



AGENDA

Town Planning Committee

Tuesday, 5 June 2018 at 6.30pm

Disclaimer

The purpose of this Committee meeting is to discuss and, where possible, make resolutions about items appearing on the agenda.

Whilst the Committee has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Committee decision. No person should rely on the decisions made by the Committee until formal advice of the Committee decision is received by that person.

The Town of East Fremantle expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of the Committee, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Committee meeting.

Copyright

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Procedure for Deputations, Presentations and Public Question Time at Council Meetings

Council thanks you for your participation in Council Meetings and trusts that your input will be beneficial to all parties. Council has a high regard for community input where possible, in its decision making processes.

Deputations A formal process where members of the community request permission to address Council or Committee on an issue.	Presentations An occasion where awards or gifts may be accepted by the Council on behalf of the community, when the Council makes a presentation to a worthy recipient or when agencies may present a proposal that will impact on the Local Government.
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Procedures for Deputations

The Council allows for members of the public to make a deputation to Council on an issue related to Local Government business.

Notice of deputations need to be received by 5pm on the day before the meeting and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your deputation.

Where a deputation has been agreed to, during the meeting the Presiding Member will call upon the relevant person(s) to come forward and address Council.

A Deputation invited to attend a Council meeting:

- (a) is not to exceed five (5) persons, only two (2) of whom may address the Council, although others may respond to specific questions from Members;
- (b) is not to address the Council for a period exceeding ten (10) minutes without the agreement of the Council; and
- (c) additional members of the deputation may be allowed to speak with the agreement of the Presiding Member.

Council is unlikely to take any action on the matter discussed during the deputation without first considering an officer's report on that subject in a later Council agenda.

Procedure for Presentations

Notice of presentations being accepted by Council on behalf of the community, or agencies presenting a proposal, need to be received by 5pm on the day before the meeting and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your presentation.

Where the Council is making a presentation to a worthy recipient, the recipient will be advised in advance and asked to attend the Council meeting to receive the award.

All presentations will be received/awarded by the Mayor or an appropriate Councillor.

Procedure for Public Question Time

The Council extends a warm welcome to you in attending any meeting of the Council. Council is committed to involving the public in its decision making processes whenever possible, and the ability to ask questions during 'Public Question Time' is of critical importance in pursuing this public participation objective.

Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to two (2) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

Having regard for the requirements and principles of Council, the following procedures will be applied in accordance with the *Town of East Fremantle Local Government (Council Meetings) Local Law 2016*:

1. Public Questions Time will be limited to fifteen (15) minutes.
2. Public Question Time will be conducted at an Ordinary Meeting of Council immediately following "Responses to Previous Public Questions Taken on Notice".
3. Each member of the public asking a question will be limited to two (2) minutes to ask their question(s).
4. Questions will be limited to three (3) per person.
5. Please state your name and address, and then ask your question.
6. Questions should be submitted to the Chief Executive Officer in writing by 5pm on the day before the meeting and be signed by the author. This allows for an informed response to be given at the meeting.
7. Questions that have not been submitted in writing by 5pm on the day before the meeting will be responded to if they are straightforward.
8. If any question requires further research prior to an answer being given, the Presiding Member will indicate that the "question will be taken on notice" and a response will be forwarded to the member of the public following the necessary research being undertaken.
9. Where a member of the public provided written questions then the Presiding Member may elect for the questions to be responded to as normal business correspondence.
10. A summary of the question and the answer will be recorded in the minutes of the Council meeting at which the question was asked.

During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation.

Members of the public shall ensure that their mobile telephone and/or audible pager is not switched on or used during any meeting of the Council.

Members of the public are hereby advised that use of any electronic, visual or audio recording device or instrument to record proceedings of the Council is not permitted without the permission of the Presiding Member.

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Town Planning Committee will be held on Tuesday, 5 June 2018 at East Fremantle Town Hall, 135 Canning Highway, East Fremantle commencing at 6.30pm and your attendance is requested.

GARY TUFFIN
Chief Executive Officer

1 June 2018

AGENDA

1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past and present."

3. RECORD OF ATTENDANCE

3.1 Attendance

3.2 Apologies

Cr Michael McPhail

3.3 Leave of Absence

4. MEMORANDUM OF OUTSTANDING BUSINESS

5. DISCLOSURES OF INTEREST

5.1 Financial

5.2 Proximity

5.3 Impartiality

6. PUBLIC QUESTION TIME

6.1 Responses to previous questions from members of the public taken on notice

6.2 Public Question Time

7. PRESENTATIONS/DEPUTATIONS

7.1 Presentations

7.2 Deputations

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Town Planning and Building Committee (3 April 2018)

8.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning and Building Committee meeting held on Tuesday 1 May 2018 be confirmed as a true and correct record of proceedings.

