
TOWN OF
EAST FREMANTLE



AGENDA ATTACHMENTS

Town Planning & Building Committee

Tuesday, 2 August 2016 at 6.30pm



AGENDA ATTACHMENTS

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Minutes Of A Community Design Advisory Committee Meeting, Held In The Committee Meeting Area, On Monday, 18 July, 2016 Commencing At 6:00pm.

1. OPENING OF MEETING

1.1 Present

Cr Cliff Collinson
Ms Pam Walker
Ms Alex Wilson
Dr Jonathan Dalitz
Ms Vanessa Collins
Mr Andrew Malone Senior Town Planner
Mr Don Wittington Observer
Mr David Tucker Observer

2. WELCOME

Cr Collinson welcomed members of the Community Design Advisory Committee.

3. APOLOGIES

Mr Henty Farrar

4. LEAVE OF ABSENCE

Nil

5. DECLARATIONS OF INTEREST

Nil

6. CONFIRMATION OF MINUTES

Moved Ms Pam Walker – seconded Dr Jonathan Dalitz

That the minutes of the Town Planning Advisory Panel Meeting dated 20 June 2016 (as amended 18 July 2016) be accepted. CARRIED

7. BUSINESS

7.1 Community Design Advisory Committee – Policy

- The Panel query the requirement for a quorum given the Panel has no statutory power in the decision making process.
- Panel query the requirements of the Community Design Advisory Committee document.

**7.2 Preston Point Road No. 54 (Lot 1) – K Lamperd & A Cliff
(Application No. P055/16 – 26 May 2016) - Revised Plans 6 July 2016**

Alterations and second storey additions

Comments are as follows:

- Panel does not support the relaxations to the codes with regards the bulk, height and scale of the proposal.
- Panel regrets the loss of the original façade and steps.
- Panel does not support the proposed carport forward of the building line located in the front setback area of the property.

18 July 2016

MINUTES

**7.3 View Terrace No.65B (Lot 1) – MW Urban
(Application No. P068/16 – 29 June 2016)**

New two storey residence

Comments are as follows:

- Panel note that the front façade is well articulated and addresses the streetscape.

**7.4 Munro Street No. 5 (Lot 5060) – C & S Letizia
(Application No. P072/16 – 15 July 2016)**

Demolition and construction of a two storey residence

Comments are as follows:

- Panel note the contemporary design of the dwelling is in keeping with the area.
- Panel has concerns with regard to the proposed rear setback and its impact resulting from setback, scale and bulk to the amenity of the rear neighbours.
- Panel note the crossover is to comply with Council's Crossover Policy requirements with regard to crossover width.

8. OTHER

- Panel would like an invitation to the Charrette for the Leeuwin Barracks.
- Panel would like to view and comment on the master plan outcome of the Leeuwin Barracks Charrette.

9. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING

Nil

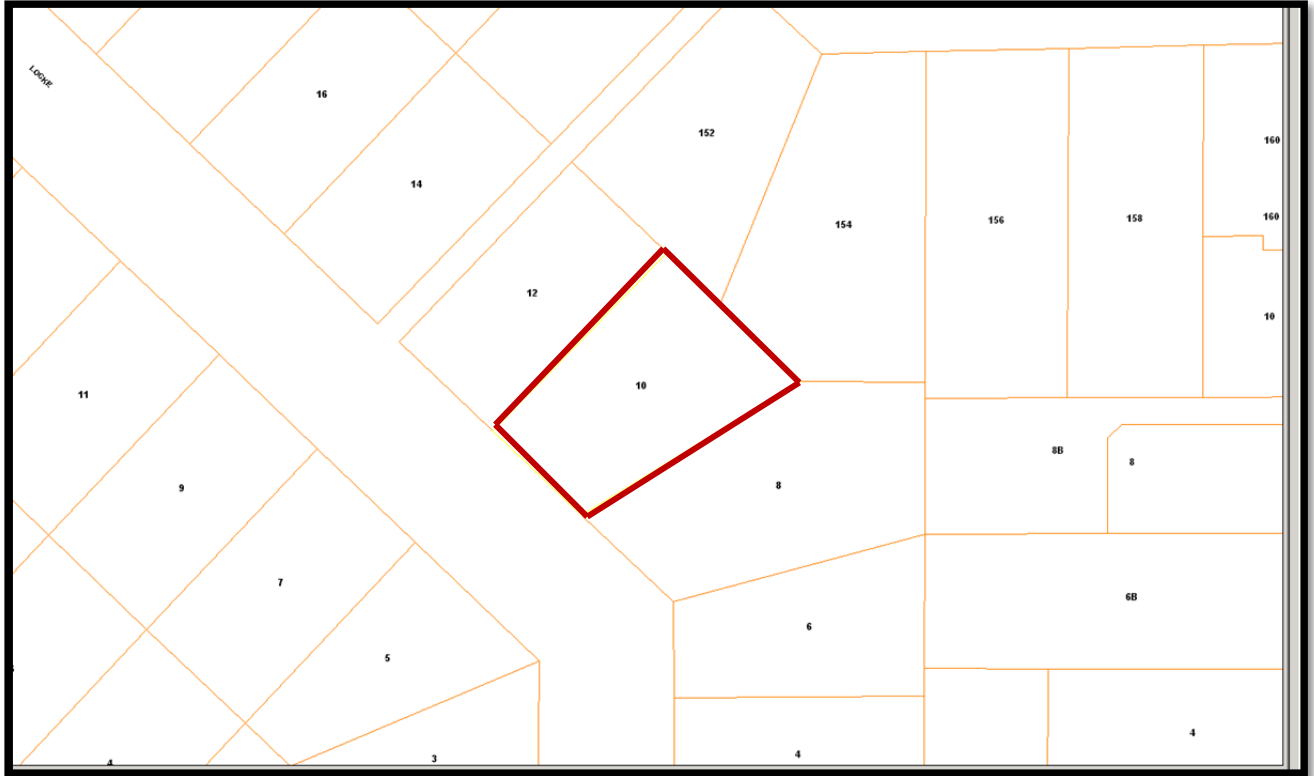
10. DATE & TIME OF NEXT MEETING

15 August 2016, commencing at 6pm.

11. CLOSE OF MEETING

There being no further business the meeting closed at 8.00pm.

NO. 10 LOCKE CRESCENT – AMENDMENT TO PREVIOUS APPROVED PLANS



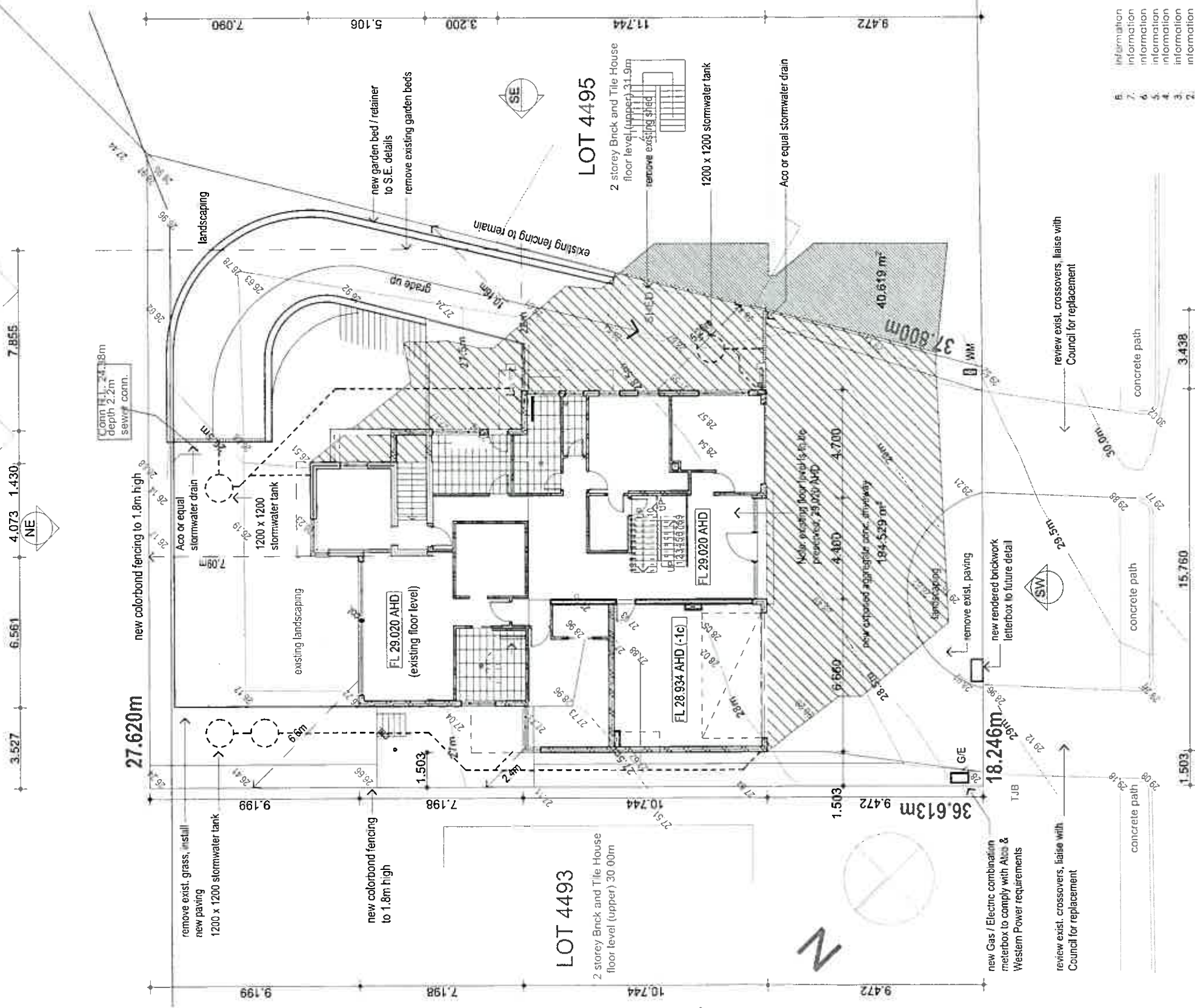


LOT 4945

Issued for Information

REPORT 11.1

5 JULY 2016



10 Locke Crescent (Lot 4494)
840 sq.m.

Scale 1:200



Area Calculations	
Site area	= 840sq.m.
Existing	= 152 sq.m.
Proposed Ground Floor	= 256 sq.m.
Proposed First Floor	= 165 sq.m.
Open terrace & balcony	= 93 sq.m.
Total coverage	= 256 sq.m.
50% coverage	= 420 sq.m.
Site Coverage	= 30.5%
Open Space	= 69.5%

Shading indicates sun shadow at June 21, 12pm,
194.5 on this block
40.6 sq.m. to adjoining neighbour
Adjoining neighbours Lot area = approx. 1027 sq.m.
Area of overshadowing = 4%

REV.	AMENDMENT	DATE
6	Information	15/7/2016
7	information	31/5/2016
4	information	24/2/2016
5	information	20/1/2016
4	information	25/9/2015
3	information	30/8/2015
2	information	5/5/2015
1	building permit	22/10/2014
B	revised planning	11/6/2014
A	planning	19/8/2013

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Alterations & Additions
10 Locke Cr. (Lot 4494)
East Fremantle

Drawing
Site Plan

Date	18/07/2016	Dwn:	jc
Job No:	1318	Dwg No:	A101
Rev	8		

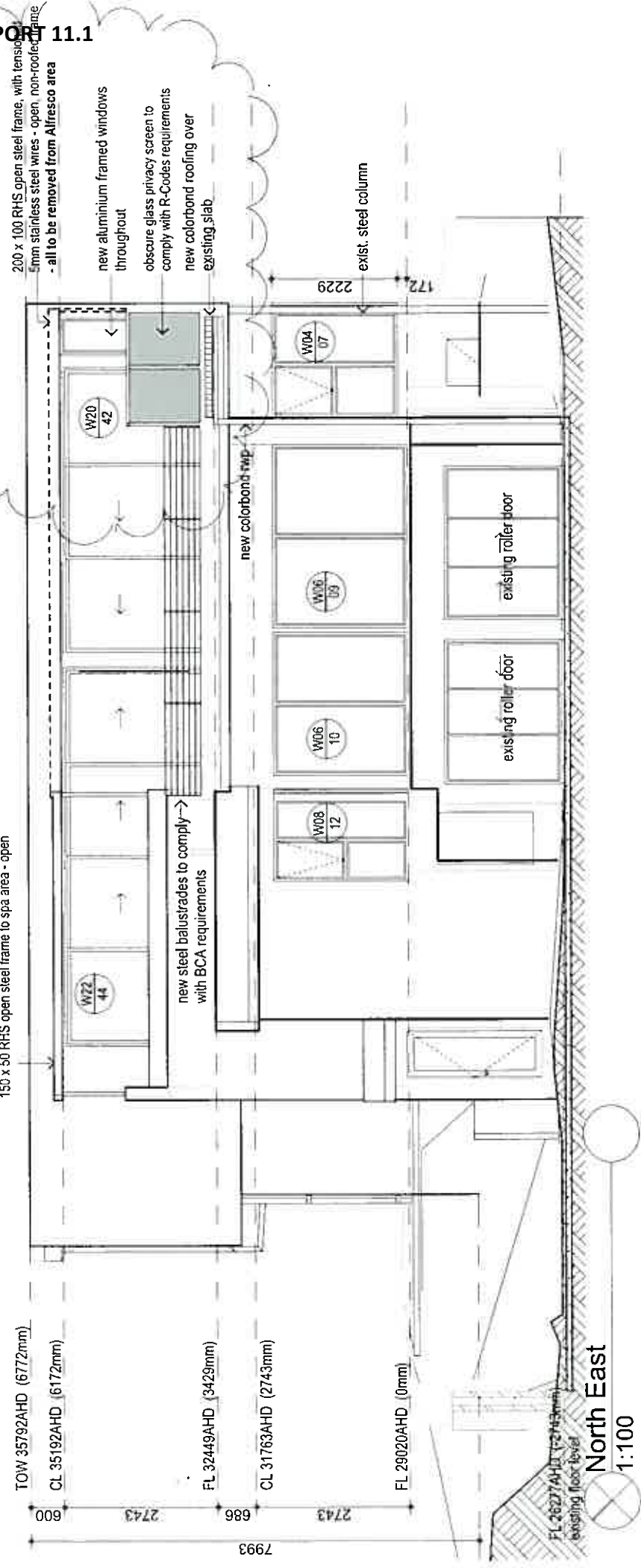
The builder must verify all dimensions on site before commencing any work or shop dwgs.

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 18 JUL 2016 P 114-13
RECEIVED

Site Plan
1:200

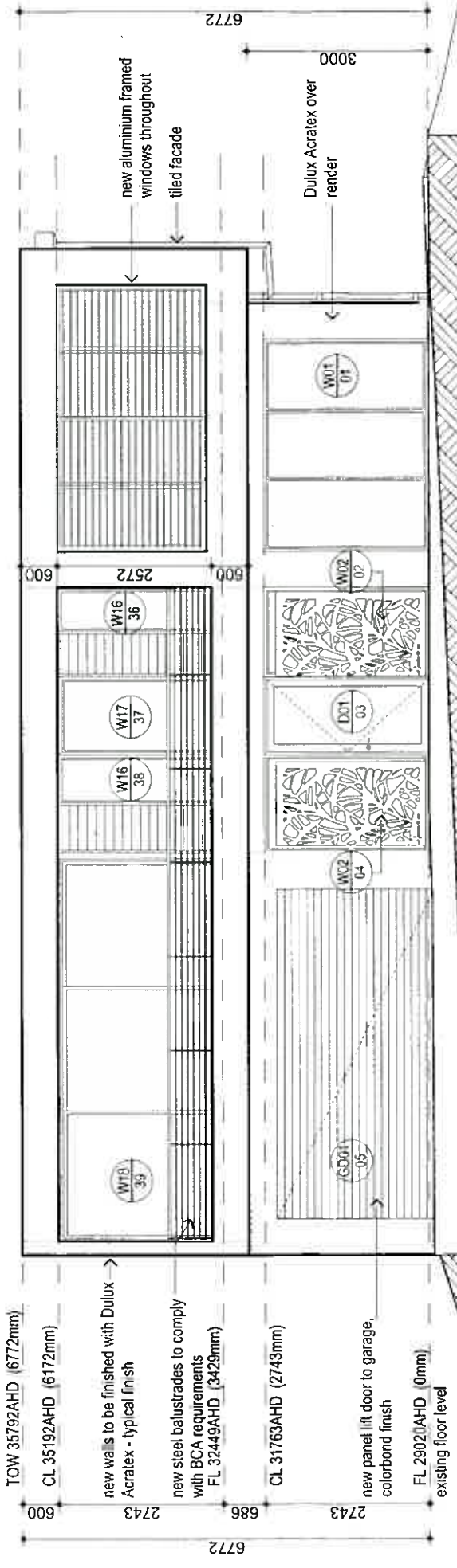
REPORT 11.1

Issued for Information



North East
1:100

5 JULY 2016



South West
1:100

REV.	AMENDMENT	DATE
8.	information	15/7/2016
7.	information	31/5/2016
6.	information	24/2/2016
5.	information	20/1/2016
4.	information	25/9/2015
3.	information	30/8/2015
2.	information	5/5/2015
1.	building permit	22/10/2014
A.	planning	11/6/2014
B.	planning	19/8/2013

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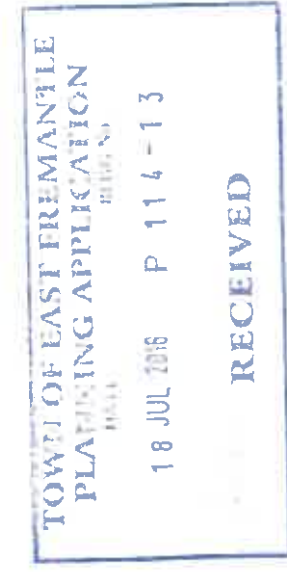
nabd
NATIONAL ASSOCIATION OF BUILDING DESIGNERS
BUILDING DESIGNERS ASSOCIATION OF WESTERN AUSTRALIA INC.

