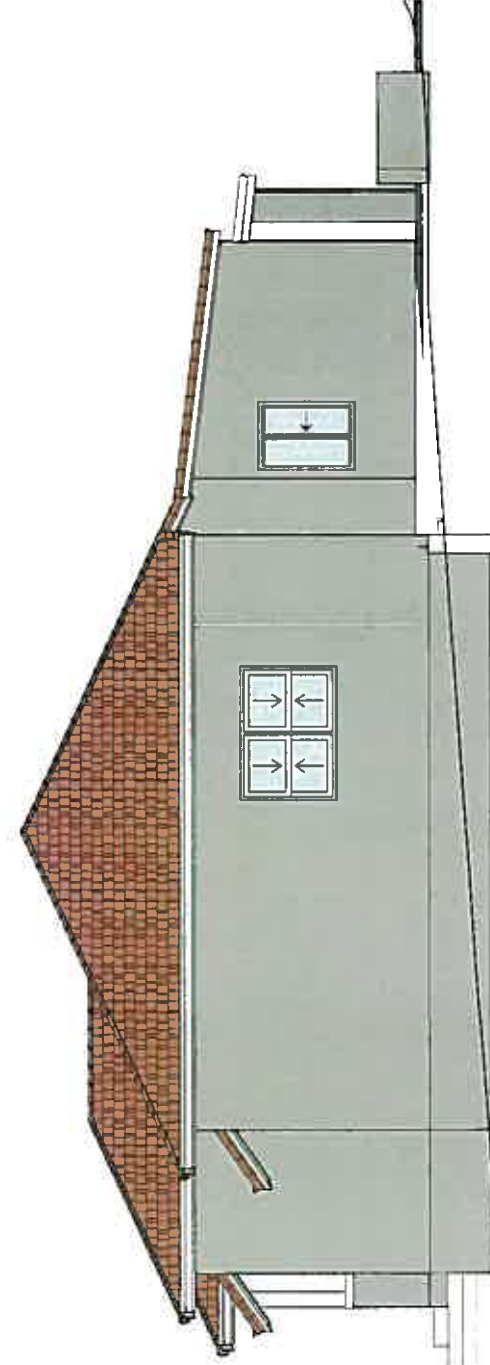
FRONT ELEVATION
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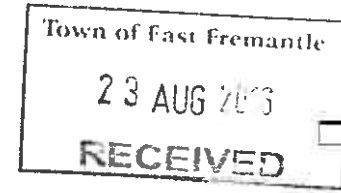
L/H SIDE ELEVATION
1:100



REAR ELEVATION
1:100



R/H SIDE ELEVATION
1:100



EXISTING ELEVATIONS

REV	COMMENT	DATE
A	INITIAL CONCEPT	14/05/2016 10:30 AM
B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM
C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM
D	AMENDED ROOF DESIGN	16/08/2016 4:32 PM
E	Garage Added	23/09/2016 11:11 PM

STAGE: CONCEPT SKETCH
CLIENT: Andrew & Kelly Cliff
PROJECT: Proposed Renovation
LOT 1 (#54) PRESTON POINT ROAD
EAST FREMANTLE WA 6158