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10. REPORTS OF COMMITTEES

10.1 Community Design Advisory Committee

Prepared by: Andrew Malone Executive Manager Regulatory Services

Supervised by: Gary Tuffin, Chief Executive Officer

Authority/Discretion: Town Planning & Building Committee

Attachments: 1. Minutes of the Community Design Advisory Committee meeting held on 30 April 2018.

PURPOSE

To submit the minutes of the Community Design Advisory Committee meeting held in April for receipt by the Town Planning Committee.

EXECUTIVE SUMMARY

The Committee, at its meeting held on 30 April 2018, provided comment on planning applications listed for consideration at the June Town Planning Committee meeting and other applications to be considered in the future. Comments relating to applications have been replicated and addressed in the individual reports.

There is no further action other than to receive the minute.

10.1 OFFICER RECOMMENDATION

That the Minutes of the Community Design Advisory Committee meeting held on 30 April 2018 be received.

30 April 2018

MINUTES

Minutes of a Community Design Advisory Committee Meeting, held at East Fremantle Town Hall, on Monday, 30 April 2018 commencing at 6:30pm.

1. OPENING OF MEETING

Cr Collinson welcomed members of the Community Design Advisory Committee and made the following acknowledgement:

"On behalf of the Council I would like to acknowledge the Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay respects to the elders past and present."

2. PRESENT

Cr Cliff Collinson	Presiding Member
Mr Clinton Matthews	
Dr John Dalitz	
Mr Donald Whittington	
Mr Andrew Malone	Executive Manager Regulatory Services

3. APOLOGIES

Alex Wilson

4. LEAVE OF ABSENCE

Mr David Tucker - April meeting (returning 28 May 2018)

5. DECLARATIONS OF INTEREST

Nil

6. CONFIRMATION OF MINUTES

Minutes of the Community Design Advisory Committee meeting held on 26 March 2018 were confirmed.

7. PRESENTATION

Nil

30 April 2018

MINUTES

8. BUSINESS

8.1 **Locke Crescent No. 7 (Lot 5002) – Empire Building Co.
(Application No. P023/18 – 5 April 2018)**

Single storey dwelling with undercroft garage.

- (a) *The overall built form merits;*
 - Minimal built form merit however is consistent in the existing character of the area and has minimal disruption to the existing locality.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
 - See above.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
 - The development demonstrates an acceptable interaction with the streetscape.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
 - Appropriate to the immediate area.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - Contribution to sustainability is not evident.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
 - Development demonstrates no evidence of passive surveillance being achieved.

8.2 **Marmion Street No. 4 (Lot 2) – FHSI Architects
(Application No. P025/18 – 10 April 2018)**

Alterations and additions to the existing dwelling – Category “B” on the Heritage List.

- (a) *The overall built form merits;*
 - Acceptable built form merit as the development largely consists of internal works, therefore the external of the building is significantly remaining as existing.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*
 - The Committee has concern over the new window and door impacting on the heritage fabric of the building.
 - The Committee seek additional detail regarding the heritage works of the front façade, including materials and design.
 - Committee has reservations about the proposed removal of the original kitchen wall.
 - The Committee recommend the retention of the outside toilet. The removal of the toilet will impact on the heritage fabric of the property.

- Committee seek additional information regarding the original internal designs of the building.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
 - Not applicable.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
 - Not applicable.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - The development demonstrates limited resource efficiency and response to climate change by including lightweight materials and stud work.
- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places.*
 - Not applicable.

8.3 **Canning Highway No. 209 (Lot 49) - Corey Parsons**

Preliminary Plans for Alterations and Additions to a Category "B" Heritage Dwelling.

- (a) *The overall built form merits;*
 - The proposal is not sensitive to the heritage character of the area.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*
 - The proposal if submitted and approved, would set an alarming precedent for future redevelopment in the area.
 - The proposal dominates the design of the building.
 - Committee requests a detailed plan of the original building.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
 - Committee notes that the lot subdivision has culminated in a self-imposed design restriction, therefore the proposed design will impact on the existing heritage dwelling, the broader public realm and the streetscape.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
 - No comment.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - No comment.
- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places;*
 - No comment.