Alterations & Additions
10 Locke Cr. (Lot 4494)
East Fremantle

Drawing
Elevations

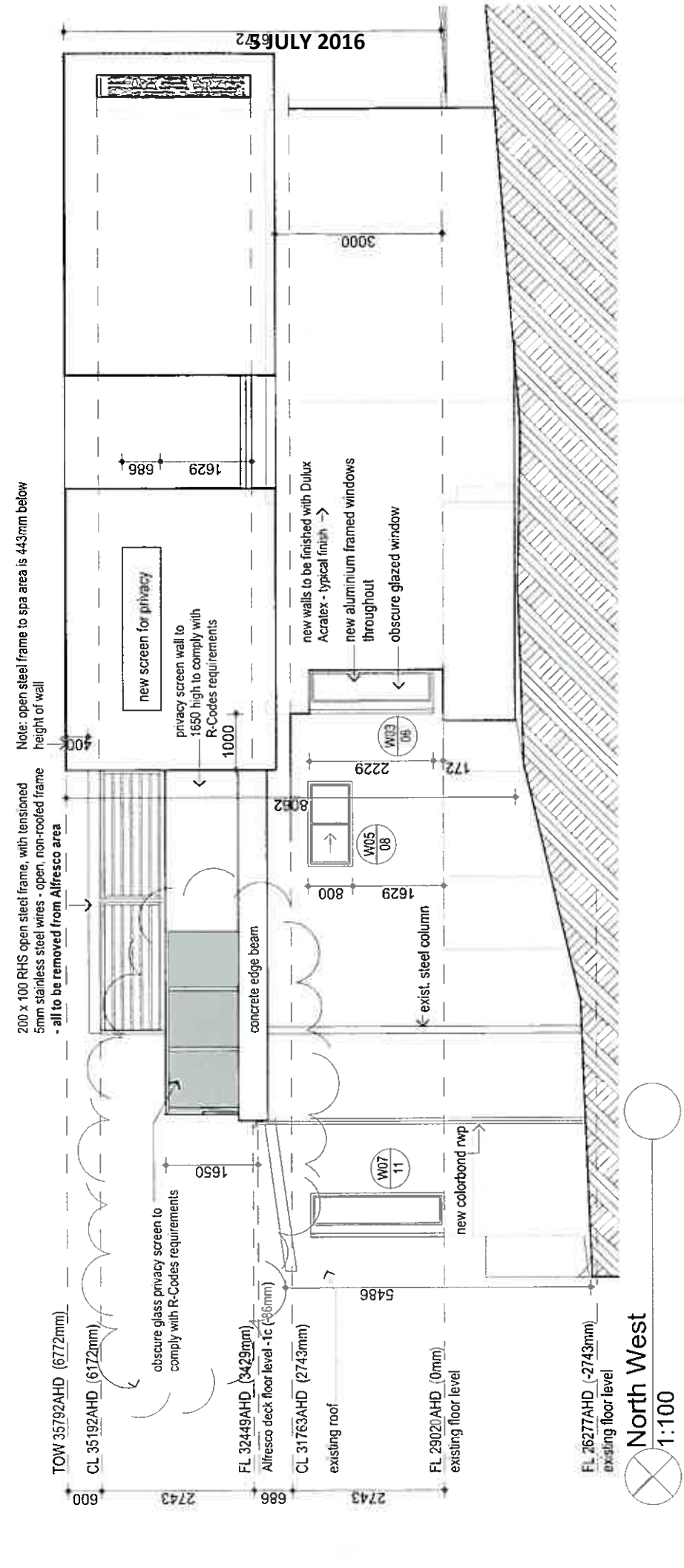
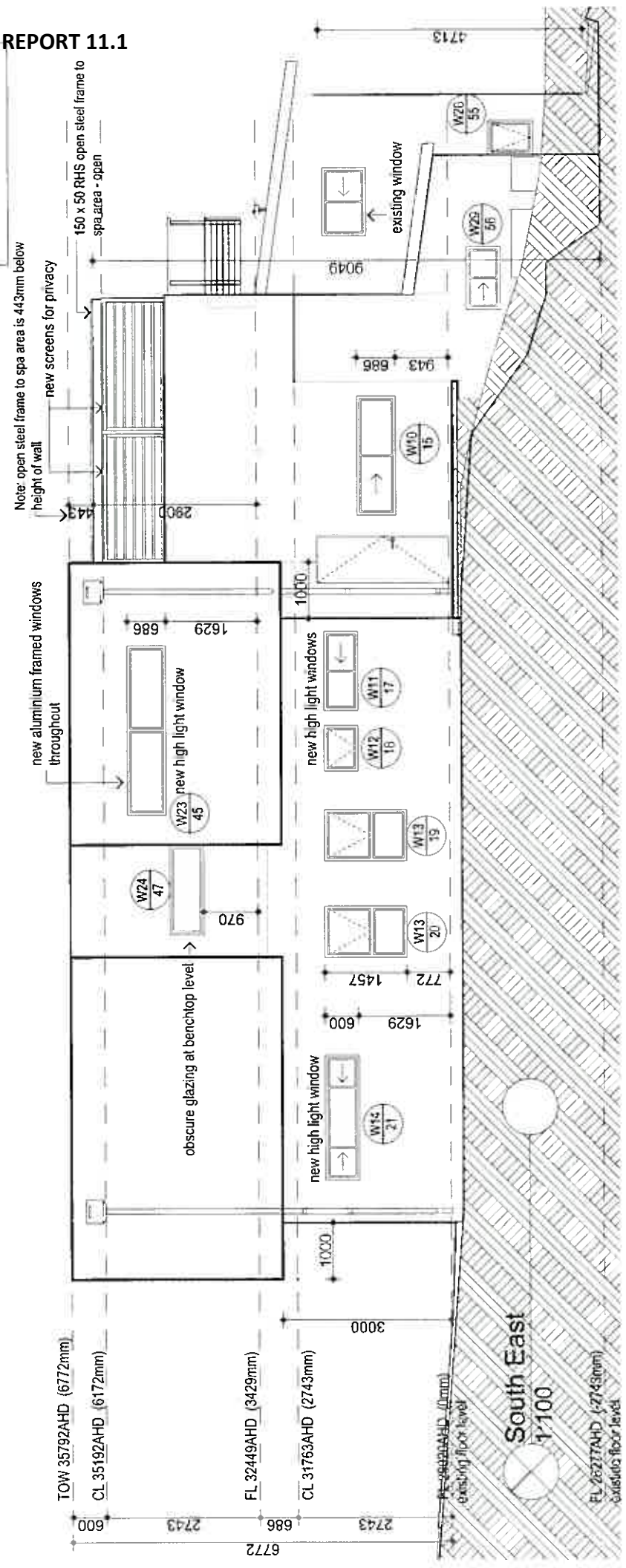
Drawn	18/07/2016	Drawn	jc
Job No.	1318	Dwg No.	A301
		Rev	8

The builder must verify all dimensions on site before commencing any work or shop dwgs.



Issued for Information

REPORT 11.1



REV.	AMENDMENT	DATE
8	information	16/7/2016
7	information	31/5/2016
6	information	24/2/2016
5	information	20/1/2016
4	information	23/9/2015
3	information	30/8/2015
2	information	5/5/2015
1	building permit	22/10/2014
B	revised planning	11/6/2014
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Alterations & Additions
10 Locke Cr. (Lot 4494)
East Fremantle

Project
 Drawing
Elevations
 Date
 18/07/2016
 Job No.
 1318
 Dwn.
 jc
 Dwg No.
A302
 Rev
8

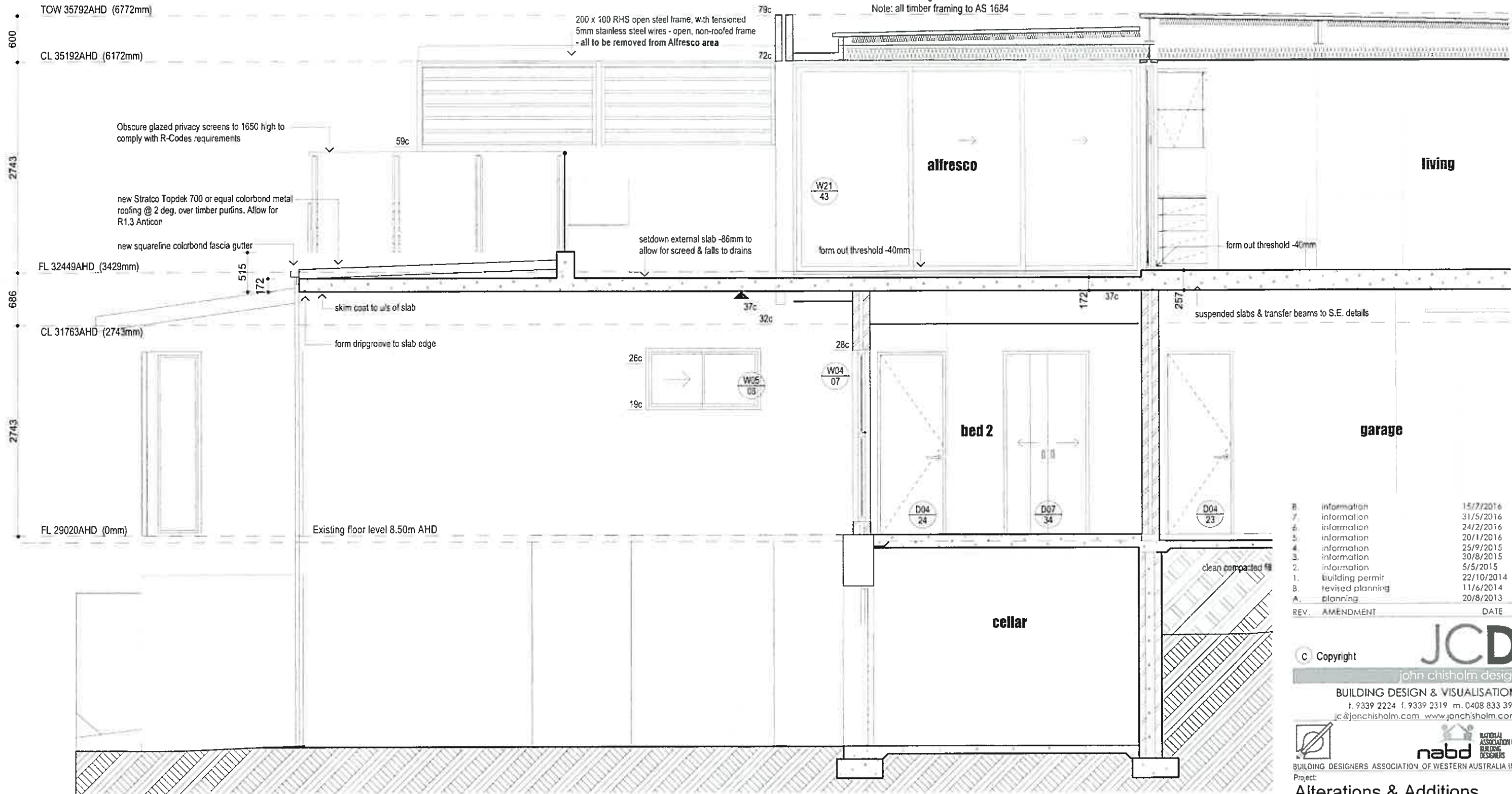
The builder must verify all dimensions on site before commencing any work or stop dwgs.

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
 DATE
 18 JUL 2016 P 11 4 - 13
RECEIVED

Roof Construction

Stratco Topdek 700
90 x 45 MGP10 H2 purlins
R1.5 anticon insulation
new 190 x 45 MGP10 H2 rafters @ 600 centres
R5.0 polyester insulation
10 gyprock ceiling linings
Rondo P50 negative detail cornice
Note: all timber framing to AS 1684

Issued for Information



8	information	15/7/2016
7	information	31/5/2016
6	information	24/2/2016
5	information	20/1/2016
4	information	25/9/2015
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REV.	AMENDMENT	DATE

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nabd
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BUILDING DESIGNERS ASSOCIATION OF WESTERN AUSTRALIA INC.
Project:

Alterations & Additions
10 Locke Cr. (Lot 4494)
East Fremantle

Section A

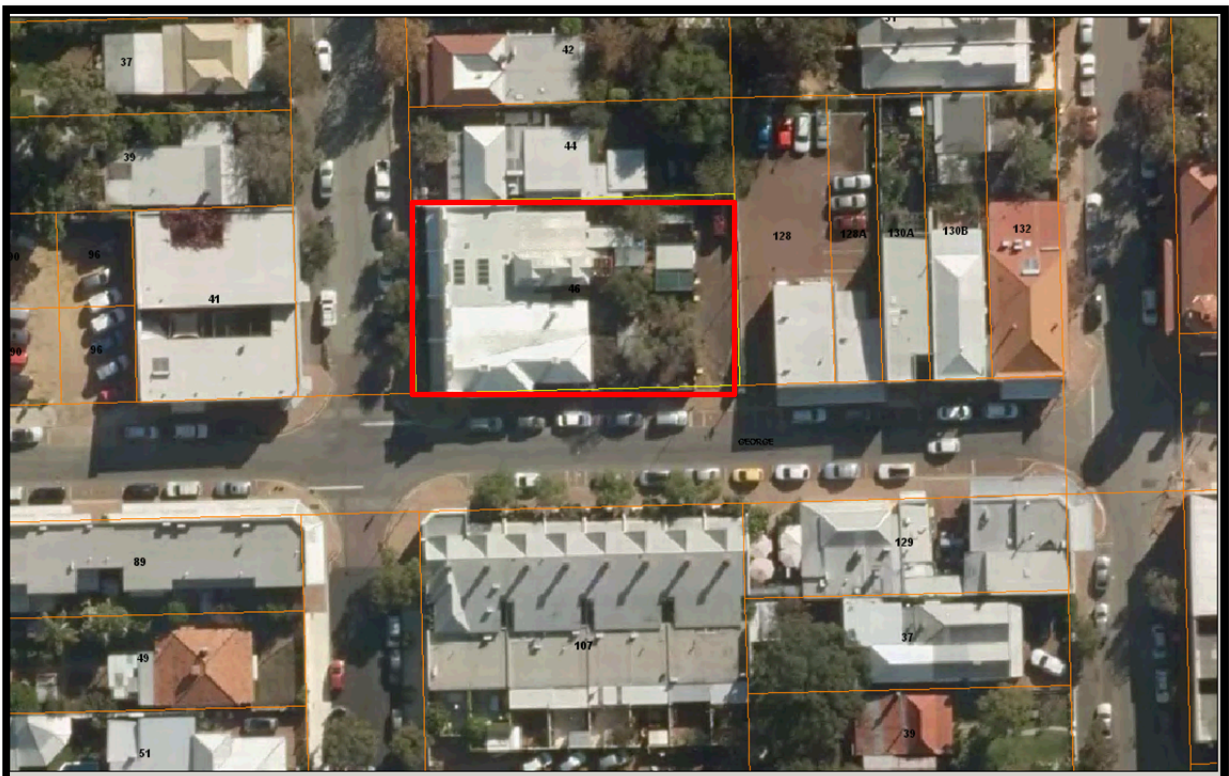
Date:	18/07/2016	Drwn:	jc		
Job No:	1318	Dwg No:	A401	Rev:	8

Section A
1:50

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: 18 JUL 2016 P 114-13
RECEIVED

The builder must verify all dimensions of 1:10 before commencing any work or shop dwgs.