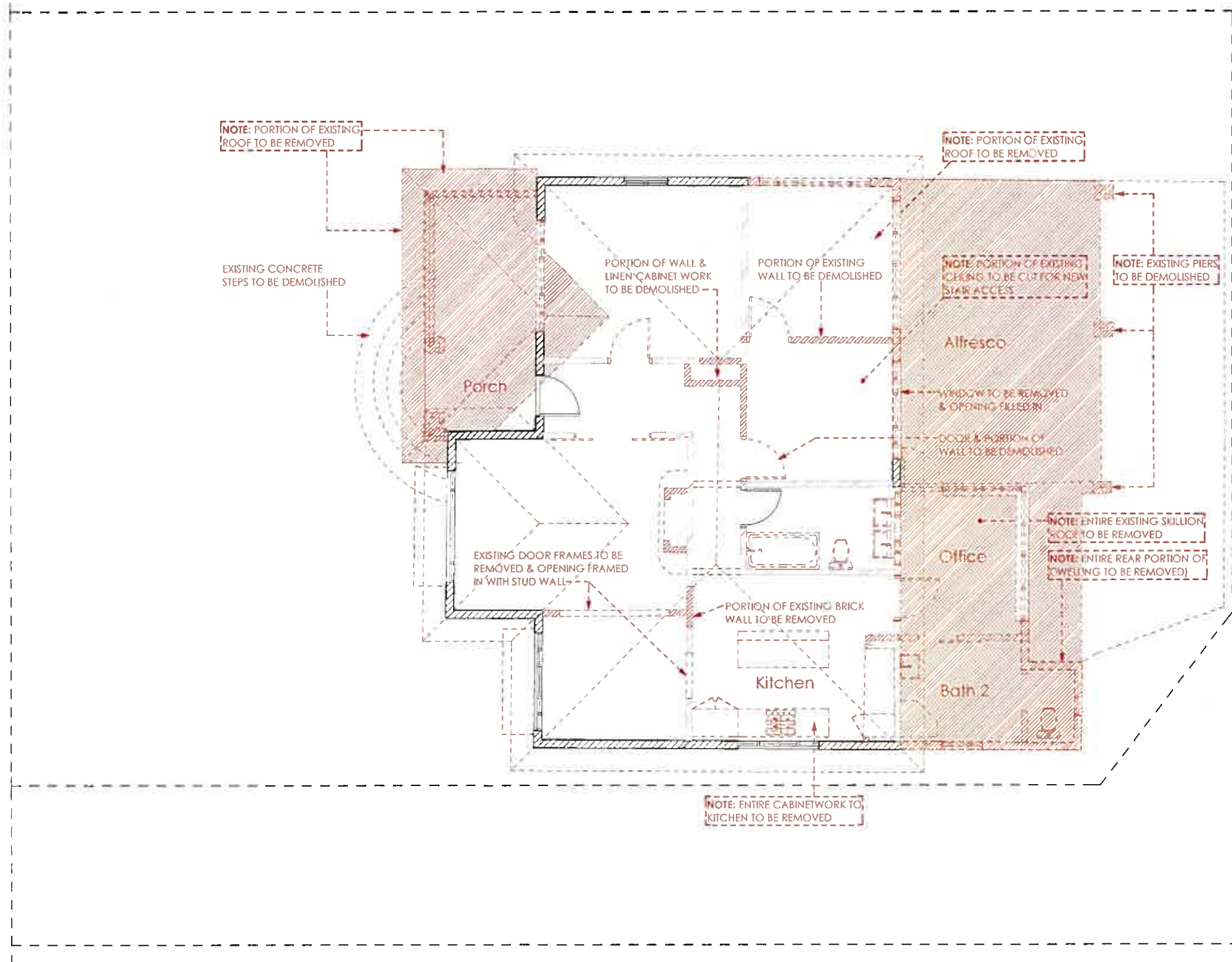
SHEET NO: **6** OF 13
JOB NO: 2016-0753M
DRAWING NO: W6.E
BUILDING DESIGNERS ASSOCIATION OF W.A.



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6 SEPTEMBER 2016

ATTACHMENT 3



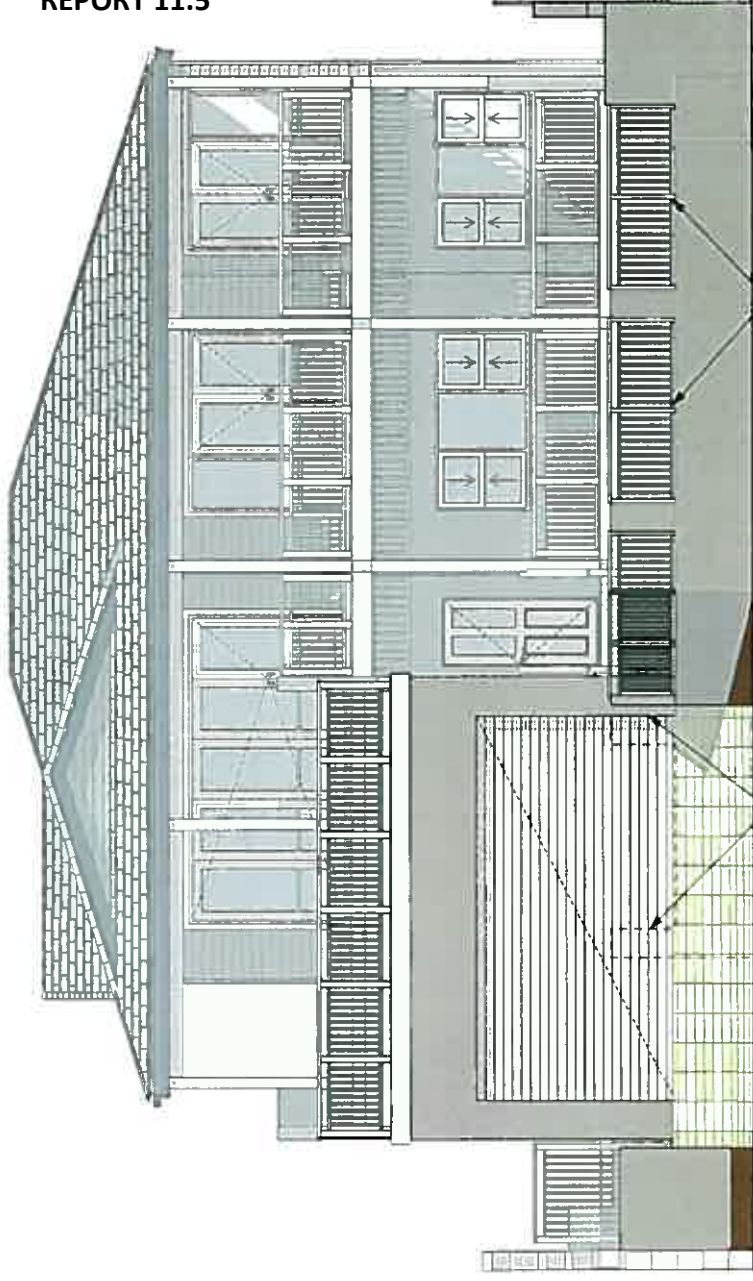
NOTE: ALL ITEMS DASHED IN RED ARE TO BE DEMOLISHED