ITEM 10.1

Community Design Advisory Committee

ATTACHMENT 1

TOWN OF
EAST FREMANTLE



30 April 2018

MINUTES

9. OTHER

Nil

10. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING

Nil

11. DATE & TIME OF NEXT MEETING

11.1 *Monday 11 June 2018, commencing at 6pm.*

Meeting closed at 7.30pm.

11. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

11.1 George Street No. 77-79 (Lot 700) – Change to Class Times

Applicant	D McInTosh – The Pilates Centre WA
Owner	Nakara Nominees P/L & W & A Anderson
File ref	P/GEO79
Prepared by	Andrew Malone, Executive Manager of Regulatory Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting date	5 June 2018
Voting requirements	Simple Majority
Attachments	1. Location plan 2. Photographs

Purpose

The purpose of the report is to consider a minor change to the morning operating hours at The Pilates Centre at No. 77-79 (Lot 700) George Street, East Fremantle.

Executive Summary

An application has been submitted seeking a change to the 6.30am Pilates classes that are held on Tuesday, Wednesday and Thursdays to 6.00am. Due to the expansion of the Pilates Centre, classes are currently held in the lower and upper floors at staggered times during the day. Currently there is a class at 6am and then another class at 6.30am, and this application requests the ability to run two classes concurrently at 6.00am instead of the staggered times of 6.00am and 6.30am. This requires Council to consider modifying a condition of the previous approval.

The Town's records indicate the proposed change of use has not resulted in any additional planning issues or parking complaints over the previous 12 months and the current application proposes a minor change to the scheduling of classes, which is not considered to impact the surrounding, residential or commercial uses.

The continued operation of the Pilates classes from the premises under the current imposed conditions, with a change to the 6.30am class timetable is therefore considered supportable.

Background

Zoning: Mixed Use
Site area: 770m²

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

11 July 2006 - Council approved the change of use from consulting rooms to shop.

6 May 2014 - Council approved the change of use from consulting rooms to retail.

1 November 2016 – Council granted temporary (12 month) approval for the change of use on the upper floor from residential to recreation - private. The following text in italics is an extract from the 'Comment' section of the original report to Council on this matter.

5 December 2017 – Council granted approval for a change of use from residential to recreations – private (expansion of the Pilates Centre of WA) located on the first floor..

Consultation

Advertising

Advertising was not carried out due to the minor nature of the application.

Community Design Advisory Committee (CDAC)

This application was not considered by the CDAC as there are no proposed changes to the building fabric or streetscape.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

LPS No. 3 – Heritage List

Policy Implications

Municipal Heritage Inventory - Category 'A'

Fremantle Port Buffer Zone Area – Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitate sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 Plan and advocate for improved access and connectivity.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Site Inspection

May 2017

Comment

The applicant has submitted the following email in relation to this application:

"The Pilates Centre, located at 79 George Street, requests permission to run a three-month trial of running two concurrent classes at 6am on Tuesday, Wednesday and Thursday each week.

We are aware of the parking issues in the street, however, at this time of the day there should be no interference with other business or residential traffic. We will also, of course, ensure that the attendees are mindful of their noise level with regard to residential neighbours.

We appreciate your consideration of this request as our current 6.30am classes are under-attended and in liaising with our regular clients have been advised that morning classes later than 6am are problematic with regard to getting to work on time."

The continued operation of the Pilates classes from the premises under the currently imposed conditions with a change to class times to operate 6.00am concurrent classes is therefore considered supportable given that the Town is not aware of any issues resulting from the expansion and operation of the premises over the past 12 months.

There are considered to be no car parking issues relating to the proposed time as there will be negligible impact to commercial and residential car parking. It is therefore considered reasonable for Council to issue approval for concurrent classes to operate at 6am Tuesday, Wednesday and Thursdays.

11.1 OFFICER RECOMMENDATION

That Council modify a previously imposed condition to exercise its discretion in granting planning approval for the Pilates Centre of WA at No. 79 George Street to run two concurrent classes at 6am on Tuesday, Wednesday and Thursdays each week in addition to their previously approved conditions.