NO. 52 (LOT 4) KING STREET – ALTERATIONS & ADDITIONS TO EXISTING RESIDENC



WESTERN AUSTRALIA



REGISTER NUMBER 4/SP6861	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 21/3/2006

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

VOLUME 1529 FOLIO 245

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



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 6861
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

ELAINE MCGANN OF 45 MITCHELL STREET, MOUNT PLEASANT
(T J654113) REGISTERED 10 MARCH 2006

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

- 1 INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO 33 OF 1985 AS AMENDED.

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

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

STATEMENTS:

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

SKETCH OF LAND: SP6861
PREVIOUS TITLE: SP6861
PROPERTY STREET ADDRESS: 52 KING ST, EAST FREMANTLE
LOCAL GOVERNMENT AREA: TOWN OF EAST FREMANTLE



FORM 3

STRATA PLAN No. 6861							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	24	1529-242					
2	28	1670-463					
3	22	1529-244					
4	26	1529-245					
				Aggregate	100		

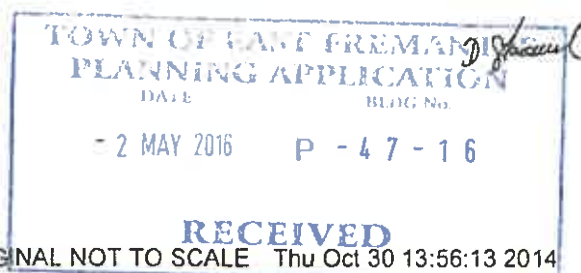
DESCRIPTION OF PARCEL AND BUILDING

Three single storey and one multi storey brick stone and iron residential units (forming a merger of lots 1, 2, 3, 4 and common property on Strata Plan 6861), and having an address of 46, 48, 50 & 52 King Street, East Fremantle 6158.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starcevich AAPI**..... being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

19-Jul-2012
Date



Digitally signed by Darren Starcevich
AAPI Licensed Valuer No 44415
Reason: I am the author of this document
Date: 2012.07.19 11:43:25 +0800

Signed

LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu Oct 30 13:56:13 2014 JOB 46005914

FORM 35

Strata Titles Act 1985

Sections 21T(1)(c), 21U

STRATA PLAN No. 6861

CERTIFICATE OF LICENSED SURVEYOR — MERGER IN STRATA SCHEME

I, Ryan Joseph Parker, being a licensed surveyor, certify in respect of the sketch plan under section 21T(1)(b) of the Act accompanying the notice of resolution of merger of land dated 03-Nov-2012 relating to the strata plan mentioned above ("the strata plan") —

*(a) (if the sketch plan shows an extension or alteration of a building shown on the strata plan, or includes a building not shown on the plan) that —

- (i) the extension, alteration or building not shown on the strata plan has been the subject of a building licence under section 374 of the Local Government (Miscellaneous Provisions) Act 1960;
(ii) the extension, alteration or building not shown on the strata plan has been approved by the strata company or all of the proprietors of the lots in the scheme; and
(iii) any building or part of a building not shown on the strata plan, that is shown on the sketch plan as being within a lot, is wholly within the ground surface boundaries of that lot, except for any permitted boundary deviation (as that term is defined in section 3(1) of the Act);

*(b) (if any land, or building or part of a building not shown on the strata plan is shown on the sketch plan as common property to be merged into a lot) that —

- (i) the land or building or part of a building is wholly within the external surface boundaries of the parcel; or
(ii) the requirements of section 22(1)(c) of the Act are satisfied;

*(c) (if the sketch plan shows any land that is common property to be merged into a lot) that the rights and amenities required to be provided for by the relevant town planning scheme in force under the Town Planning and Development Act 1928, as prescribed by regulation 14M —

- (i) are provided for in accordance with that scheme at the time when this certificate is given; or
(ii) will be provided for when the notice of resolution and documents referred to in section 21V of the Act are registered;

*(d) (if the sketch plan shows any land that is common property to be merged into a lot) that an easement is/is not required to be created on the sketch plan under section 21W of the Act for the purposes of satisfying the certification in paragraph (c)(ii) above;

(e) that a reference on the sketch plan to a lot by a designated number is a reference to the lot designated by that number on the strata plan; and

(f) that there are not more lots on the sketch plan than there are on the strata plan.

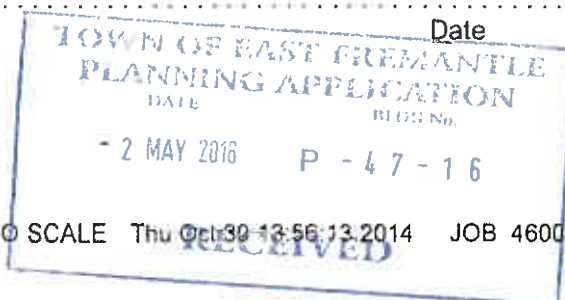
RParker

2012.07.24 14:25:53 +08'00'

Licensed Surveyor

Date

*Delete if applicable



FORM 36

CERTIFICATE OF LICENSED VALUER
MERGER IN STRATA SCHEME

Strata Titles Act 1985

Section 21T

STRATA PLAN No.

I, Darren Starcevich AAPI, being a licensed valuer certify that the unit entitlement of each lot as stated in —

- ~~*1. the existing schedule of unit entitlement on the strata plan mentioned above; or~~
- *2. the amended schedule of unit entitlement attached to or accompanying this certificate.

bears in relation to the aggregate unit entitlement of all lots delineated on the strata plan (as merged by the notice of resolution of merger of land dated . . .10-Apr-12. . . .) a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14(2a) of the Act) of that lot bears to the aggregate value of the lots delineated on the plan (as merged by the notice of resolution referred to above).

Digitally signed by Darren Starcevich AAPI Licensed Valuer
No 44415
Reason I am the author of this document
Date 2012.07.19 11:48:21 +08'00'

.....
Licensed Valuer

.....
Date

*Delete whichever is inapplicable.



FORM 1

STRATA PLAN 6861

Ca. 1

PARCEL OF LAND PORTION OF SWAN LOCATION 71 AND
 BEING LOT 23 ON DIAGRAM 56164
 CERTIFICATE OF TITLE: VOL 1525 FOL 676
 LOCAL AUTHORITY TOWN OF EAST FREMANTLE
 LOCALITY EAST FREMANTLE INDEX PLAN Perth2000 07.14
 NAME OF BUILDING 46,48,50&52 KING ST., EAST FREMANTLE
 ADDRESS FOR SERVING OF 46,48,50&52 KING STREET,
 NOTICES ON COMPANY EAST FREMANTLE 6158

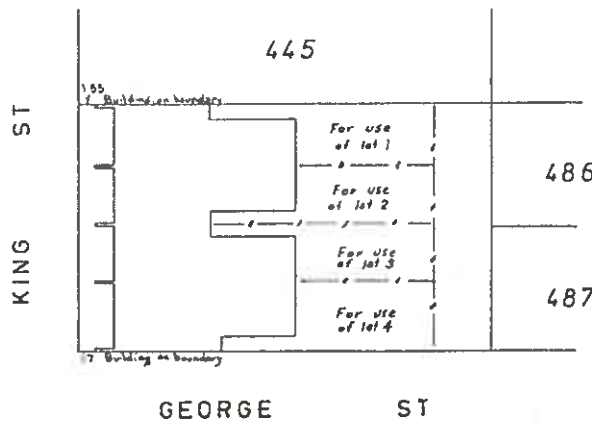
LODGED 19.3.79
 EXAMINED 20 23.8.79
 REGISTERED 28.3.79 App 868657



John Burt
 REGISTRAR OF TITLES

HELD BY LANDGATE
 IN DIGITAL FORM ONLY

SEE SHEET 2 OF 2 SHEETS



TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 2 MAY 2016 BEING No P-47-16
 RECEIVED
 SCALE 1:500



LOT No	UNIT ENTITLEMENT	OFFICE USE ONLY	
		CURRENT C. OF TITLE	
		VOL	FOL
1		1529-242	
2		1529-243, 1670-463	
3		1529-244	
4		1529-245	
AGGREGATE	4		

SURVEYOR'S CERTIFICATE

I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where cover or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.

DATE 5/3/79 *John Burt*
 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

David ...
 DATE 13 FEB 1979 CHAIRMAN.

64842 (5/79) - 2M - M/S/103

C.A. 3

FORM 3

STRATA PLAN No. 6861

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF EAST FREMANTLE, THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:-

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:-

A SINGLE STOREY BRICK STONE AND IRON RESIDENTIAL COMPLEX COMPRISING FOUR UNITS SITUATED ON LOT 23 OF SWAN LOCATION 71 ON DIAGRAM 56164 AND KNOWN AS 46,48,50 AND 52 KING STREET, EAST FREMANTLE, THIS ALSO BEING THE POSTAL ADDRESS.



m. j. Cowan

DATE *2nd March 1979* SHIRE/TOWN CLERK

TOWN OF EAST FREMANTLE

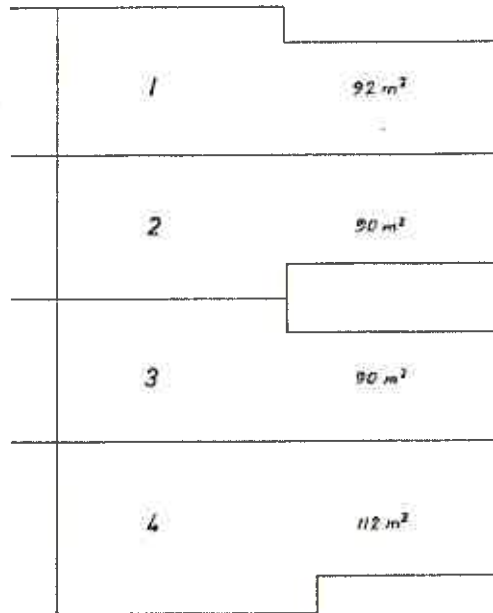
CA. 4

SHEET No. 1 OF 2 SHEETS

STRATA PLAN No. 6861

GROUND FLOOR

SEE SHEET 2 OF 2 SHEETS



RECEIVED
 - 2 MAY 2016 F - 47 - 16
 TOWN OF EAST PERTH
 PLANNING DEPARTMENT
 1144-1145

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985;

The scheme may not be a single tier scheme, as defined in section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

SCALE 1:200

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1985 AS AMENDED

TOWN PLANNING BOARD

David Can

DATE 13 FEB 1979 CHAIRMAN

LOCAL AUTHORITY TOWN OF EAST PERTH

m. j. bowan.

DATE 2nd Feb 1979 TOWN CLERK

9329/174-24-C381

Ca. 5

ANNEXURE A OF STRATA PLAN No 6861			REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES
Merger of Buildings and Land (Section 21G and 21S of the STA) <div style="border: 2px solid blue; padding: 5px; margin: 10px auto; width: fit-content;"> TOWN OF EAST PERTH PLANNING DEPARTMENT - 2 MAY 2016 - 47-16 RECEIVED </div>	Merger	MJ7410	3 11 2012	<i>[Signature]</i>

SCHEDULE OF ENCUMBRANCES, ETC				
INSTRUMENT NATURE	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED.

68137/05/01/01-01-01

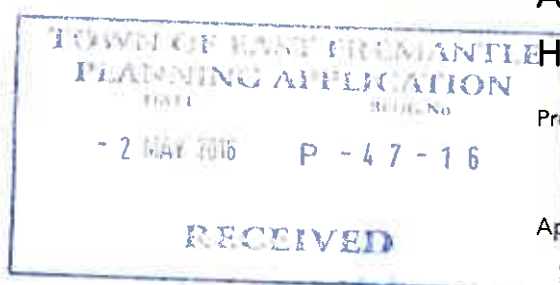


DAYLESFORD, 52 KING STREET, EAST FREMANTLE
Alterations and Additions

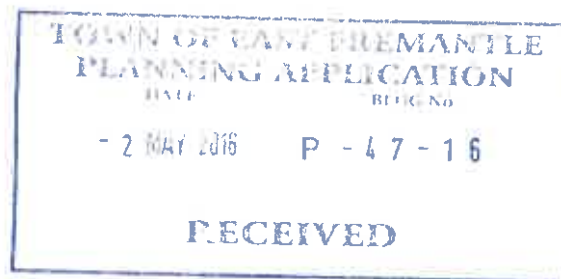
Heritage Impact Statement

Prepared for J & L Ridley

April 2016



Cover: *Griffiths Architects.*



Revision History

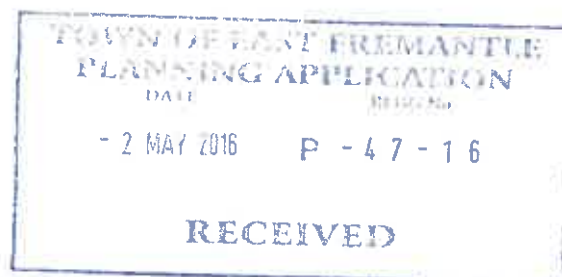
Date of this revision: 28 April 2016

Documen	Version	Author	Status	Date	Distribution
HIS	00	Griffiths Architects	First Draft	April 2016	RA
HIS	01	Griffiths Architects	Final	April 2016	RA
HIS	02	Griffiths Architects	Final	April 2016	RA



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Introduction

This Heritage Impact Statement (HIS) relates to Daylesford at 52 King Street, East Fremantle and the minor alterations to the original house, and then rear additions to it.

Daylesford is one of a suite of very finely designed stone brick and render terrace houses. They are in the Federation Italianate style and were designed by immigrant architect Norman Hitchcock, in the latter part of his career, using the architectural language he developed while in practice in Victoria. From his home in Hubble Street he designed *Glanville's Buildings*, George Street Mews', 107-121 George Street, 46-52 King Street, 25-27 Sewell Street and a gable fronted detached house in Hubble Street.

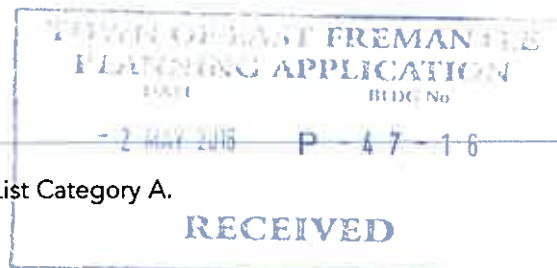
46-52 King Street, which includes Daylesford, is recognised in the Town of East Fremantle's Municipal Heritage Inventory and its Heritage list as a place of high heritage value has been accorded a management category level of A. It has yet to be assessed by the Heritage Council of Western Australia.

This heritage impact statement considers the impact of change to the fabric and interior of the house, outbuildings and the addition of further accommodation to the rear.

The work outlined in the development application will see the retention of the original front three rooms and corridor, changes to the present kitchen and bathroom, the removal of the laundry and outside toilet and construction of a single and two storey addition to the rear that will be visible from King Street.

Heritage Listings

Town of East Fremantle MHI and Scheme List Category A.



Background

Plympton is a cohesive precinct where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of homes for workers and their families with a high concentration of small lots with timber, brick and stone cottages.

Commercial premises were established on Canning Highway and George Street. The George Street commercial strip developed within a decade of the residential development in surrounding streets.

George Street developed as shops, houses, a hotel and light industrial building types.

As noted above Norman Hitchcock designed a number of buildings in the George Street precinct and all have the architectural exuberance demonstrated at Daylesford.



A Brief Description

The place is one of four small terrace houses constructed in limestone, with brick quoins and rich rendered decorative features, including pedimented facades and chimneys with elaborate rendered caps.

At the rear of each pair of houses and seemingly built in the 1940s or 1950s, there is a water closet and laundry block in single leaf brickwork, designed in a utilitarian style. Though all these terrace houses have these blocks, they do not contribute to significance and no longer provide relevant facilities.

The plan envelope remains as built with some alterations to treatments as noted in this section. The front of the house remains more or less intact, with the only changes being the removal of the timber verandah and its replacement with concrete, and also the removal of the timber posts and their replacement with steel tubing.

The front two rooms are largely intact, except for what would appear to be replacement fireboxes and timber mantles. Ceilings, walls, floors and windows are authentic. Similarly the corridor is intact.

The next room, the current lounge, has replacement ceilings, original timber floors, an original window and what would appear to be a later door.

The last two rooms comprise a bathroom and kitchen and both of these rooms have been altered a good deal. It would appear that the kitchen hearth was removed and the wall flushed up, the timber floors replaced with concrete and a rear window turned into a door. An original door remains in the south wall. The bathroom too has a concrete floor and what was once a full height window has been changed into a small opening. Evidence of the modification of both eastern openings can be seen in the way in which quoins terminate, relating to different original openings.

It is also clear that paint and/ or render has been removed to reveal the original materials and that the regime used to achieve this outcome was hard on the underlying materials.

The rear garden is part brick paved, with a pergola and also a Chinese Elm Tree. None of this material is significant.