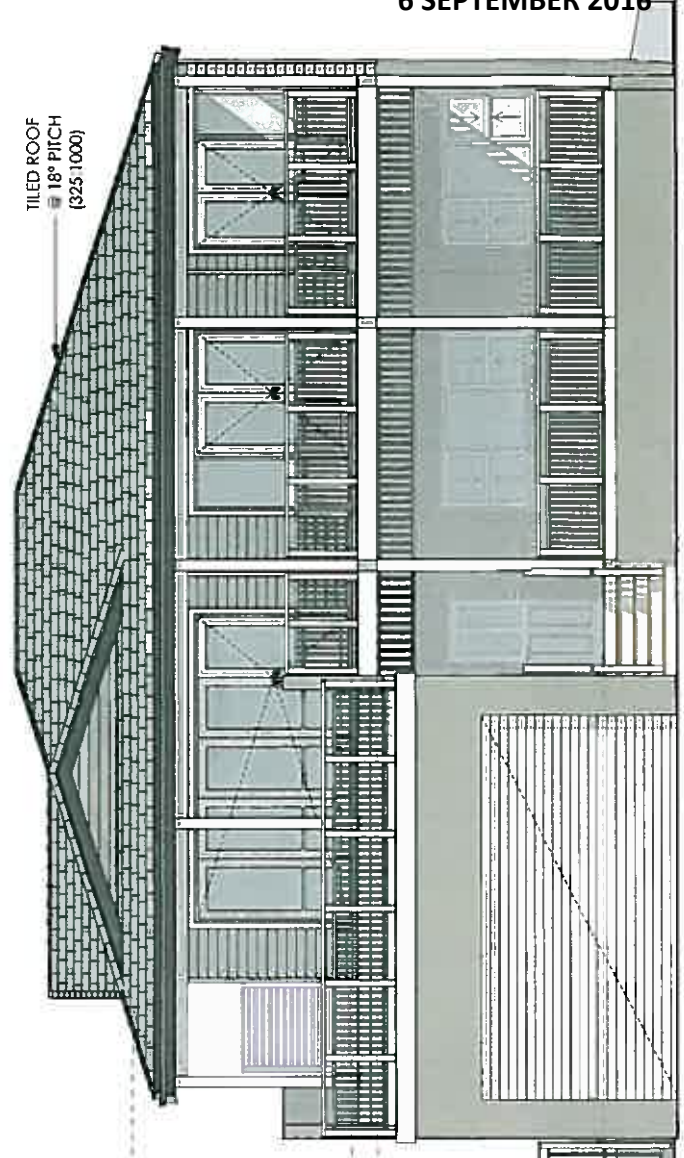
DEMOLITION PLAN
1:100

STAGE:	CONCEPT SKETCH	SHEET:	DEMOLITION PLAN		SHEET NO. 7 OF 13 JOB NO. 2016-0753M DRAWING NO. W7.E	
CLIENT:	Andrew & Kelly Cliff	REV	COMMENT			DATE
PROJECT:	Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	A	INITIAL CONCEPT			14/05/2016 10:30 AM
		B	ISSUED FOR PLANNING SUBMISSION			25/05/2016 12:20 PM
		C	ISSUED FOR CLIENT APPROVAL			29/06/2016 11:58 AM
		D	AMENDED ROOF DESIGN	16/08/2016 4:33 PM		
		E	Garage Added	23/08/2016 1:11 PM		