- (1) The operational hours of the Pilates classes are not permitted to be altered without the prior approval of Council and are to be in accordance with the 2017/18 hours stated below:**
 - (a) Mondays 8:30am -10:30am, 4:30pm - 8:30pm**
 - (b) Tuesdays: 6am - 11:30am, 4:30pm - 8:30pm**
 - (c) Wednesdays: 6am-7am, 9.30am-10:30am, 4:30pm - 8:30pm**
 - (d) Thursdays: 6am-11:30am, 4:30pm-8:30pm**
 - (e) Fridays: 6am-10:30am**
 - (f) Saturdays: 7am-11am, 2pm – 4.30pm**
 - (g) Sundays: 8am-12am**
- (2) Should the Pilates classes cease to operate from the upper floor of No. 77 – 79 George Street for a period longer than 6 months, the use of the upper floor is to revert to residential. No other commercial activity is permitted to operate from the upper floor without the prior approval of Council.**
- (3) A maximum of 20 patrons only is permitted on the property in all three (3) exercise areas.**

- (4) No signage is approved under this change of use application. A separate planning application is required for any proposed signage. All signage to comply with the Town's Local Planning Policy Design Guidelines – Signage.
- (5) The commercial building is to be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism is to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.
- (6) The applicant is required to demonstrate the works comply with the relevant BCA requirements for a commercial building and the applicant is required to submit to Council a Certified Building fit out for the upper floor. With regard to the plans submitted with respect to the building fit out application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (7) The works are to be constructed in conformity with the drawings and written information in relation to the use and in the information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (8) The proposed use is not to be commenced until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.

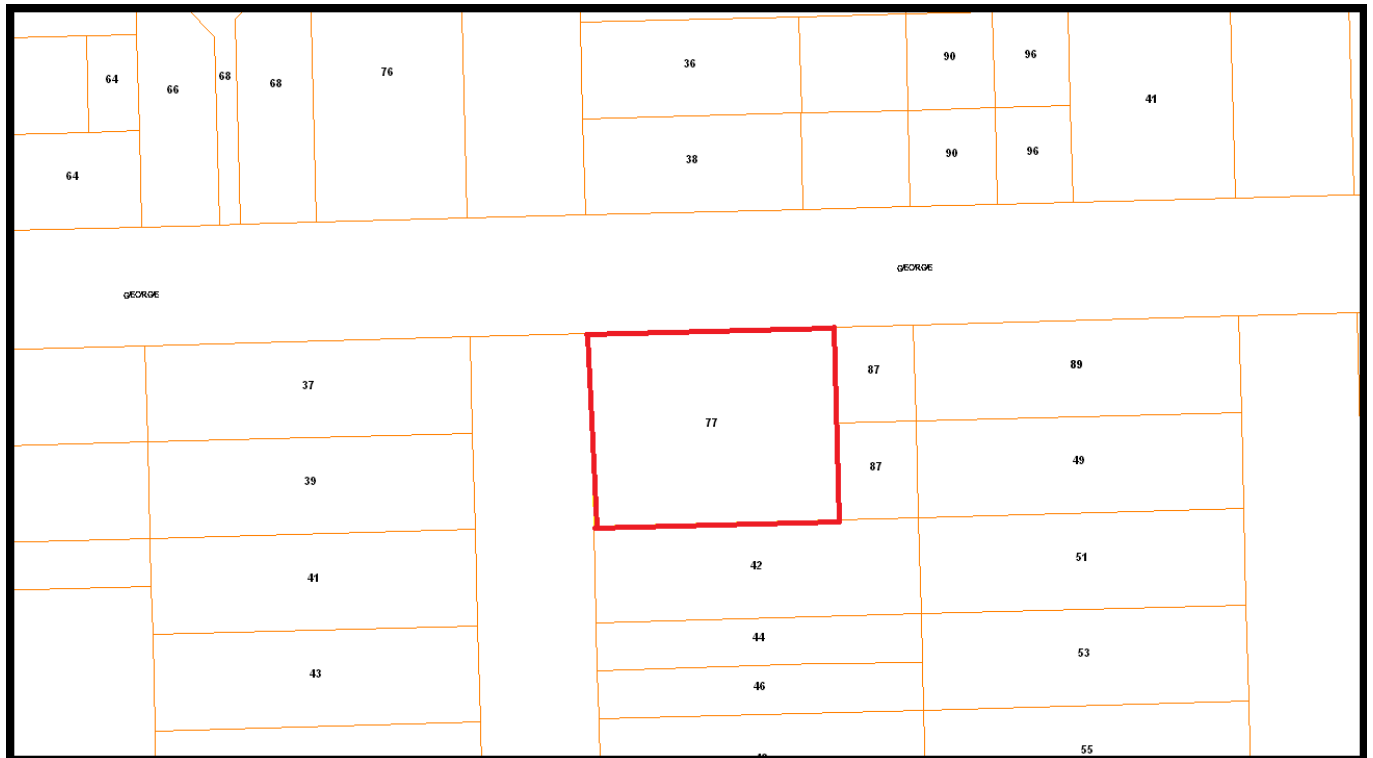
Footnote:

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

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *The approval does not include approval of any advertising signage. A separate development application is required for any signage proposal.*



GEORGE STREET 77 (LOT 700 / 72045) – CHANGE TO CLASS TIMES



11.2 Street No. 79 (Lot 255), East Fremantle – Subsequent Approval for Change of Use - Residential Dwelling to Short Term Accommodation

Applicant/Owner	D Nelson
File reference	P/SEW79, P026/18
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	5 June 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments1.	<ol style="list-style-type: none">1. Location Map2. Photographs3. Place Record Form4. Plans date stamped received 21 December 2012

Purpose

This report deals with an application for a subsequent approval for a change of use from single residential dwelling to short term accommodation within an existing dwelling at No. 79 Sewell Street, East Fremantle.

Executive Summary

An application for short term accommodation (four bedrooms) at the subject site is proposed following the use of the site for this purpose without approval. The Web site listing states breakfast will be provided and that one parking bay on-site and one street bay are available. Discussion with the applicant/owner, however, has indicated no food is served to guests. The owner has also advised the property is managed by a nearby resident.

The following issues are relevant to the determination of this application:

- impact on residential amenity;
- number of people accommodated and number of bedrooms for accommodation purposes;
- adequacy of available car parking;
- management of the property;
- BCA requirements and compliance; and
- length of planning approval.

The application was advertised to surrounding land owners and one objection in addition to a verbal complaint have been received. It is considered the matters raised in the objection and complaint can be satisfactorily addressed through conditions of a temporary development approval and monitoring of the use. The application is therefore recommended for conditional temporary approval for 6 months. If there are no issues arising from the use of the property, to the satisfaction of the Chief Executive Officer, in the 6 month approval period then the applicant will be requested to make another application for a 12 month temporary approval.

Background

Zoning: Residential R20
Site area: 508m²

The use of the site for short term accommodation has recently been brought to the Town's attention. As the Town's records indicated no approval had been sought by the owner, the owner was requested to submit a development application for a 'subsequent approval' for the change of use.

The applicant has provided a letter in support of the application date stamped received 17 April 2018 which is repeated in part below:

"I entered into the ABNB arrangement for the following reasons: I thought having guests staying in my home would make it more secure, it would provide economic value to the local community on George Street and it would also provide a source of income to me that would cover maintenance and utility bills.

Since setting up ABNB I have tried to ensure that the impact on others in the neighborhood is minimal. On the ABNB property listing I have advised that the property is in a quiet residential area and that parties are not permitted. In addition, I have also identified after 10pm noise has to be reduced as I have neighbours with children.

When I accept a booking, prior to arrival I provide the following information: that if the guest has a car it has to be parked directly in front of the house or at the side of the property, (there is off-street parking for one car), that rubbish bins are at the right hand side of the house and that guests use only the bin allocated to the property.

If there are any concerns with regards to guests these can be addressed immediately. I have recently asked my property manager to introduce herself to the neighbours to engender positive relationships and ensure that they have confidence that somebody is readily available.

I believe the property is providing a positive contribution to the community and that it is managed in a responsible manner."

The owner has stated she was not aware that a development approval was required to be obtained from the Town.

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

Nil in respect to this application.

Consultation

Advertising

The proposed application was advertised to surrounding land owners from 8 to 25 May 2018. One written submission objecting to the proposal has been received. The objection is based on a nearby resident stating that: recent social gatherings at the dwelling have caused disturbances; short stay accommodation is difficult to manage; the area is one in which young families and the elderly reside and there is already ample accommodation in the Fremantle area. The Town's records also indicate there has been a verbal report in relation to matters arising in regard to guests using a neighbour's bins and guest cars being parked in front of another resident's property.

The applicant has also submitted recent email correspondence (dated 19 May 2018) in response to the above. It indicated that an immediate neighbour had reported to the owner's property manager that in recent months no issues with the use of the property for accommodation have arisen and that when issues had arisen previously they were dealt with promptly.

Community Design Advisory Committee

The application was not referred to the Advisory Committee as the proposed short term accommodation is considered to have no impact on the streetscape or the heritage elements of the site.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3

LPS No. 3 - Heritage List

Policy Implications

Municipal Heritage Inventory – Category B

Note:

No local planning policy applies, however, the Western Australian Planning Commission (WAPC) has published 'Holiday Homes Guidelines – Short Stay Use of Residential Dwellings' (September 2009) which can be used as a guide in the assessment of short term accommodation applications.