Statement of Significance

According to the MHI, the following statement of significance applies.

No 46-52 King Street is a set of four single storey terrace houses constructed in limestone with rendered decorative treatments. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings, and contributes to the local community's sense of place.





The place has exceptional heritage value for its intrinsic aesthetic value as terrace houses in the Federation Italianate style. It retains a moderate to high degree of authenticity and a high degree of integrity.

The additions to the rear have no significance.

Proposals

A) Demolition.

In these proposals the water closet, laundry, pergola and elm tree, together with some fencing would be demolished.

Demolition of the rear laundry and water closet will require some remediation of the neighbour's matching facility.

There would be some partial demolition internally including taking up of concrete floors, removal of the wall dividing the present bathroom and kitchen and the existing bathroom window will be turned into a door/opening into the new kitchen. The existing arch can be left in place and the opening widened to make a suitable link between the existing house and the extension.

Refer to Robeson Architects Drawings A02 D, A03 D and A04, which provide detail of the extent of demolition.

B) Construction

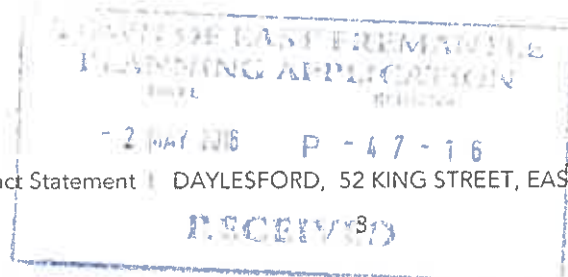
The proposal falls into a number of parts including the adaptation of two rooms within the original house, the construction of a new single storey addition to its rear, a new courtyard, and a two storey garage/commercial tenancy facing onto George Street, and then studio bedroom over it.

In broad terms, the treatment of the existing house is restricted to small modifications and modifications to areas that have themselves already been modified, then a low scale addition rendered in a contemporary style finished in painted compressed fibre cement (CFC), and ribbed metal cladding.

The small retail tenancy, garage and studio are also designed in a contemporary manner in a mixture of brick, ribbed metal cladding and a small amount of CFC in a manner that will contrast with the original house, but in a fairly discreet manner.

C) Conservation Works

The only conservation works to be undertaken as part of this project will be to make good areas of fabric impacted by the works.



Heritage Impact Statement | DAYLESFORD, 52 KING STREET, EAST FREMANTLE April 2016



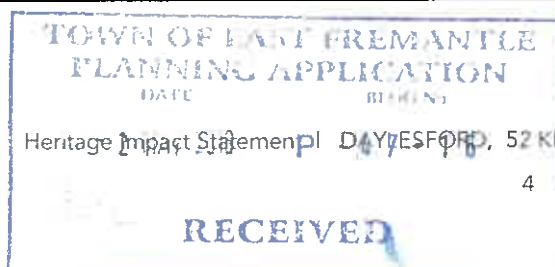
Enhancement of Significance

The only degree of enhancement of significance from the exterior will be works that are incidental to the alterations. Other minor enhancements will include the removal of a variety of poor fences and gates to the rear and their replacement with the additions.

Detrimental Impact and Mitigation

In reviewing the Statement of Significance for Daylesford, impacts might be measured. A review of the values and examination of the possible impacts as follows:

Value	Impact	Mitigation
No 46-52 King Street is a set of four single storey terrace houses constructed in limestone with rendered decorative treatments. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings, and contributes to the local community's sense of place.	Minor impact on the George Street side where an original door will have louvres in place of a door in the same opening.	No measures required
The place has exceptional heritage value for its intrinsic aesthetic value as terrace houses in the Federation Italianate style. It retains a moderate to high degree of authenticity and a high degree of integrity.	The description of work details where change is to be made and there is no change that would impact on the presentation of the style and no impact on the parts of high authenticity.	No measures required
The additions to the rear have no significance.	These will be removed	No measures required





Conclusion

As this impact statement demonstrates, there is no significant impact on the heritage values of Daylesford. The changes that are being made to the rear of the existing house may be reversed at some future date if that outcome becomes desirable and the remaining evidence, together with the photographic record taken as part of the present work, would allow this to be done reasonably simply.

On this basis, Council should be able to give this application favourable consideration.

References

MHI Place Record



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April 27, 2016

Town of East Fremantle
Planning Department

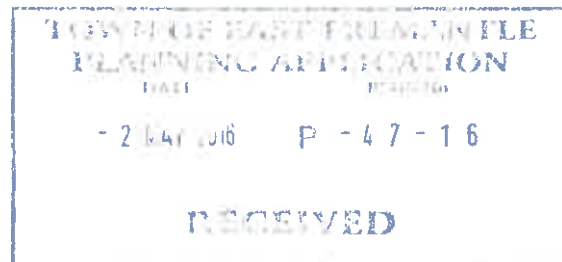
Attn: Andrew Malone

DEVELOPMENT APPLICATION SUBMISSION – 52 KING STREET, EAST FREMANTLE

We write to submit the enclosed Development Application for the proposed alterations and additions at the above address. The approximate cost of the development is \$370,000 (excluding GST).

Please find enclosed the "Planning Checklist" and accompanying documents. Enclosed are 5 x copies of the scaled A3 drawings; 2 x copies for The State Heritage Council, and 3 x copies for the Town of East Fremantle;

A00_COVER PAGE
A01_EXISTING SITE PLAN
A02_EXISTING FLOOR PLAN
A03_EXISTING ELEVATIONS
A04_PROPOSED SITE PLAN
A05_PROPOSED GROUND FLOOR PLAN
A06_PROPOSED UPPER FLOOR PLAN
A07_PROPOSED ELEVATIONS
A08_PROPOSED ELEVATIONS
A09_PROPOSED ELEVATIONS
A10_PROPOSED STREETSCAPE



Design Statement

"Daylesford" is one of four terrace houses in the Plympton Precinct, East Fremantle. 52 King Street is one of the end terraces and has both a George and King Street frontage. The house is listed as a "category A" on the Municipal Heritage Inventory, and is zoned residential mixed-use R40. Given the lot has a mixed use zoning, we propose a commercial tenancy on the ground floor facing George Street. The proposal includes the demolition of the existing non-original outhouse.

The client brief called for additions and alterations to the existing house to suit a modern lifestyle and their soon to be young family.

The overarching design intent was for the original home to remain the dominant element.

Alterations within the external walls of the existing home are minimal; comprising a redesign and refurbishment of the existing bathroom and kitchen area into a large family bathroom and laundry. The existing flooring of the kitchen is non-original brick paving with poor condition cabinetry, and the bathroom had a basic refurbishment perhaps in the last 10 years. Alterations to the existing limestone walls has been kept to a practical minimum, with opening widths only altered to the new entry to the proposed kitchen extension.

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New building additions comprise of a modestly sized kitchen and dining area attached to the existing house, and a free standing garage, commercial tenancy and first floor bedroom to the rear of the site.

The separation of the new building areas was an intentional move to break up the bulk of the home. The scale of the kitchen extension allows the existing house to be dominant, with the eaves of the existing home at a similar height to the top of wall heights of the new kitchen. The two storey rear building now relates and is in harmony with the scale of its George Street commercial neighbours to the east. Particular attention was paid to the top of wall heights of the commercial tenancy external walls, the higher wall height (the highest point of the angled brickwork) aligning with the awning of the George Street commercial tenancy to the east, and the lower height relating to the wall heights of the existing house to the west. In this way the new development seeks to form a transition of scale from the taller George Street neighbours to the east, down to the residential scale of the existing terrace home. The proposed additions are hidden behind the façade of the original house when viewed from King Street.

It was also crucial to allow north light to enter the proposed courtyard, with the kitchen opening out to this area to form a large indoor/outdoor entertaining area.

The additions are contemporary in form, further enhancing and contrasting with the beauty and character of the original home. There are many examples of modern design on neighboring George Street developments, thus we feel this proposal is in keeping with the streetscape.

The proposed materials are complimentary to the original house materials, but interpreted in a contemporary way. For example, the use of glazed and matte red face bricks will be used for the external walls of the commercial tenancy, a play on the many red traditional bricks in the area. The proposed brick walls will be textural and patterned and will pick up the tuck-pointing of the original home.

The dark coloured first floor addition is set-back from both boundaries to lessen the bulk and height and read as the recessive / in the background, letting the ground floor feature glazed and matte patterned bricks be the feature.

The mix of vertically ribbed metal cladding, flush finish CFC panels, and textural face brickwork helps provides articulation to the facades and echoes finishes throughout the street.

We ask that the council uses its discretion when assessing the proposal, due to the unique and important site, and understand that every effort was made to ensure the development suits the modern lifestyle of its residence, yet retains the features and dominance of the character terrace.

Please do not hesitate to contact the undersigned on 0411 079 078 to discuss the application.

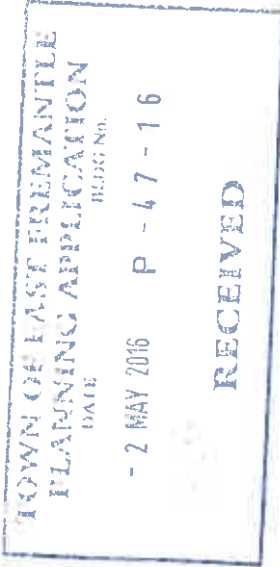
Yours Sincerely,
ROBESON ARCHITECTS



Simone Robeson
Architect

(+61) 0411 079 078
simone@robessonarchitects.com.au





ROBESON ARCHITECTS

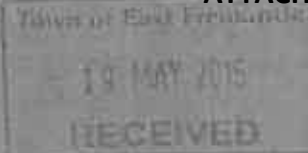
MATERIALS, FINISHES AND COLOUR SCHEDULE

STATUS: Development Application
 DATE: 12.04.16
 PROJECT: Ridley Residence

SURFACE / FITTING	MATERIAL / MODEL	FINISH	COLOUR	SUPPLIER
EXTERNAL				
Metal Sheet Wall Cladding	Fielders "Nailstrip" in a 265mm vertical rib	Colorbond	Monument or Night Sky	Fielders
Compressed Fibre Cement Wall Cladding	CFC Panels	Paint	Charcoal	
Face brick		Mix of glazed and matte face bricks	Tonal reds (to pick up the traditional red bricks in the streetscape, interpreted in a modern way)	Austral Bricks
Door and Window Joinery	Aluminium	Powdercoat	Dulux Satin Black	
Window Joinery (Existing House)	Timber	Paint	to match existing (white)	
Garage Door	Flush Panel Sectional Door - Nominally CFC Panels	Paint	Charcoal	
Privacy Screens (Terrace)	Perforated Steel Mesh	Powdercoat	Dulux Satin Black	
Metal Roof Sheeting	Twindek	Colorbond	Surfmist	
Fencing	Flush Panels - nominally CFC panels or perforated steel mesh (powder coated)	Paint	Charcoal	



STATE
HERITAGE
OFFICE



Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

11 May 2016

YOUR REF | P047/16
OUR REF | P808/40555
ENQUIRIES | Karen Jackson (08) 6552 4150

Chief Executive Officer
Town of East Fremantle
PO Box 1097
FREMANTLE WA 6959



Town of East Fremantle
Doc No ICORR52968
File P/KIN46,P/KIN52
Reg Date 11 MAY 2016
Officer JAMIE

Attention: Jamie Douglas

Attach

Dear Sir

**Terrace Houses, 46-52 King Street, East Fremantle
Proposed development at 52 King Street**

Thank you for your letter of 5 May 2016 regarding the proposed development at 52 King Street, East Fremantle. The Heritage Council's Register Committee previously identified *P808 Terrace Houses, 46-52 King Street* as a place warranting assessment for possible entry in the State Register of Heritage Places; however, a full assessment of its cultural heritage significance has not yet been undertaken.

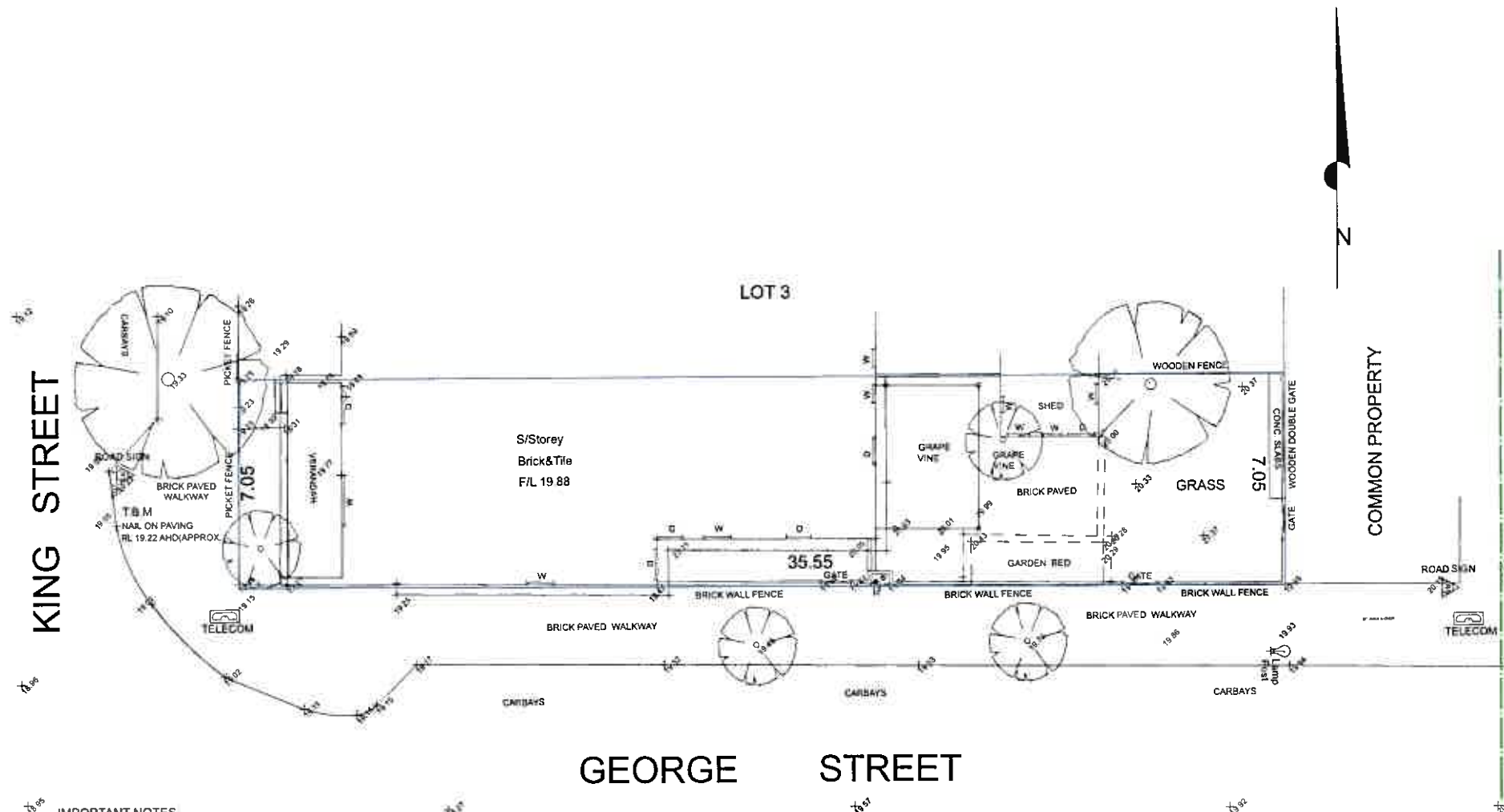
We thank you for forwarding information on the proposed development, which will assist with the future assessment of the place for the State Register. We note that the proposed works include internal alterations and minor demolition to the original terrace house and additions to the rear including a new kitchen, free-standing garage, commercial tenancy and studio bedroom. The additions have been detailed in a contemporary manner that clearly distinguishes these elements as new. We would appreciate being kept informed of the development proposal as it progresses through the planning stages.

Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@stateheritage.wa.gov.au or on 6552 4150.

Yours sincerely

Harriet Wyatt
A/DIRECTOR DEVELOPMENT & INCENTIVES

stateheritage.wa.gov.au
info@stateheritage.wa.gov.au



IMPORTANT NOTES
 - THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY
 - SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION - CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION
 - THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES
 - CHECK TITLE FOR EASEMENTS / COVENANTS ETC

FEATURE SURVEY OF LOT 4(52) KING STREET, EAST FREMANTLE			DATE: 16/12/15	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed
SCALE: 1:150	S/PLAN: 6861	C/T: 1529/245	LOCAL AUTHORITY: TOWN OF EAST FREMANTLE	DATUM: AHD(APPROX.)