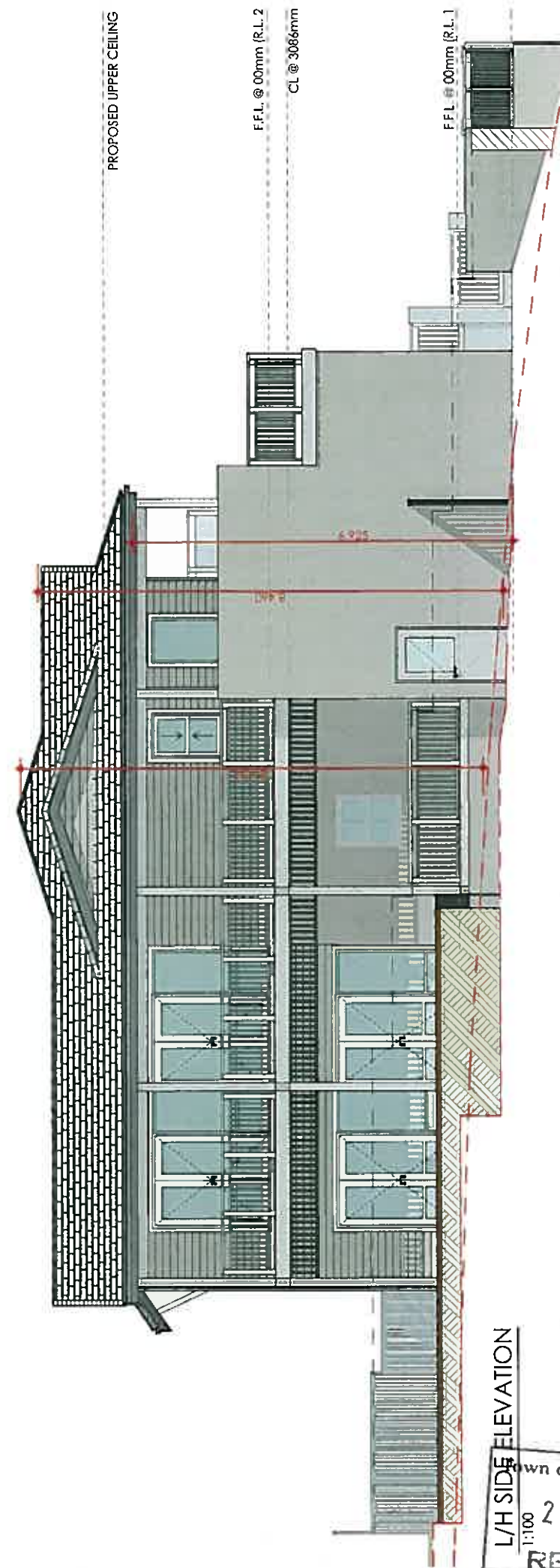
WALL FINISHES LEGEND	
	EXISTING LIMESTONE RETAINING WALL
	RENDER TO EXISTING BETTER BLOCK WALLS
	1c FACE BRICKWORK
	JAMES HARDIES SCYON LINEA WEATHERBOARD CLADDING 'COLORBOND DUNE'
	SELECTED TILED ROOF



FRONT FENCE / CARPORT ELEVATION
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FRONT ELEVATION
1:100



L/H SIDE ELEVATION
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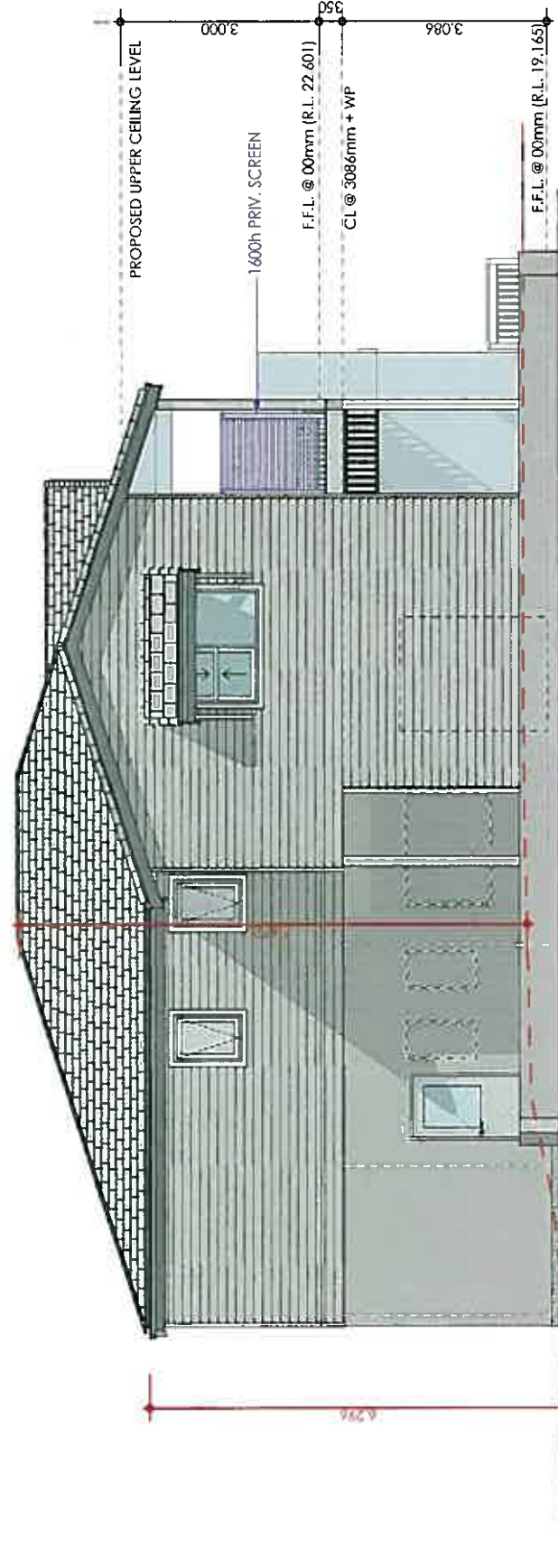
Building Design Consultants
www.mikasadesigns.com.au
Ph: (08) 9535 2999