Financial Implications

Nil

Strategic Implications

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4.2.1 Reduce waste through sustainable waste management practices.

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4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Site Inspection

May 2018

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the WAPC Holiday Homes Guidelines.

Use for short term accommodation

The applicant seeks subsequent approval for a change of use from residential to short term accommodation. The accommodation will be provided in the existing dwelling which comprises four bedrooms, two bathrooms, other amenities and a pool. In recent years the dwelling has undergone renovation and extension. The accommodation is currently listed on a short term accommodation Web site and guests have been staying at the property. As indicated above, the owner has a property manager who is living close by and is in contact with the neighbours. The property manager has attended to the guest management issues that have been raised with the Town. To date these matters appear to have been one-off occurrences and have been rectified with no further complaints or follow-up required by the Town and an immediate neighbour has reported no further issues have arisen. The objection, however, must be considered in the assessment of this application and conditions of approval will be recommended to address the issues raised by this land owner.

Council does not have any specific policies or local laws that regulate short term accommodation. The WAPC, however, formulated Guidelines in 2009 for the short term use of residential dwellings. This document identifies the issues or matters to be considered on submission of a development (planning) application. It also makes recommendations in respect to how a local government authority may deal with such applications. The Guidelines provide advice in regard to the following planning considerations:

- requirement to lodge an application;
- advertising and invitation to comment;
- location – potential for conflict between land uses;
- amenity;
- building standards;
- form of approval;
- type of dwelling;
- management of property;
- fire and emergency response plans;
- approval period;
- holiday homes register;
- non-compliance and cancellation of approval; and
- voluntary accreditation.

Notwithstanding the application has been assessed with regard to the relevant sections of the Guidelines for this application, LPS No. 3 provisions, residential amenity and the impact the use could have on surrounding neighbours and conditions imposed accordingly, it is considered prudent for Council to be cautious when considering applications for the commercial use of properties in Residential zoned areas.

For this reason it is considered necessary to only grant approval for a 12 month period in which time the change of use can be monitored in respect to the manner in which it operates and managed and if any negative impacts for residents in the area eventuate. In this case, however, a 6 month approval period is considered warranted because issues have arisen and it is important that the Town ensures the issues

can be addressed to the satisfaction of the Town. This is not considered unreasonable given this property is within a Residential zone and it is a reasonable expectation of residents that the protection of residential amenity should be a priority. At the expiry of the 6 months, if the applicant wishes to continue the use it will be necessary for a fresh application for development approval to be submitted for the Council's consideration. At that time the application will be readvertised inviting comment from surrounding residents.

Car parking

Car parking is an important consideration and should be monitored during the initial approval period to determine there is no adverse impact on resident parking, on-street parking or residential amenity. In this case the owner can provide one parking bay on-site and parking is available in the street directly outside the property. This is considered acceptable in respect to parking provision, given visitors to Perth travelling are either unlikely to have a vehicle or would have no more than one car, two at the most which would be equivalent to, or less than that of a family or person(s) occupying the residential property. However, this will also be monitored over the 6 month period to determine if this is sufficient and there are no additional pressures on parking in the street eventuating. The number of people permitted to be accommodated will also be addressed through a condition of planning approval, which will also limit parking demand. This is discussed below in regard to the number of bedrooms and people able to stay at the property.

Accommodation

The applicant does not state how many people will be accommodated, however, the property has four bedrooms and the Web site states up to 8 guests. To safeguard residential amenity it is considered necessary to impose a condition of approval which limits the number of people that can be accommodated to 6 adults or 2 adults and 4 children with the maximum number of bedrooms not exceeding 4. This is considered to be more in keeping with the likely number of occupants with residential use of the property (i.e. the R-Codes definition states that a *dwelling* is no more than 6 persons who do not comprise a single family). This number of people (and bedrooms) will be reviewed after a 6 month period and therefore approval is recommended for 6 months only so that the level of activity associated with the accommodation can be monitored. This will be applied as a condition of planning approval.

Management plan

A management plan is required to be submitted as part of the conditions of approval. This is recommended as a condition of planning approval to safeguard amenity in the 6 month period in which the use will be monitored. The Management Plan is to include the following details:

- the owner's contact details (during and after business hours);
- details of how nuisance issues such as noise and anti-social behaviour would be addressed by the owner;
- a fire and emergency response plan;
- car parking;
- the number of people occupying the premises and the number of bedrooms; and
- maximum period of stay.