EXISTING SITE PLAN
1:200

Town of East Fremantle
 24 JUN 2016
 RECEIVED

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 www.robesonarchitects.com.au
 (+61) 411 079 078

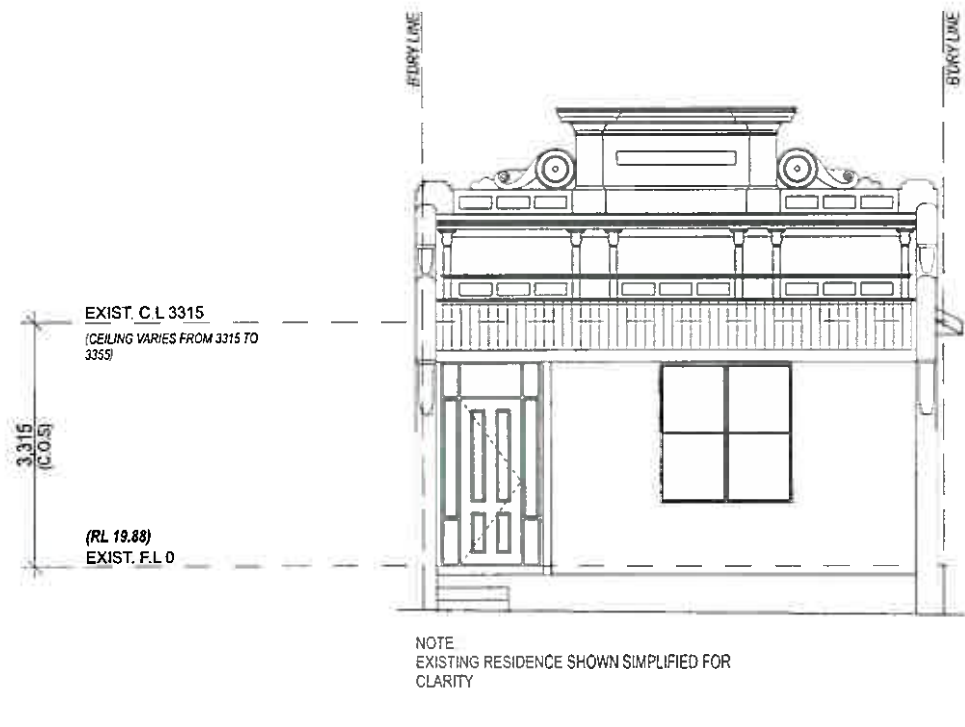
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B	AMENDED SKETCH	20/03/16
C	AMENDED SKETCH	02/04/16
D	D.A APPLICATION	15/04/16
E	D.A APPLICATION	16/04/16
F	AMENDED D.A APPLICATION	28/04/16
G	AMENDED D.A APPLICATION	24/06/16

J & L RIDLEY
 ADDITIONS & ALTERATIONS
 52 KING STREET, EAST FREMANTLE

EXISTING SITE PLAN - 1:200

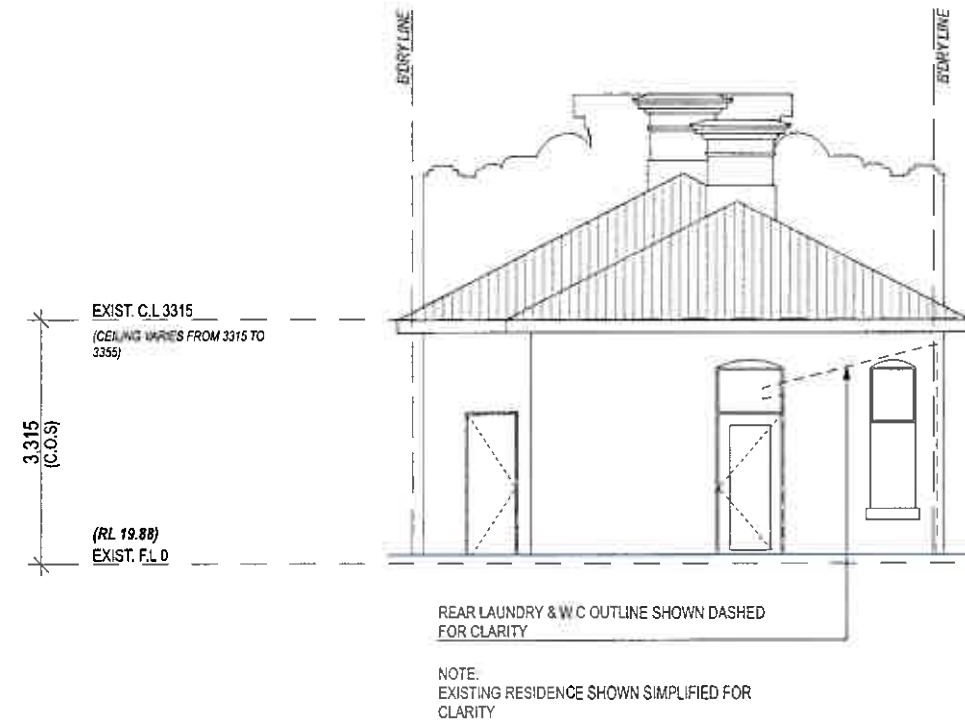
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PROJECT NUMBER	1516	DRAWING NUMBER		REVISION
				G

NOTES: All dimensions are in millimetres unless noted otherwise. Do not scale off drawing. Verify all dimensions on site prior to commencement of any work. Copyright of this drawing remains the property of Robeson Architects and must not be used without written authorisation.



NOTE:
EXISTING RESIDENCE SHOWN SIMPLIFIED FOR CLARITY

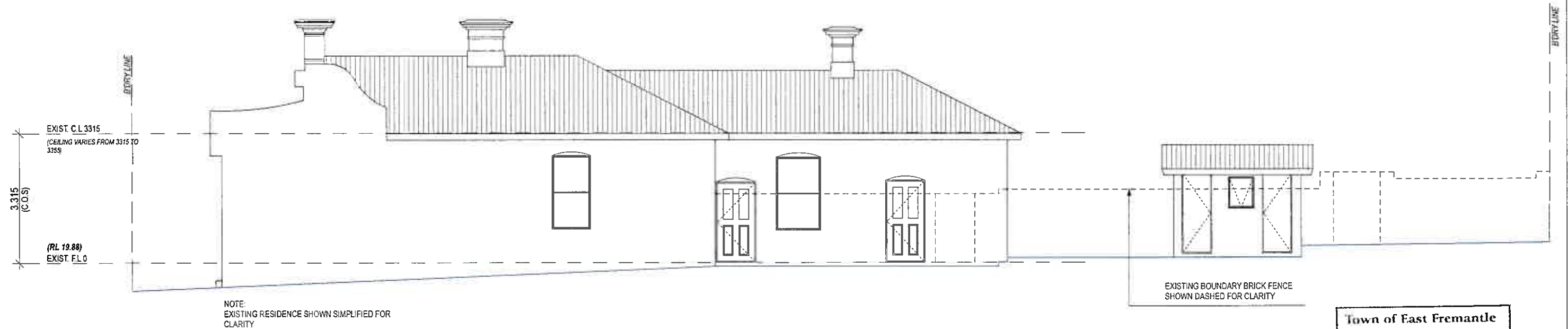
E01 EXISTING ELEVATION 1
1:100



REAR LAUNDRY & W/C OUTLINE SHOWN DASHED FOR CLARITY

NOTE:
EXISTING RESIDENCE SHOWN SIMPLIFIED FOR CLARITY

E03 EXISTING ELEVATION 3
1:100



NOTE:
EXISTING RESIDENCE SHOWN SIMPLIFIED FOR CLARITY

EXISTING BOUNDARY BRICK FENCE SHOWN DASHED FOR CLARITY

E02 EXISTING ELEVATION 2
1:100

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ADDITIONS & ALTERATIONS

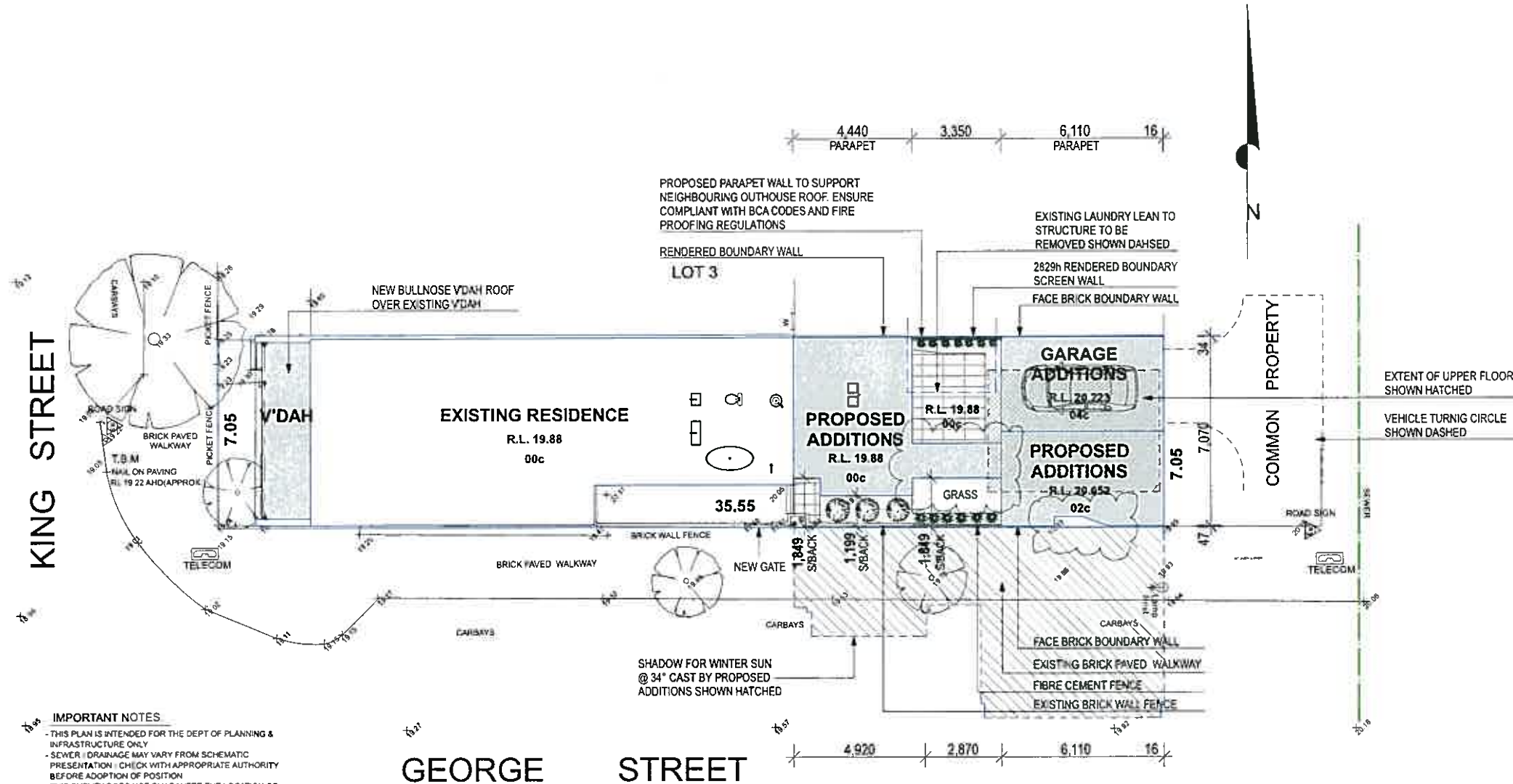
52 KING STREET, EAST FREMANTLE

EXISTING ELEVATIONS - 1:100

STATUS	SCALE @ A3	DRAWING NUMBER	DRAWN	CHECKED
AMENDED D.A APPLICATION	As indicated	A03	JD	SR
PROJECT NUMBER				REVISION
1516				G

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AREAS:		OPEN SPACE CALCULATIONS:		PLOT RATIO	
EXISTING GROUND FLOOR AREA	115.62m ²	TOTAL LOT AREA	252.00m ²	TOTAL LOT AREA	252.00m ²
NEW GROUND LIVING FLOOR AREA	30.04m ²	TOTAL BUILDING FOOTPRINT (GROUND & GARAGE)	188.40m ²	TOTAL PLOT AREA	218.51m ²
NEW GROUND STUDY FLOOR AREA	21.14m ²	TOTAL OPEN SPACE	63.60m ²	PLOT RATIO	0.87
NEW GARAGE FLOOR AREA	21.60m ²	TOTAL OPEN SPACE PERCENTAGE	25%		
UPPER FLOOR STUDIO AREA	30.11m ²				
BALCONY FLOOR AREA	7.61m ²				
OVERALL NEW AREA	110.05m ²				



IMPORTANT NOTES
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FEATURE SURVEY OF LOT 4(52) KING STREET, EAST FREMANTLE			DATE: 16/12/15	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed.
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PROPOSED SITE PLAN
 1:200

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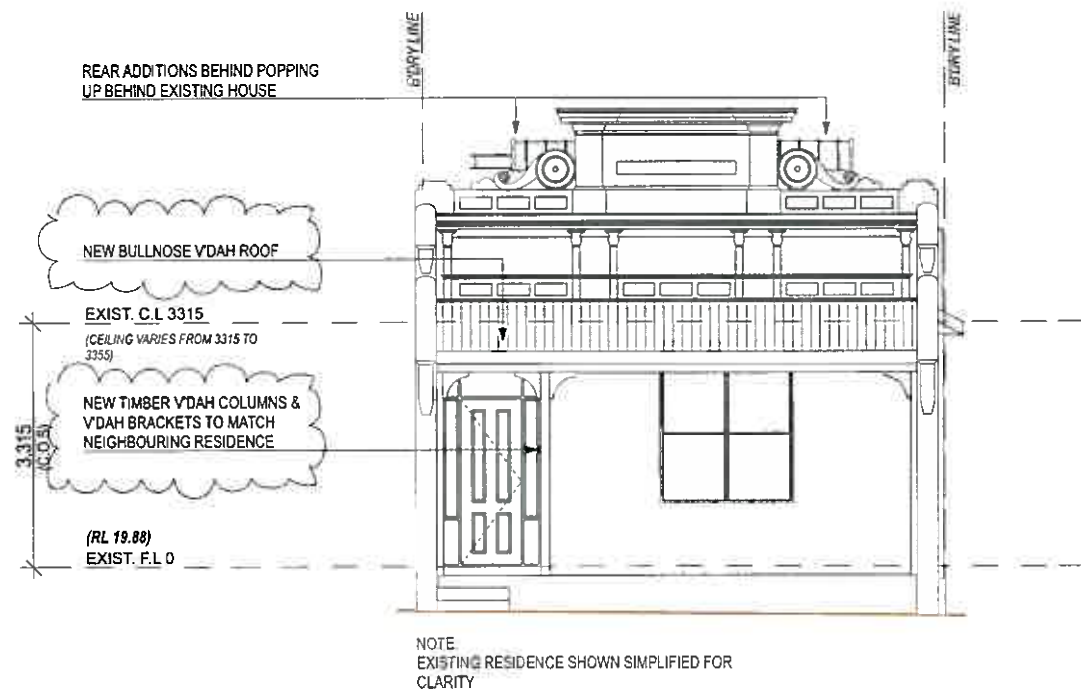
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J & L RIDLEY
 ADDITIONS & ALTERATIONS
 52 KING STREET, EAST FREMANTLE

PROPOSED SITE PLAN - 1:200

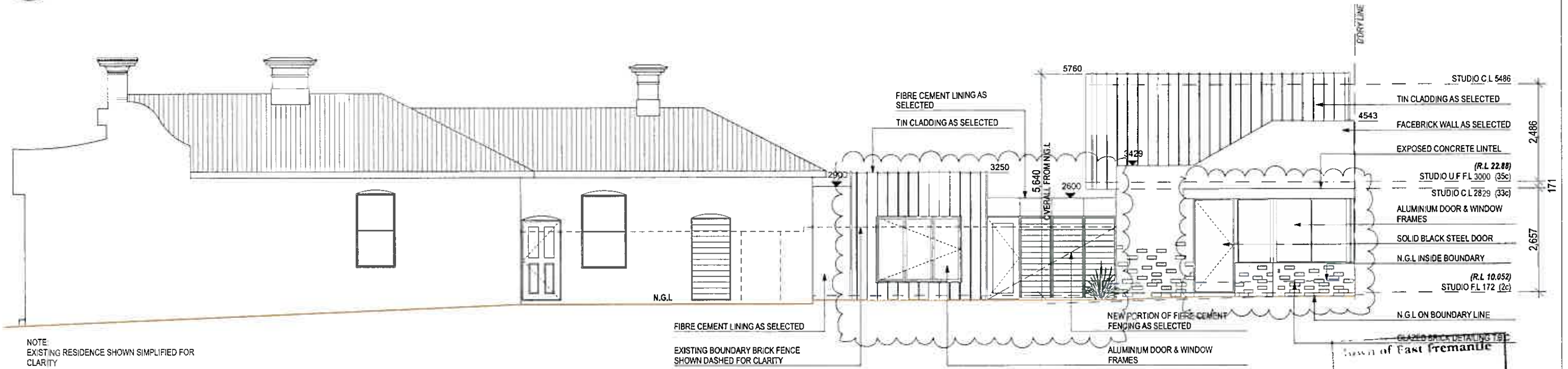
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PROJECT NUMBER	SCALE @ A3	DRAWING NUMBER
1516	As indicated	A05
		G