CONCEPT SKETCH		ELEVATIONS	
STAGE:	Andrew & Kelly Cliff	REV	DATE
CLIENT:	Proposed Renovation	A	14/05/2016 10:30 AM
PROJECT:	LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	B	29/05/2016 12:20 PM
		C	27/06/2016 11:58 AM
		D	14/08/2016 4:33 PM
		E	21/08/2016 11:11 PM

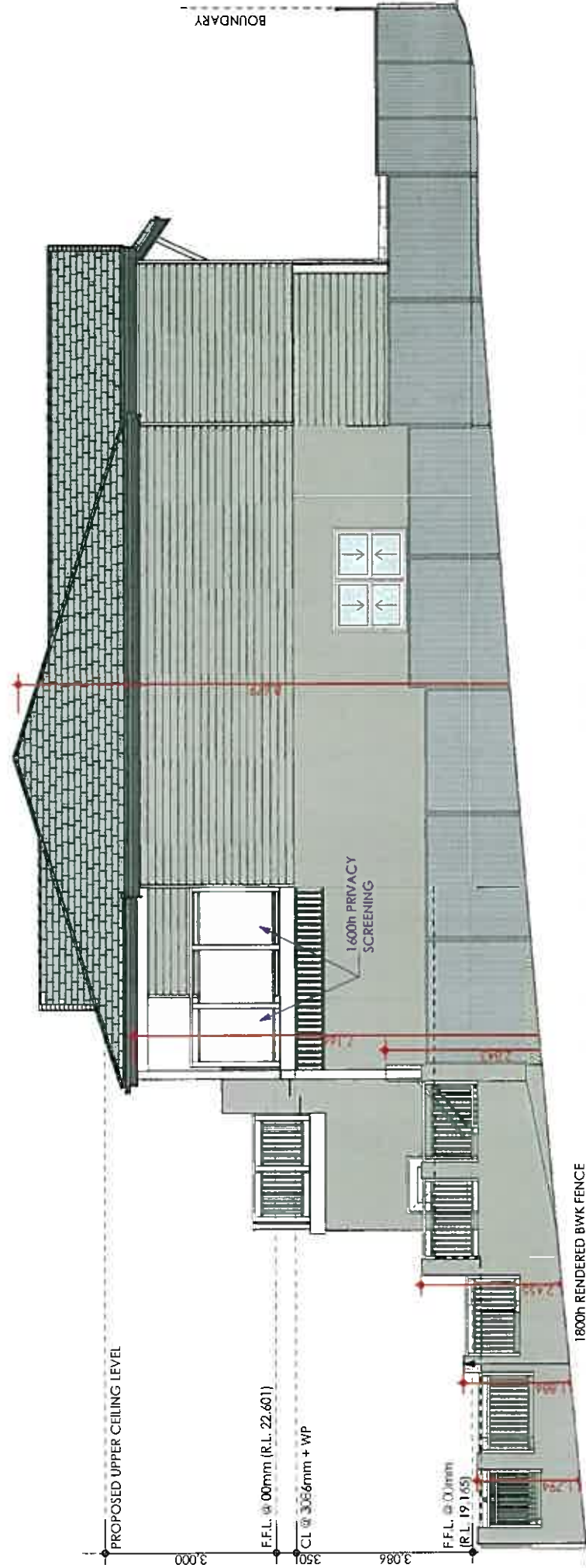
SHEET NO: 10 OF 13

 BUILDING DESIGNERS ASSOCIATION OF W.A.
 JOB NO: 2016-0753M
 DRAWING NO: W10.E

WALL FINISHES LEGEND	
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	RENDER TO EXISTING BETTER BLOCK WALLS
	1c FACE BRICKWORK
	JAMES HARDIES SCYON LINEA WEATHERBOARD CLADDING 'COLORBOND DUNE'
	SELECTED TILED ROOF