Conclusion

It is considered that the application can be approved subject to a number of conditions. The most significant being limiting the initial term of the approval to 6 months and the requirement for renewal of the approval on a 12 monthly basis after successful completion of a 6 month trial. This is to ensure the use of the property is not having a detrimental impact on the surrounding residential properties. Other conditions restricting the scale of the accommodation (i.e. limiting the maximum number of guests to 6

adults or 2 adults and 4 children), with only four bedrooms to be used for accommodation purposes are also considered necessary to minimise the potential for issues relating to car parking and noise arising.

In summary, it is considered the applicant has provided suitable justification and clarification with regard to the use to ensure there is no impact on the surrounding residents. However, a 6 month approval period is considered warranted so that the change of use can be closely monitored for any continuing negative impacts, particularly given there has been complaints from neighbours. As this proposal is within a residential area which is already subject to parking and traffic pressures and has dwellings located in close proximity it is considered important that caution be applied to approvals of this nature and that renewals be required every 12 months rather than being granted on a permanent basis. This is considered necessary to ensure monitoring of the use occurs and the expectations of residents in respect to their amenity can be met. It also allows Council to receive feedback on the operation of the business on a regular basis. A number of other conditions in respect to parking, management and signage are also recommended to be imposed.

11.2 OFFICER RECOMMENDATION

That Council exercises its discretion in regard to granting subsequent approval for a change of use from residential to short term accommodation at No. 79 (Lot 255) Sewell Street, East Fremantle for the premises indicated on plans date stamped 21 December 2012 and supporting information date stamped received 17 April 2018 subject to the following conditions:

- (1) Approval is for a temporary period of 6 months only from the date of this development approval.**
- (2) Continuation of the short stay accommodation use after the 6 month approval period has expired will require the submission of a new development approval application for Council's consideration.**
- (3) Hard wired smoke alarms as required by the BCA are to be installed and proof of the instalment is to be provided to the satisfaction of the Chief Executive Officer.**
- (4) Residual Current Devices are to be provided to all power points and lights switches and proof of installation is to be provided to the satisfaction of the Chief Executive Officer.**
- (5) Maximum accommodation is for 6 adults or 2 adults and 4 children based on 4 bedrooms only being provided for guest/occupant accommodation. This is not to be exceeded on any occasion.**
- (6) No more than four (4) bedrooms to be used for accommodation purposes. This is not to be exceeded on any occasion.**
- (7) The contact details (during and after business hours on a 24/7 basis) of the owner and the owner's representative being provided to Council for an emergency contact person immediately within 14 days of the owner being advised of the approval of the Council. If this does not occur the development approval will be revoked by Council.**
- (8) The submission of a Management Plan to the satisfaction of the Chief Executive Officer and the Plan to be approved by the Town. If this does not occur the development approval will be revoked by Council.**
- (9) No occupants' vehicles are to be parked on the Council verge, in or across crossovers due to inadequate or unavailable parking on-site or in the street.**
- (10) No on-site signage is permitted with respect to the application.**
- (11) The approval may be revoked by Council, if any adverse impacts involving noise, anti-social behaviour, breaches of length of stay or the management plan, waste removal, security, parking or privacy control measures for adjoining neighbours are unable to be controlled by the applicant/owner in a timely and effective manner which is to satisfaction of the Chief Executive Officer.**

- (12) The approval is valid for a period of 6 months only from the date of the “Approval to Commence Development” and the applicant is required to seek a renewal thereafter to enable the continuance of the short term accommodation use. During the review of the renewal process, assessment of car parking, noise, vehicle movements, number of occupants, any reports of anti-social behaviour and general management of the property will be undertaken.

Footnote:

The following is not a condition but a note of advice to the applicant/owner:

- (i) A fresh development (planning) approval application is to be made for Council’s consideration at the expiry of the six (6) month temporary approval period should the applicant wish to continue the use;*
- (ii) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site;*
- (iii) A copy of the approved plans as stamped by Council are attached and the use is to conform with the approved plans unless otherwise approved by Council; and*
- (iv) 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”.*

NO. 79 (LOT 255) SEWELL STREET– P026/18- AIR BNB (CATEGORY B)