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NOTE:
TIMBER COLUMN & COLUMN BRACKET DETAIL AT NEIGHBOURING RESIDENCE

E01 ELEVATION 01 - WEST
1:100



NOTE:
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E02 ELEVATION 02 - SOUTH
1:100

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G	AMENDED D.A APPLICATION	24/06/16

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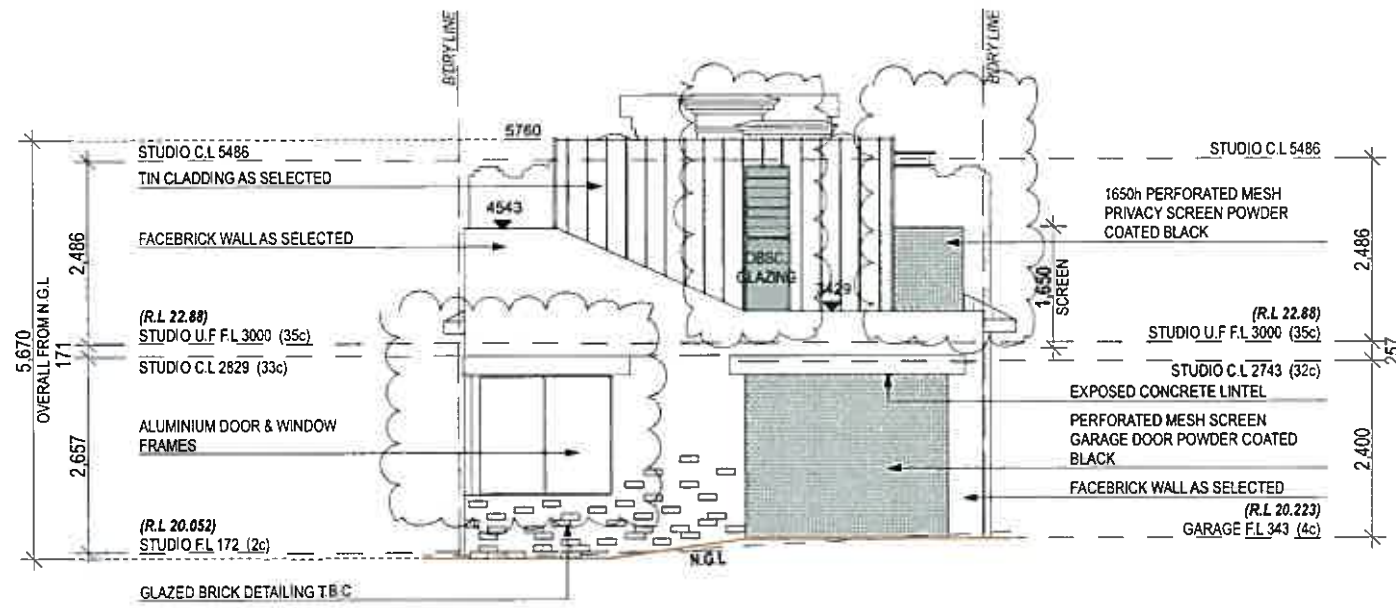
ADDITIONS & ALTERATIONS

52 KING STREET, EAST FREMANTLE

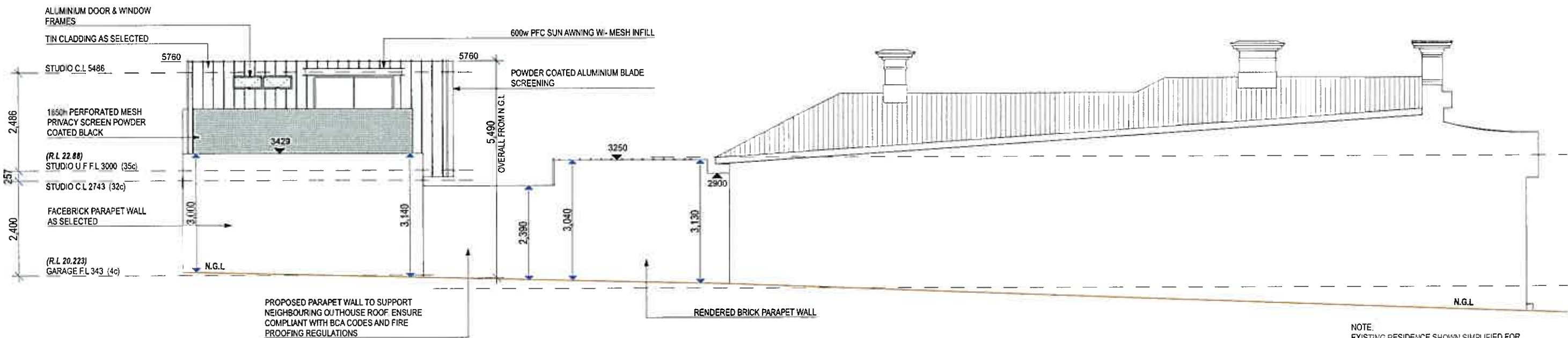
PROPOSED ELEVATIONS - 1:100

STATUS	SCALE @ A3	DRAWING NUMBER	DRAWN	CHECKED
AMENDED D.A APPLICATION	As indicated	A08	JD	SR
PROJECT NUMBER				REVISION
1516				G

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E03 ELEVATION 03 - EAST
1:100



E04 ELEVATION 04 - NORTH
1:100

NOTE:
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City of East Fremantle

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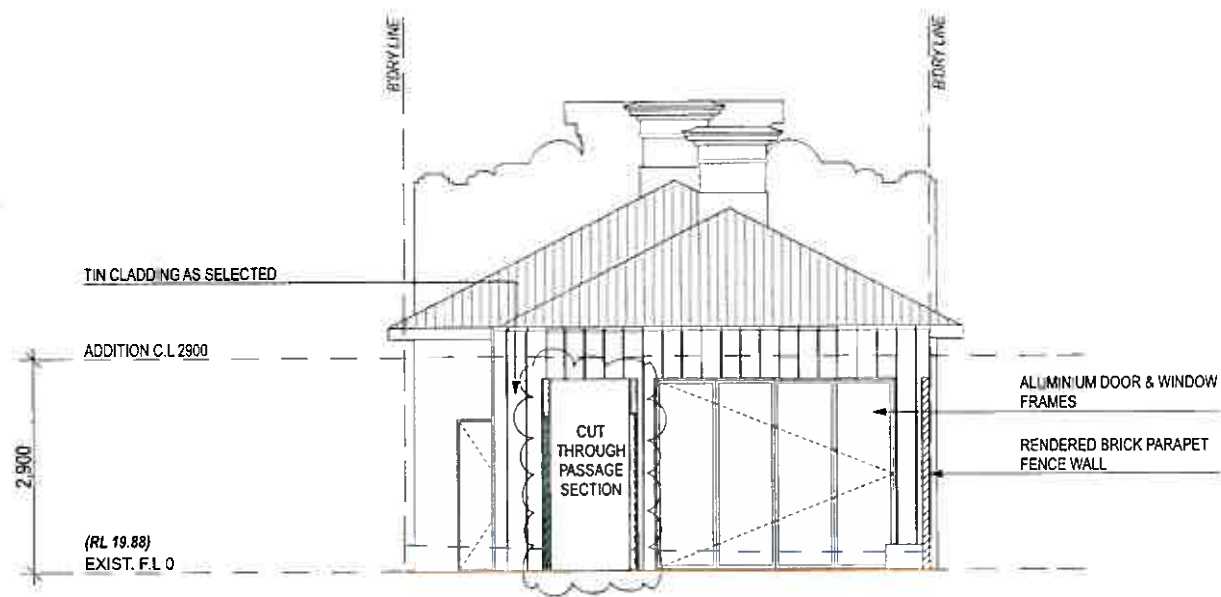
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J & L RIDLEY
ADDITIONS & ALTERATIONS
52 KING STREET, EAST FREMANTLE

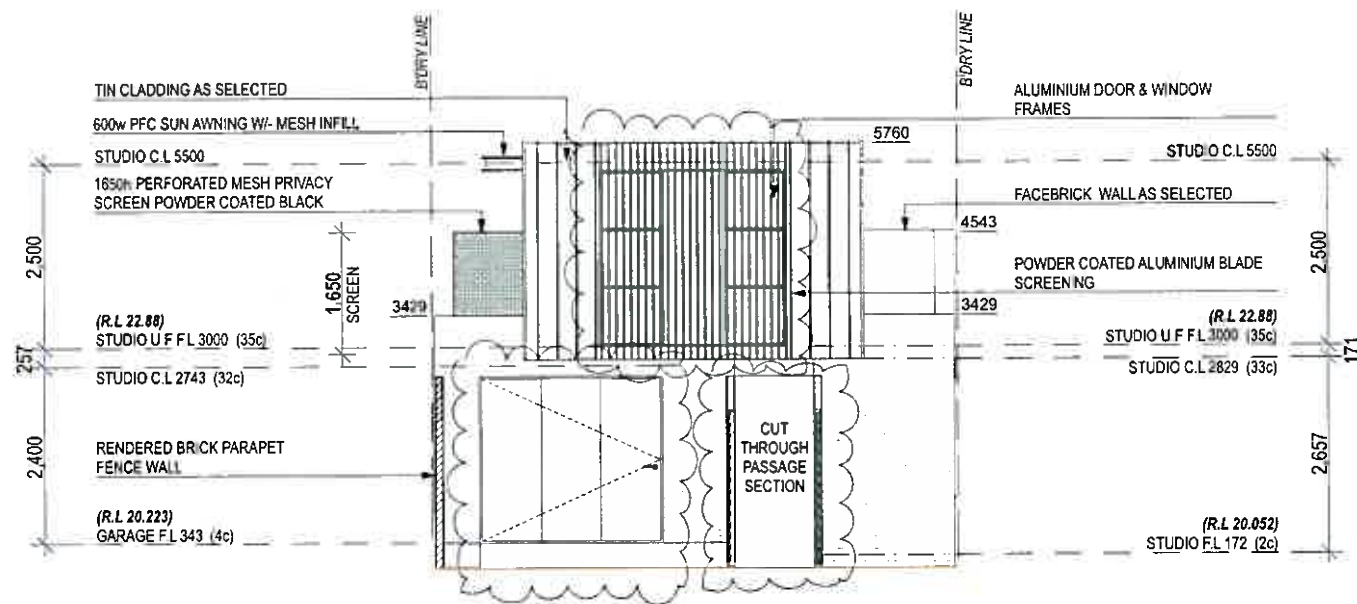
PROPOSED ELEVATIONS - 1:100

STATUS	SCALE @ A3	DRAWING NUMBER	DRAWN	CHECKED
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PROJECT NUMBER				REVISION
1516				G

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E05 ELEVATION - EAST
1:100



E06 ELEVATION - WEST
1:100

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24 JUN 2016
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(+61) 411 079 078

REV	DESCRIPTION	DATE
A	SKETCH	24/02/16
B	AMENDED SKETCH	20/03/16
C	AMENDED SKETCH	02/04/16
D	D.A APPLICATION	15/04/16
E	D.A APPLICATION	16/04/16
F	AMENDED D.A APPLICATION	28/04/16
G	AMENDED D.A APPLICATION	24/06/16

J & L RIDLEY

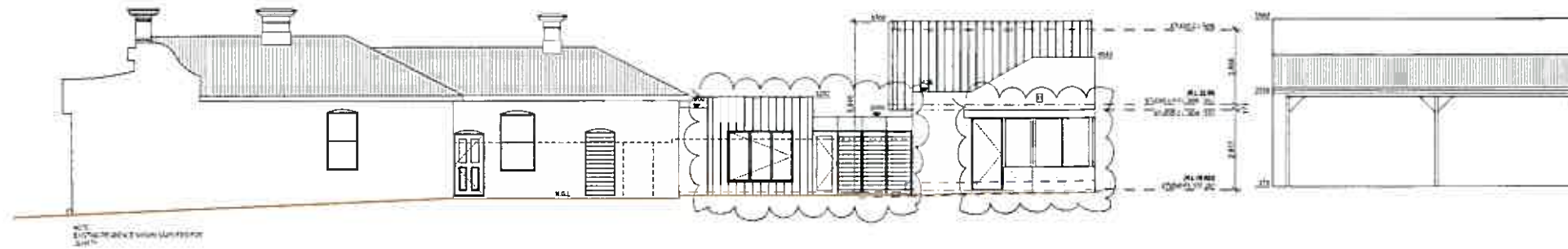
ADDITIONS & ALTERATIONS

52 KING STREET, EAST FREMANTLE

PROPOSED ELEVATIONS - 1:100

STATUS	SCALE @ A3	DRAWN	CHECKED
AMENDED D.A APPLICATION	As indicated	JD	SR
PROJECT NUMBER		DRAWING NUMBER	REVISION
1516		A10	G

NOTES: All dimensions are in millimetres unless noted otherwise. Do not scale off drawing. Verify all dimensions on site prior to commencement of any work. Copyright of this drawing remains the property of Robeson Architects and must not be used without written authorisation.



GEORGE STREET STREETScape
1:200

town of East Fremantle
24 JUN 2016
RECEIVED

ROBESON ARCHITECTS

atn 95 105 726 721
simone@robsonarchitects.com.au
www.robsonarchitects.com.au
(+61) 411 079 078

REV	DESCRIPTION	DATE
A	SKETCH	24/02/16
B	AMENDED SKETCH	20/03/16
C	AMENDED SKETCH	02/04/16
D	D.A APPLICATION	15/04/16
E	D.A APPLICATION	16/04/16
F	AMENDED D.A APPLICATION	28/04/16
G	AMENDED D.A APPLICATION	24/06/16

J & L RIDLEY

ADDITIONS & ALTERATIONS

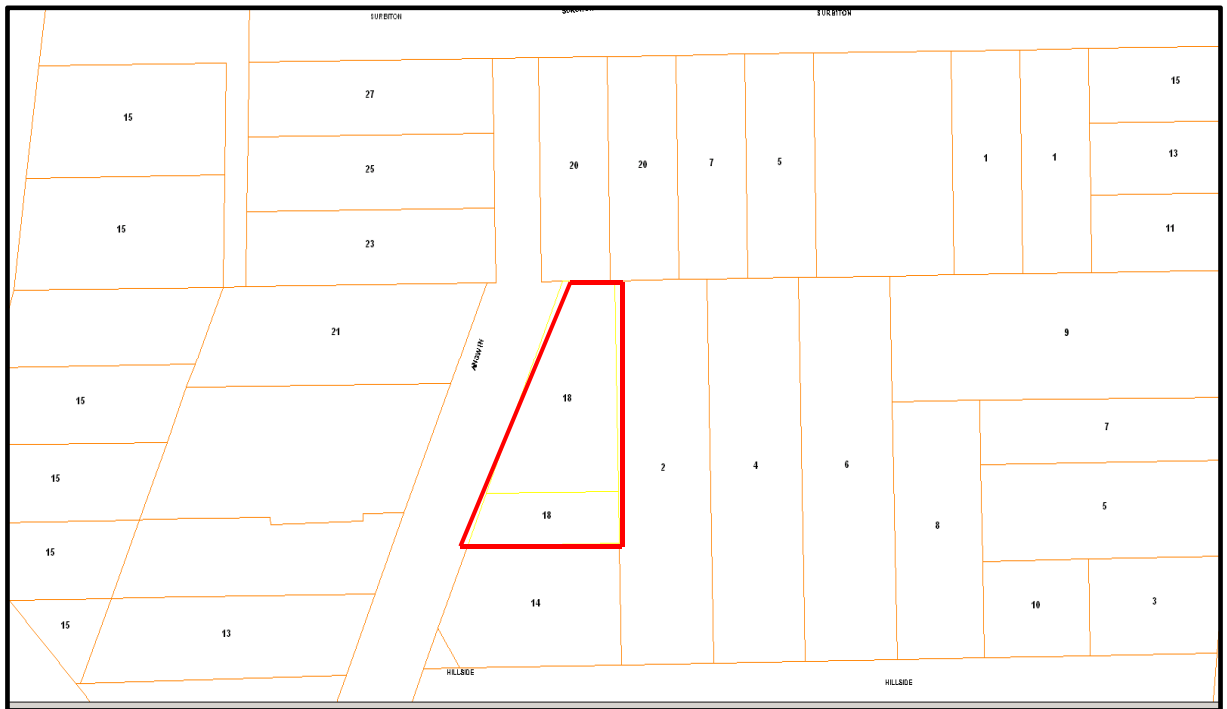
52 KING STREET, EAST FREMANTLE

PROPOSED STREETScape - 1:200

STATUS	SCALE @ A3	DRAWING NUMBER	DRAWN	CHECKED
AMENDED D.A APPLICATION	As indicated	A11	JD	SR
PROJECT NUMBER				REVISION
1516				G

NOTES: All dimensions are in millimetres unless noted otherwise. Do not scale off drawing. Verify all dimensions on site prior to commencement of any work. Copyright of this drawing remains the property of Robeson Architects and must not be used without written authorisation.