REAR ELEVATION
1:100

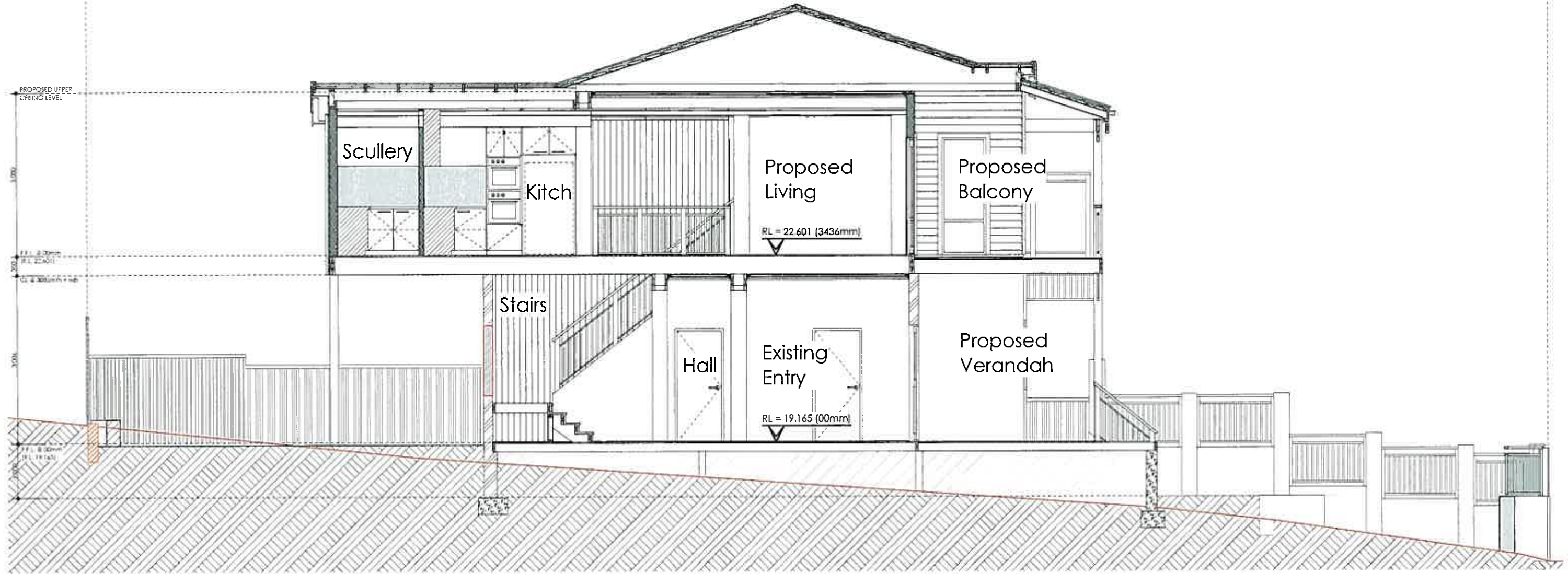


R/H SIDE ELEVATION
1:100
12 AUG 2016
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CONCEPT SKETCH		ELEVATIONS	
STAGE:	Andrew & Kelly Cliff	REV	COMMENT
CLIENT:	Proposed Renovation	A	INITIAL CONCEPT
PROJECT:	LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	B	ISSUED FOR PLANNING SUBMISSION
		C	ISSUED FOR CLIENT APPROVAL
		D	AMENDED ROOF DESIGN
		E	Complete As-shed
		DATE	
		14/05/2016 10:30 AM	
		25/05/2016 12:20 PM	
		29/06/2016 11:58 AM	
		16/08/2016 4:33 PM	
		23/08/2016 1:11 PM	

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SECTION A-A
1:50

STAGE	CONCEPT SKETCH	SHEET	SECTIONS	<p>12 OF 13 JOB #1: 2016-0753M DRAWING N: W12.E</p>
CLIENT	Andrew & Kelly Cliff	REV	COMMENT	
PROJECT	Proposed Renovation LOT 1 (# 54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	A	GROUND SKETCH APPROVAL	
		B	BASELINES/PARAMETERISATION	
		C	SCHEMATIC APPROVAL	
		D	ANALYSIS/DETAILS	
		E	Final Approval	
			DATE	
			24/06/16 11:08 AM	
			24/06/16 12:52 PM	
			25/06/16 11:58 AM	



Town of East Fremantle
 23 AUG 2016
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STAGE: CONCEPT SKETCH		SHEET: PERSPECTIVES	
CLIENT: Andrew & Kelly Cliff	REV	COMMENT	DATE
PROJECT: Proposed Renovation LOT 1 (#54) PRESTON POINT ROAD EAST FREMANTLE WA 6158	A	FINAL CONCEPT	14/05/2016 10:30 AM
	B	ISSUED FOR PLANNING SUBMISSION	25/05/2016 12:20 PM
	C	ISSUED FOR CLIENT APPROVAL	29/06/2016 11:58 AM
	D	AMENDED ROOF DESIGN	16/08/2016 4:31 PM
	E	Garage Added	23/08/2016 11:11 PM
	F		

BUILDING DESIGNERS ASSOCIATION OF W.A.

SHEET NO: **13** OF 13
 JOB NO: 2016-0753W
 DRAWING NO: W13.E

TREE PRESERVATION POLICY

Policy Number:	
Type:	Built and Natural Environment – Land Use Planning
Legislation:	Planning and Development Act 2005
Delegation:	N/A
Other Related Document:	ToEF Town Planning Scheme No 3

Objective

- a) To promote the designing of residential development in a manner that enables trees to be retained.
- b) To ensure that new/replacement trees are planted to preserve or enhance the Town's existing streetscape character.
- c) To preserve street trees.
- d) To address the impacts of climate change by promoting the retention and expansion of the urban tree canopy wherever practical.

Policy Scope

This Policy applies to any site where new dwellings or additions to an existing dwelling or commercial development are proposed.

Policy

Trees provide environmental, health and amenity benefits in relation to solar and privacy screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Town Planning Scheme No. 3 (TPS 3) provides for a variety of development to meet community needs while aiming to conserve and enhance the natural environment. However, while the Town of East Fremantle is presently characterised by established trees, an inevitable consequence of urban infill development is the impact upon the extent of tree cover in the Town.