NO. 18 (LOTS 1 & 2) ANGWIN STREET – DEMOLITION OF ADDITIONS





PLACE RECORD FORM



PRECINCT	Riverside
ADDRESS	18 Angwin Street
PROPERTY NAME	Bellevue
LOT NO	Lots 1 & 2
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1885
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category A
PHYSICAL DESCRIPTION	<p>No 18 Angwin Street is a single storey house constructed in rendered masonry with a hipped and gable corrugated iron roof. It is a very fine expression of the Federation Bungalow style. It is asymmetrically composed around an irregular plan. The house has been modified and extended from its original form. The front elevation features a thrust gable bay and a full width return bull nosed roof verandah. The verandah is a replacement and is supported on timber posts with a decorative frieze. A St Andrew's cross balustrade spans between the posts. A key feature of the house is a tall half-timbered gable on the west elevation of the house. Below the gable is a set of fixed light and casement windows. There is a</p>

central and hopper light flanked by sidelights and a set of windows. The windows and doors appear to be replacements. The roofscape features rendered capped chimneys. A gazebo and garage have been added to the north.

The place has a somewhat modified form and retains some of its details. There are masonry additions to the east and south of the place. The original corrugated iron sheeting has been replaced. The render is a later modification.

The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.

HISTORICAL NOTES

Riverside Precinct was once part of Location 64 (10 acres). In 1896 the Riverside Precinct was subdivided into 47 lots following the developments of Plympton in the 1890s. It was not until 1900 before all of the lots in Riverside were sold. A number of substantial homes were thereafter built in the area. Concurrently riverside related industries were developed along the base of the limestone scarp now fronted by Riverside Road.

More subdivisions to Riverside occurred in 1913 to Putney, Bellevue, Hillside, Surbiton and Hill Streets (Putney, Bellevue and Hill Streets no longer exist). At the time a number of buildings were developed around Pier Street. Lot sizes were large in comparison to Plympton Precinct. By 1915 a dense group of houses were established in the Riverside Precinct. Large residences occupied the hilltop streets while smaller residences were developed along Preston Point Road and along the river bank. As a response to the topography of the precinct lots were irregular in shape and size.

Substantial residences were developed along the east side of Preston Point Road in the Richmond Precinct around this time. The developments on the west side of Preston Point Road, however, were of a much larger scale and in the late Victorian style which contrasts with the adjacent Precinct.

OWNERS

Unknown

HISTORIC THEME

Demographic Settlements - Residential Subdivision

CONSTRUCTION MATERIALS

Walls – Rendered masonry

Roof – Corrugated iron sheeting

PHYSICAL SETTING

The residence is situated on a steeply sloping lot with a lawned garden. To the south the garden extends down over the lot boundary with a cap rock edge along the road. To the north there is a brick wall and steel palisade fence at the lot boundary. The wall joins the garage at the north of the lot.

STATEMENT OF SIGNIFICANCE

No 18 Angwin Street is a single storey house constructed in rendered masonry with a corrugated iron roof. It has historic and aesthetic value for its contribution to Riverside's small concentration of fine houses. The place contributes to the local community's sense of place.

The place has exceptional aesthetic value as a Federation Bungalow albeit somewhat modified. The place retains a moderate degree of authenticity and a high degree of integrity.

The gazebo, garage and additions have little significance.

AESTHETIC SIGNIFICANCE

No 18 Angwin Street has exceptional aesthetic value as a Federation Bungalow albeit somewhat modified. It retains some of the characteristic features of a dwelling of the type and period.

HISTORIC SIGNIFICANCE	No 18 Angwin Street has exceptional historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of Walter Easton's Estate from 1901.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 18 Angwin Street has exceptional social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 18 Angwin Street has some rarity value as one of the finest and largest historic houses in East Fremantle.
CONDITION	No 18 Angwin Street is in good condition.
INTEGRITY	No 18 Angwin Street retains a high degree of integrity.
AUTHENTICITY	No 18 Angwin Street retains a moderate degree of authenticity.
MAIN SOURCES	



18 ANGWIN STREET, EAST FREMANTLE
DEVELOPMENT APPLICATION – HERITAGE REPORT



18 Angwin Street West Elevation, *Griffiths Architects November 2011*

18 Angwin Street, East Fremantle Heritage Report

Summary

A Development Application was lodged in June 2016 for works to *18 Angwin Street*. A Heritage Report by Gerad McCann Architect was included as part of the Development Application. *18 Angwin Street* is included in the Town's MHI under a Category A management recommendation. This report relates to the Development Application and the impact of heritage values to *18 Angwin Street*.

Description of Place

No historic research was undertaken on this property.

18 Angwin Street is set in the Riverside Residential Precinct. The Riverside Precinct has dense group of houses that were established by 1915. Larger residences, including *18 Angwin Street*, occupied the hilltop streets. The building was completed in 1885 and is a single storey house constructed in rendered masonry with a hipped and gable corrugated iron roof. It is asymmetrically composed around an irregular plan. The house has been modified and extended from its original form. The front elevation features a thrust gable bay and a full width, return bull nosed roof verandah. The verandah is a replacement and is supported on timber posts with a decorative frieze. A St Andrew's cross balustrade spans between the posts. A key feature of the house is a tall half-timbered gable on the west elevation of the house. Below the gable is a set of fixed light and casement windows. There is a central and hopper light flanked by sidelights and a set of windows. The windows and doors appear to be replacements. The roofscape features rendered capped chimneys. A gazebo and garage have been added to the north.

The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.

Proposed Works - Development Application

The proposed works as per the Development Application are summarised as follows:

- Demolish southern sections of the building. Demolished sections include a living room, bedroom and ensuite, playroom, bathroom and laundry;
- Modify the internal layout of the building to create two bedrooms with ensuites and walk in robes;
- Install new external windows to the new ensuites;
- Install new highlight window to the northern bedroom;
- Brick up former opening to south bedroom; and,
- Subdivide lot.

Please refer Attachment A for the extent of the above works.

Heritage Values

The following table is an extract from the Town's Municipal Heritage Inventory Record Form.

Aesthetic significance	No 18 Angwin Street has exceptional aesthetic value as a Federation Bungalow albeit somewhat modified. It retains some of the characteristic features of a dwelling of the type and period.
Historic significance	No 18 Angwin Street has exceptional historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of Walter Easton's Estate from 1901.
Scientific significance	N/A
Social significance	No 18 Angwin Street has exceptional social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to community's sense of place.
Rarity	No 18 Angwin Street has some rarity value as one of the finest and largest historic houses in East Fremantle.
Condition	No 18 Angwin Street is in good condition.
Integrity	No 18 Angwin Street retains a high degree of integrity.
Authenticity	No 18 Angwin Street retains a moderate degree of authenticity.

Proposed Works – Impact on Heritage Values

The heritage report by Gerad McCann Architect summarises the history and development of the place. The report indicates that additions to the place were undertaken in 1978 and 2001. The proposed works include the removal of these additions. The demolition to these rooms represents no loss of significance.

The heritage report has documentation of the original roof form to the place. Following the demolition of the additions the original roof form is proposed to be reinstated. Restoration of the roof form will have a positive effect on the significance of the place. These works will also have a minor positive impact on the streetscape.

The works to the south of the building include new windows and infill of former openings. The south elevation is not the primary elevation and the works are not visually intrusive. These works represent no loss of significance.

The proposed development is in keeping with design guidelines in terms of scale, bulk and height. Further, the development is visually compatible in heritage conservation terms. There is no impact on public views, vistas, landmarks and landscape features.

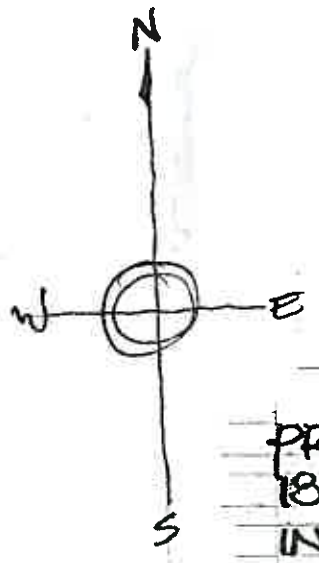
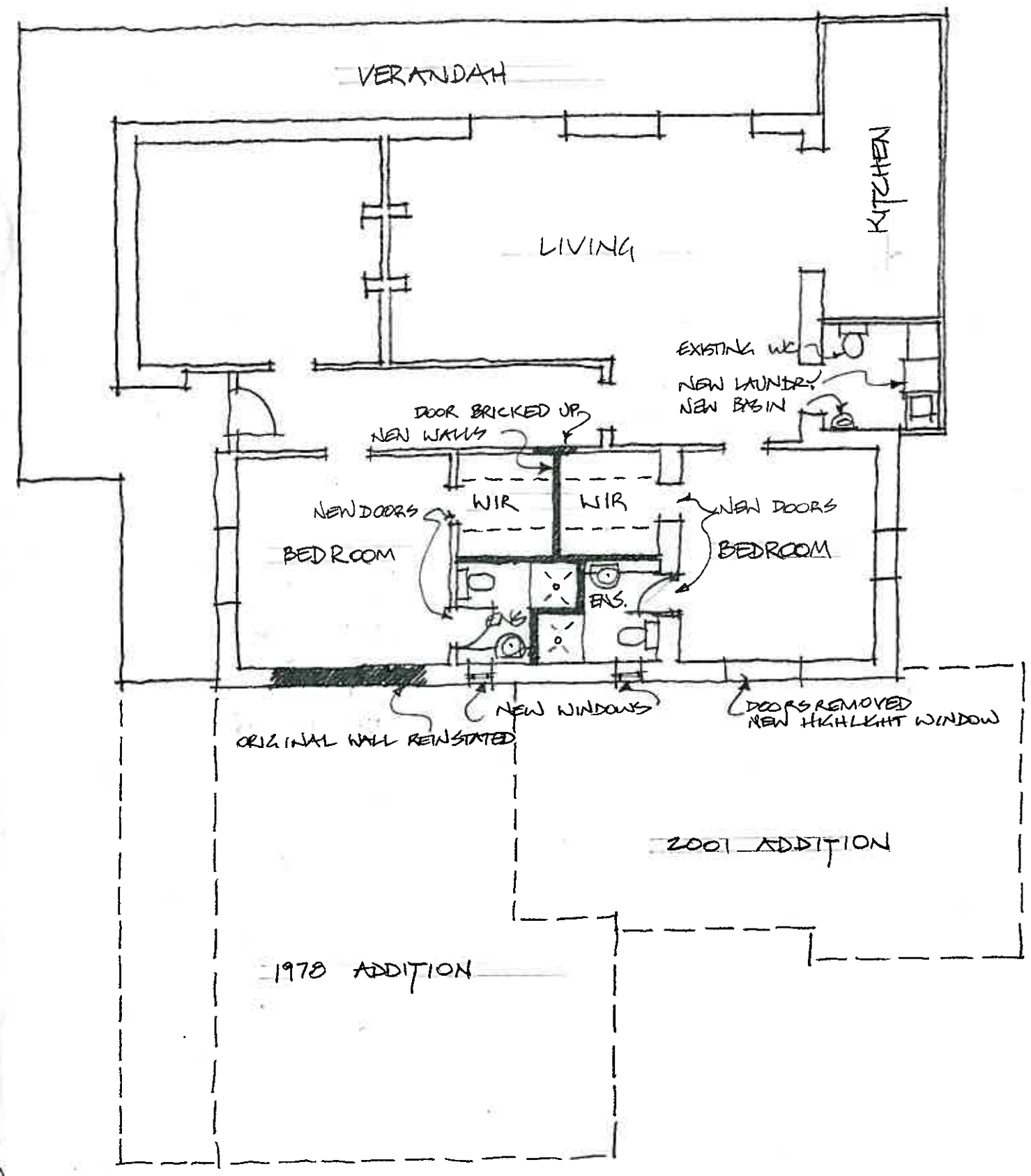
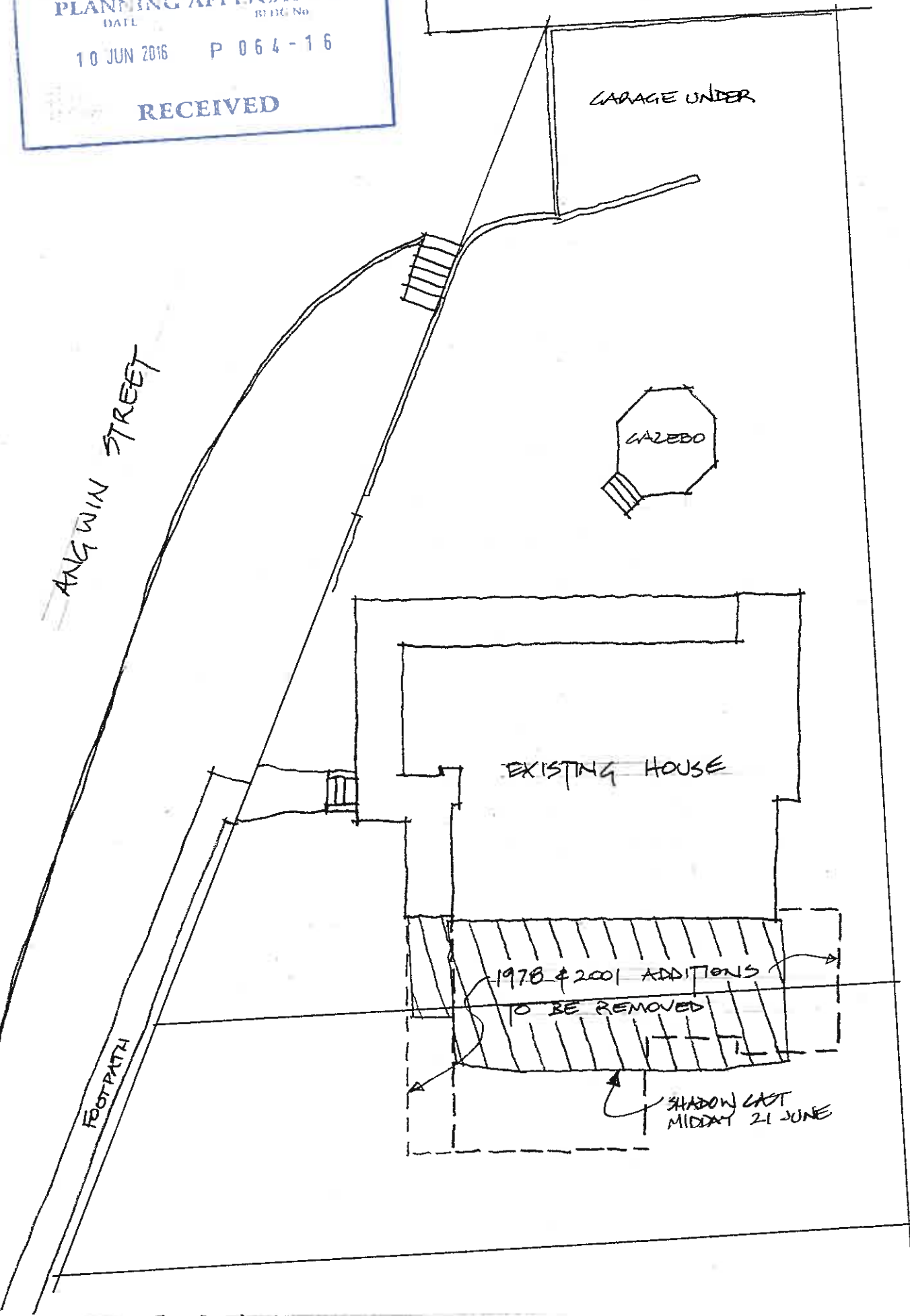
In summary, the values in the table above are not negatively impacted by the proposed development. The restoration of the original roof form is a positive outcome.

Appendix A – Proposed Works

REPORT 11.3
 TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 10 JUN 2016 P 064-16
 RECEIVED

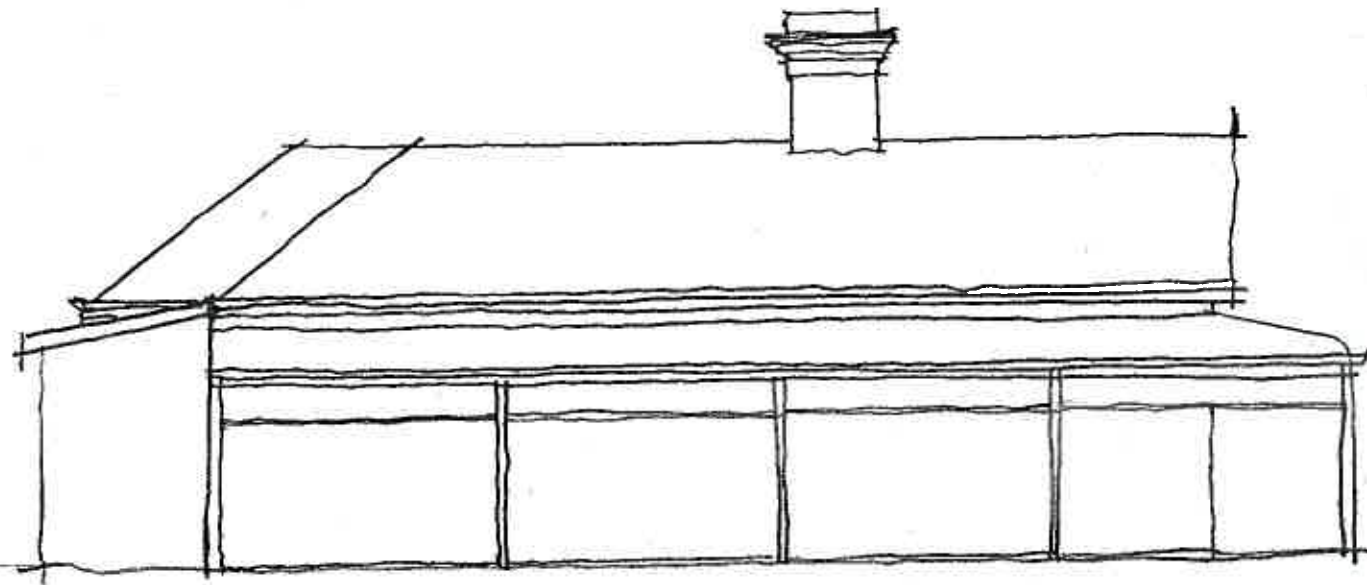
2 AUGUST 2016

ATTACHMENT 5

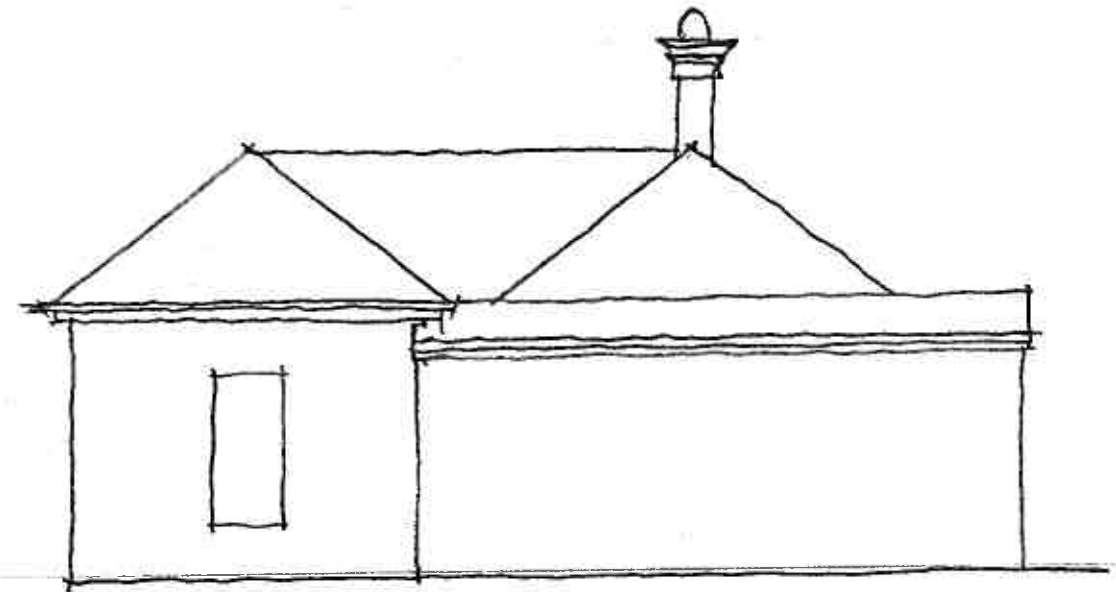


PLAN 1:100

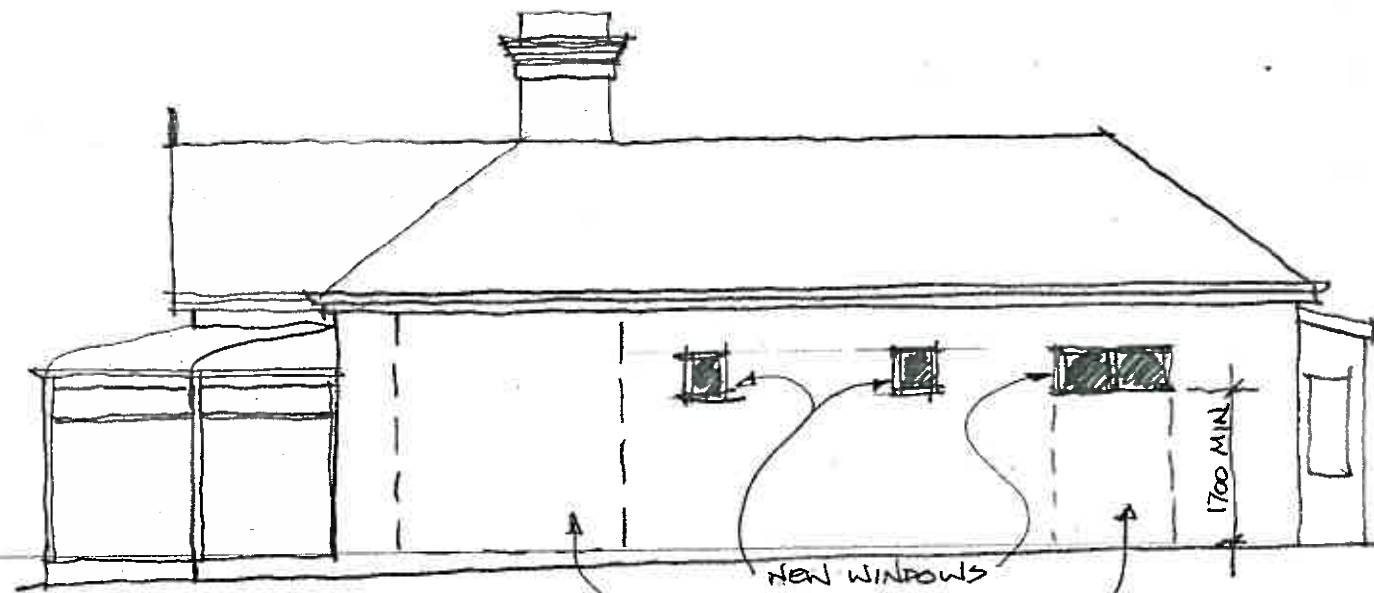
PROPOSED ALTERATIONS TO EXISTING HOUSE
 18 ANGWIN ST, EAST FREMANTLE
 INCLUDING DEMOLITION OF RECENT ACCRETIONS
 & REINSTATEMENT OF ORIGINAL COTTAGE FORM
 TOM ROBERTS 118 JEWELL PDE, NORTH FREMANTLE
 tomroberts@optusnet.com.au SCALES AS SHOWN MAY 2016 59



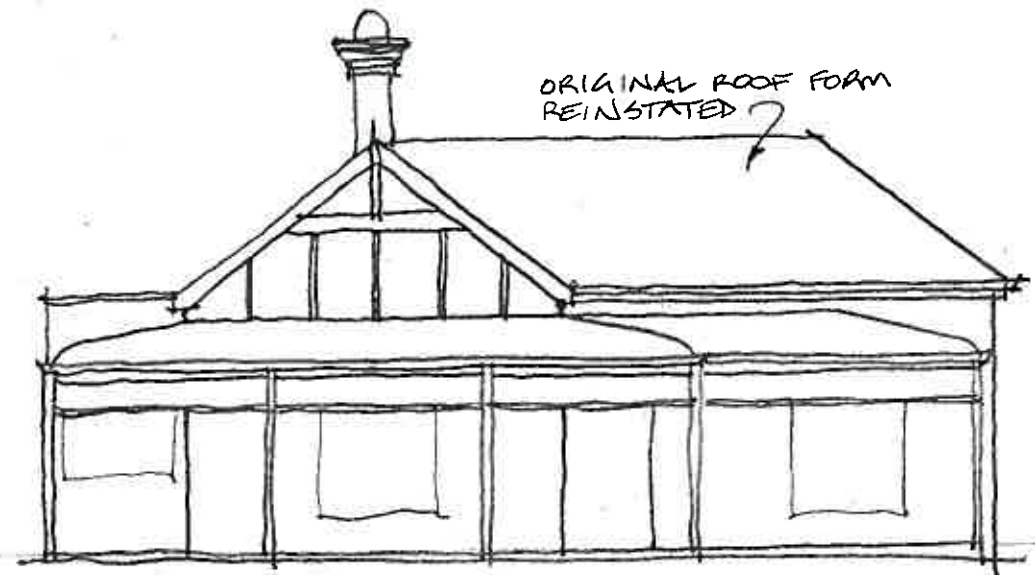
NORTH



EAST



SOUTH

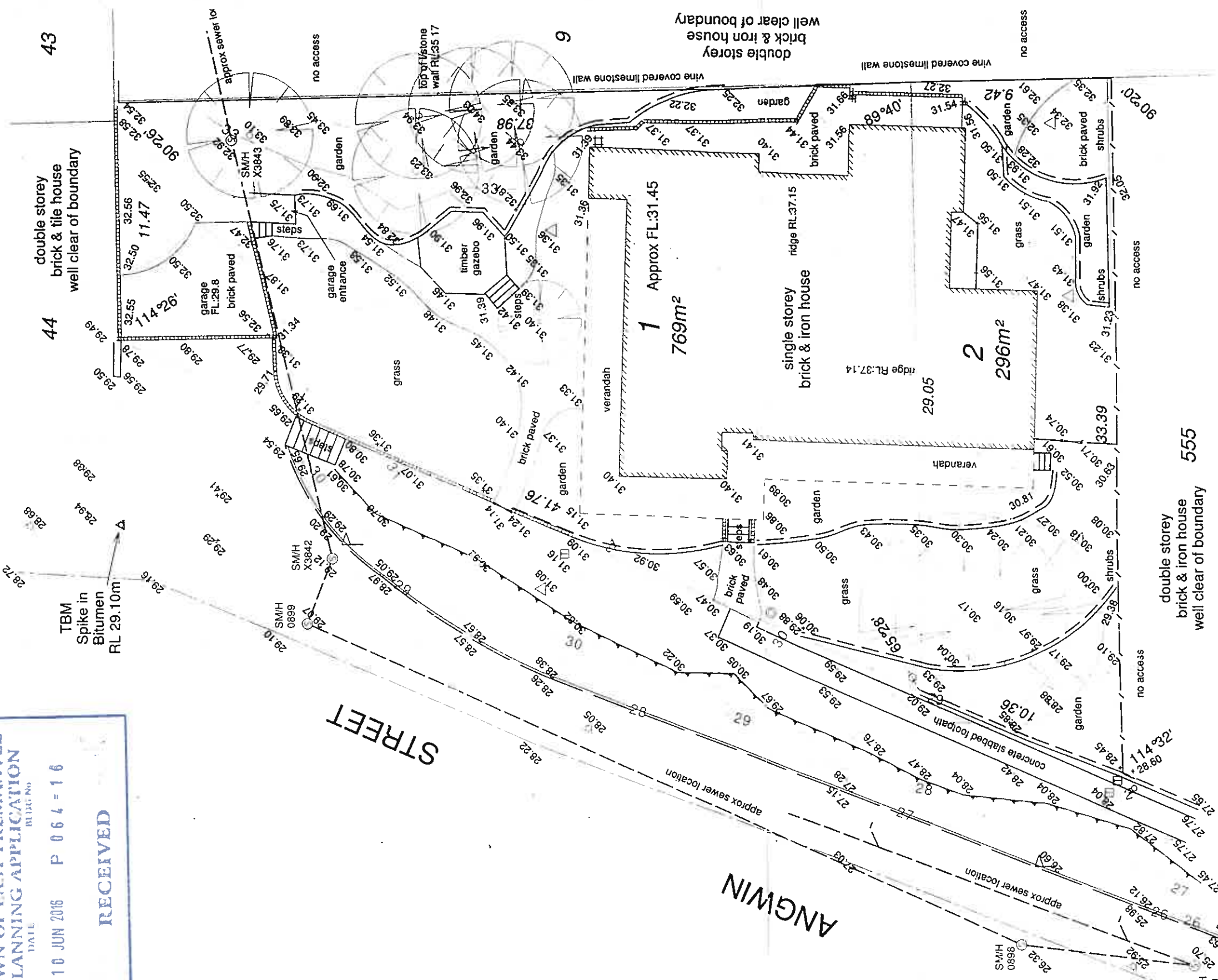


WEST

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 10 JUN 2016 REG. No P 064-16
 RECEIVED

PROPOSED ALTERATIONS TO EXISTING HOUSE
 18 ANGWIN ST, EAST FREMANTLE
 INCLUDING DEMOLITION OF RECENT ACCRETIONS
 & REINSTATEMENT OF ORIGINAL COTTAGE FORM
 TOM ROBERTS 11 B JEWELL AVE, NORTH FREMANTLE
 tomroberts@optusnet.com.au SCALE 1:100 MAY 2016

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 10 JUN 2016 P 064-16
 RECEIVED



SERVICE LEGEND

PLEASE NOTE:
 Point symbol is indicative only and does not depict the Size or Shape of Object.

WATER
 STOP VALVE, HYDRANT, FLIGHT/SHUT, WATER A, WATER MARKER, WATER METER

DRAINAGE
 SW MANHOLE, GIBATE, SIDE ENTRY PIT, UNDERPANE MANHOLE

SEWERAGE
 SEWER MANHOLE, IMPACT OPENING

POWER
 CONSUMER POLE, POWER POLE, LIGHT POLE, STAY/PIT, SWIRE ANCHOR, U-G CABLE BOX, CABLE DOOR

TELECOMMUNICATION
 TELECOMMUNICATION, TELECOMMUNICATION PIT, TELECOMMUNICATION MANHOLE

GAS
 GAS MARKER, GAS METER, GAS VALVE

LINE STYLES
 BASE OF BRICK WALL, TOP OF BANK, BASE OF BANK, POWER LINE, FENCE, BOUNDARY, WINDOW, ROAD CENTRELINE, TOP OF LOSTONE WALL, BASE OF LOSTONE WALL, BUILDING LINE, TOP OF KERB, BASE OF KERB

FEATURES
 STREET SIGN, STITCH MARK, BOP COVER, GATE

SURVEY
 CONTROL POINT, DATUM

TREE SPECIES

BANKSIA	
DEAD TREE	
GRASS TREE	
PALM TREE	
PAPER BARK	
PEPPERMINT	
PINE TREE	
TREE UNNAMED	

SERVICE RECORD

WATER	
SEWER	
GAS	
TELSTRA	
POWER	

Supervisor: D.R.D. Survey Date: 02/03/2016	Datum: Approx AHD From Sewer Lid X3843 RL:32.92m SEE SEWER @ PLAN.
PLANDIA: P2490	C/T: VOLUME - FOL 1451-910 & 1738-789
LOTS: 1 & 2	Rev. Description
A Initial Issue	Drawn Date Checked
	D.R.D. 04/03/2016 M.J.M.

SCALE 1:200 5 @ A3 10
 ALL DISTANCES ARE IN METRES
 For a true to scale reproduction of this plan, print @ A3 with the Pacing Scaling set to None.

MNG.
 GIUDICE
 MCMULLEN NOLAN GROUP
 Level 1, 2 Balfour Crescent
 PO Box 2035, Subiaco
 W.A. 6004, Australia
 Office in: Brisbane, Barabur, Kununurra, Newman, Perth, Holland

The boundaries shown on this plan were not re-established as part of this survey. Therefore this plan does not guarantee their accuracy. Existing easements, encumbrances or interests are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

FEATURE & CONTOUR SURVEY
18 ANGWIN STREET
EAST FREMANTLE

CLIENT: **HOHNEN J.**

Project Manager: Neil Deridson
 Job Number: 99835-DE-001-A
 Type: Feature

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 ABN 50 009 343 311

ISO 9001
 ISO 14001
 OSH 591267