While sharing the community concern about the loss of trees as a result of development, the Town takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy. The Policy requires every development site to either retain existing trees, or to plant replacement advanced trees either on site or as an environmental offset on a site prescribed by the Town.

Trees in road reserves are an essential part of the streetscape providing aesthetic appeal as well as the environmental benefits. Street trees are a valuable community asset and the amenity value of these trees is progressively increasing as the number of mature trees on development sites declines. The Town therefore seeks to preserve most existing street trees and to facilitate additional plantings where appropriate.

Status

- (a) This Policy is a planning policy prepared, advertised and adopted pursuant to clause 2.2 of TPS 3. Under clause 2.3 of TPS 3 all planning policies are documents supporting the Scheme.
- (b) This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which address streetscape and building design.

Definitions

'tree' – A woody plant usually over 5m high and with an unbranched lower axis.

'existing tree' - A tree situated on a development site at the time of submission of a development application.

'street tree' - A tree located within any part of a road reserve.

'shrub' – A woody plant usually less than 5m high and many-branched without a distinct main stem except at ground level.

Method of measurement of distance from a tree

For the purpose of this Policy, a specified distance from a tree is to be measured from the centre of the tree trunk at ground level.

Development site plan to show all trees

The site plan submitted as part of a development application is to accurately show:

- (a) any existing tree 5.0 metres or more in height;
- (b) which existing trees 5.0 metres or more in height the applicant intends to retain and which are proposed to be removed;
- (c) any trees to be planted on the development site; and
- (d) all trees on the street verge adjoining the development site.

Trees on development sites

- (a) *Existing trees to be retained wherever possible*

Unless the applicant satisfies the Town that certain trees should be removed, all existing trees 5.0 metres or more in height are to be retained. Unless the Town has granted approval for their relocation or replacement as a condition of planning approval.

- (b) *Development design is to accommodate existing trees*

- (i) Distance between buildings and existing trees within communal open space: Acceptable Development clause 6.4.5 A5 (vi) of the R-Codes requires any existing tree 3.0 metres or more in height to be retained if it is situated within 'communal open space' for Grouped or Multiple Dwellings. Having regard to this requirement, any proposed grouped or multiple dwelling is to be situated not less than 3.0 metres from a tree being retained within a communal open space.
- (ii) Design to retain existing trees not within communal open space: On any part of a development site that is not proposed to be communal open space, where an existing tree is to be retained, any proposed building is to be situated at least 3.0 metres from the tree.

- (c) *Requirements where applicant seeks approval to remove an existing tree #*

In the case of an existing tree 5.0 metres or more in height, where the site plan indicates the proposed removal of the tree:

- (i) In respect of each such tree, if it is not proposed to relocate or replace it onsite, the applicant is to pay a fee, as determined by the Town, for the cost of a replacement tree which is to be planted within a road reserve or recreation reserve. The fee includes the cost of the supply, planting and maintenance of a

suitable tree. The maintenance period is to be two years. (Note: Where the applicant pays a fee for a replacement tree, the Town will plant a tree of 5.0 metres height or more in a location and of a species to be determined by the Town.

- (ii) In respect of each such tree, if it is proposed to replace or relocate it on site, a plan is to be submitted detailing the location, type and height of another tree to be planted, or an arborist's report on the practicality of its relocation, in a designated position elsewhere on the development site. The replacement tree is to be of a species approved by the Town and not less than 5.0 metres in height at the time of planting.

(d) *Town to decide which trees are to be retained #*

When assessing the development application, after having considered the proposed design and any submission made by the applicant under this Policy, the Town will decide which trees are required to be retained. Where the Town does not support the applicant's request for removal of any tree, the development proposal is to be redesigned to preserve that tree(s).

Where a site is well treed, less emphasis may be placed on shrub/tree retention and replacement.

(e) *Planting of trees on development sites:*

- (i) In the case of a development site:
 - (A) not containing any trees at the time of submission of the development application or where no existing trees are to be retained; and
 - (B) having a frontage of at least 10.0 metres onto a public street; at least one tree is to be planted within the street setback area or elsewhere on the site.
- (ii) Local species trees with broad canopies providing maximum shade and bird habitat are encouraged. Palms are not suitable for new planting on development sites.

Street trees

(a) *Retention of street trees*

The Town requires the retention of all street trees unless:

- (i) the tree is dead;
- (ii) the tree is diseased and remedial treatment would not be effective;
- (iii) the tree is hazardous or is causing damage to public or private property where repair and specific treatment options are not appropriate;
- (iv) the tree has a limited life expectancy
- (v) the Town considers the tree to be of an unsuitable species;
- (vi) retention of the tree would:
 - (A) restrict the number of dwellings on the development site to less than the permissible number;
 - (B) result in a visually unacceptable development; or
 - (C) unreasonably restrict vehicular access to the development site.

(b) Street tree removal or replacement

The Town will replace any removed street tree with another tree on the street verge adjoining the development site, where there is sufficient space to do so. The replacement species will be selected in accordance with the Town's relevant Urban Style Guide or street tree planting program.

(c) Street tree relocation

If a street tree would adversely affect a proposed development in relation to the matters referred to in clause 8(a)(vi), the Town may decide to relocate that tree.

(d) Street tree pruning

Where a crossover is proposed to be within 3.0 metres of a street tree, the Town will determine the impact on the tree. The Town may decide to approve the proposed location of the crossover, subject to the tree being pruned to avoid damage to either the tree or vehicles using the crossover.

(e) New or Extended Crossovers

The distance between an existing street tree which is to be retained and a new or extended crossover, is to be 3 metres or as otherwise determined by the Town.

(f) Development design to retain existing street trees

Where a proposed crossover is required to be relocated in order to retain a tree, the Town may require modifications to the site plan or building design or both

(g) Applicant to meet costs associated with disturbance of a street tree

Where a street tree is to be removed, replaced, relocated or pruned as a result of a development, the applicant is to pay a fee, calculated by the Town to include the following:

- (i) the cost of removal and stump grinding;
- (ii) the cost of pruning;
- (iii) the cost of supply and planting of a replacement '100 litre container' sized tree;
- (iv) cost of maintenance for a period of two years; and
- (v) administration costs.

Protection of trees which are to be retained

During construction of a development, every tree which is to be retained on a development site or within a road reserve must be protected from root, trunk and canopy damage. All trees to be retained are to be clearly marked prior to construction and shall be maintained in a healthy condition for a period of not less than 2 years post construction or replaced by a tree of similar size. (This will be stipulated as a condition of planning approval.)

Responsible Directorate:	Planning Services
Reviewing Officer:	Manager Planning Services
Decision making Authority:	Council
Policy Adopted:	
Policy Amended/Reviewed:	
Next Review Date:	

Georgina Cooper

From: jono farmer <Zephyros@iinet.net.au>
Sent: Saturday, 13 August 2016 10:43 AM
To: TOWN OF EAST FREMANTLE
Subject: IEM54320 - Tree policy.

The Mayor, Councillors and Chief Executive officer,

Thanks you for the opportunity to comment on the proposed *Tree Policy* for our Town.

In 1980 or '81 Councillor Terry Malone and Myself proposed that Council verges in Plympton Ward be planted with native trees shrubs to soften what was an ugly streetscape dominated by power poles. This policy was adopted by council and achieved the result intended and with the placement of underground power (The first Local Government in WA to do this), the foundations of what is now a wonderful vibrant community orientated ward were laid.

I, therefore, applaud your proposed tree policy and support it.

I would, however, recommend that where trees are proposed the word *native* should precede the word trees.

Jono Farmer, 19 Sewell street...9339 6728

Georgina Cooper

From: John Bird <dingbird@iinet.net.au>
Sent: Sunday, 7 August 2016 12:10 PM
To: TOWN OF EAST FREMANTLE; Tony Watkins; Mayor Oneill; Councillor Collinson
Subject: IEM54230 - Draft Tree Preservation Policy

Good morning I wish to make a submission about the draft Tree Preservation Policy. I believe the following may be improvements to be considered:

The objectives should include "Preservation of trees that may be of historic or cultural significance". This is because the Town is more than merely a convenient place for planning of developments - it has (and it needs to create and cherish) cultural ties for its residents and visitors. Objectives could also include water conservation and encouragement or retention of wildlife.

If these are to be included, then the document needs to change throughout to reflect these eg in Policies.

A tree is currently defined as "A woody plant usually over 5m high and with an unbranched lower axis". This definition rules out a number of the Council's existing plantings (recent and mature). My suggestion is to define a tree as "A woody plant usually with the potential to be over 5m high, or a shrub determined by the Town as being significant". An unbranched lower axis is vague and undefined.

If, for example you were to take the fig trees in King's Square in Fremantle, or possibly the Proclamation Tree in Fremantle, they would fall outside the current proposed definition of a tree because they have low branches (indeed kids can climb dangerously in them).

The height of 5m needs to be defined as being from average ground level within 2m radius of the plant to the highest point of the foliage, to avoid mounding up round the trunk to circumvent the policy.

The definition of shrub is not currently valuable, as a shrub (which may in any case be significant) is only mentioned once elsewhere and that is in the title attached to the #. If the Town deems a shrub to be significant, it should be treated like a tree (hence the inclusion in Tree definition above). A shrub is currently defined as "A woody plant usually less than 5m high and many branched without a distinct main stem except at ground level". Suggested definition "A woody plant usually with the potential to be less than 5m high".

The document refers throughout to Trees of more than 5m in height. Is this intended since "tree" is defined near the document start?

The word "Town" is used, as well as the word "Council". Are there delegated authorities in play here eg in defining what is an unsuitable species - I'm thinking here about the Carobs on Gill St which I believe the TOEF executive does not care for, but which are widely grown in East Fremantle and reflect history as well as the ethnic origins of many inhabitants of East Fremantle.

Best wishes

--
John Bird 39 Gill Street, East Fremantle WA 6158 Ph 08 9339 5217 Mob 0414 931 937
dingbird@iinet.net.au