		54	63			70		62	69		70
		56	65			72	63				72
		58	67			74	65	64	71		74
		60	71			76	67	66	73		76
		62	73			78	69	68	75		78
		64	75			80	71	70	77		80
		64	77			82	75	72	79		82
		68	79			84	77	74	81		84
		70	81			86	79	76	83		86
		72	83			88	81	78	85		88
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		76	87			92	85	82	89		92
		78	89			94	87	84	91		96
		80	91			96	89	86	93		98
		82	93			98	93	88	95		100
		84	99A			100		90	97		102
4	16					102	24	30	32	99	104
							26				
							95				





PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	79 Sewell Street
PROPERTY NAME	N/A
LOT NO	Lot 255
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1898
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 79 Sewell Street is a single storey cottage constructed in timber framing and weatherboard cladding walls with a hipped corrugated iron roof. It is a simple expression of the Federation Bungalow style. The front elevation is symmetrically planned with a central door and hopper light flanked by sidelights and double hung sash windows. The facade features a full width skillion roofed verandah supported on timber posts. The roof features a large capped chimney stack.</p> <p>There are additions to the rear.</p> <p>The place is consistent with the pattern of development in Plympton and</p>

	plays an important role in the pattern of development of a working class suburb.
HISTORICAL NOTES	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.
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	Walls - Timber framed and weatherboard cladding Roof - Corrugated roof sheeting
PHYSICAL SETTING	The residence is situated on level site with a brick and timber picket fence on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 79 Sewell Street is a single storey house constructed in timber framing and weatherboard cladding with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow and it retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The additions to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	No 79 Sewell Street has considerable aesthetic value as a Federation Bungalow. It retains all the characteristics of the period with some loss of detail.
HISTORIC SIGNIFICANCE	No 79 Sewell Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 79 Sewell Street has some social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.
RARITY	No 79 Sewell Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.
CONDITION	No 79 Sewell Street is in good condition.
INTEGRITY	No 79 Sewell Street retains a high degree of integrity.
AUTHENTICITY	No 79 Sewell Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

TOWN OF EAST FREMANTLE
BUILDING APPLICATIONDATE: 21 DEC 2012
BUILDING: 2 0 1 2 1 8 7

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NOTE

ZONE: R25
BUILDING CLASS: CLASS 1
SITE AREA: 509.08m²

AREA SUMMARY

EX RESIDENCE: 155.07m²
(EX ALFRESCO: 16.58m²)

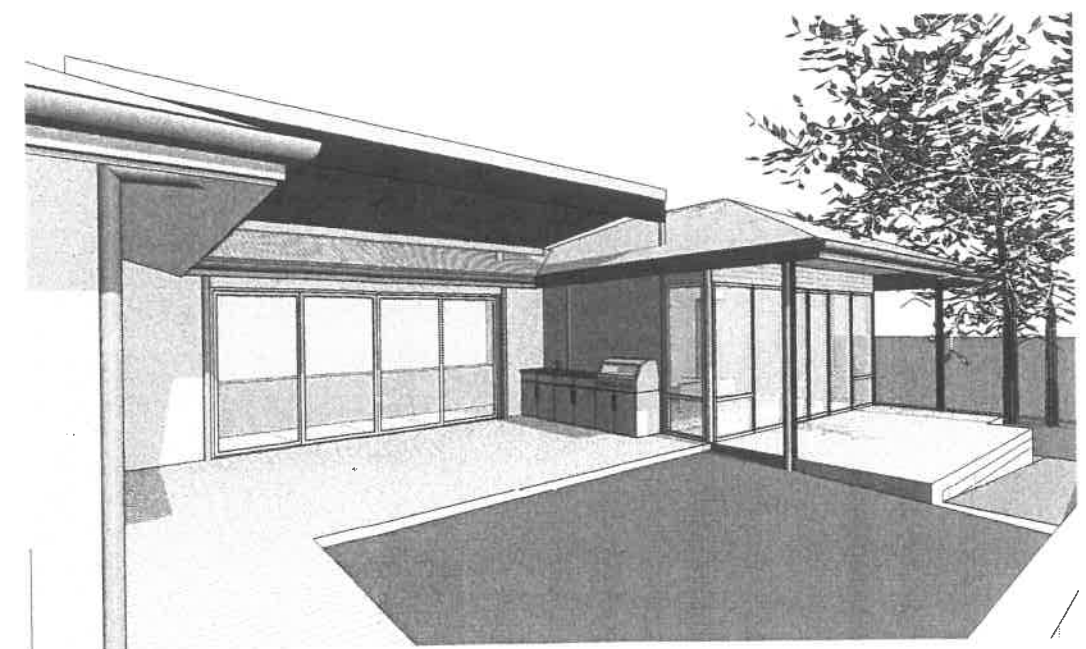
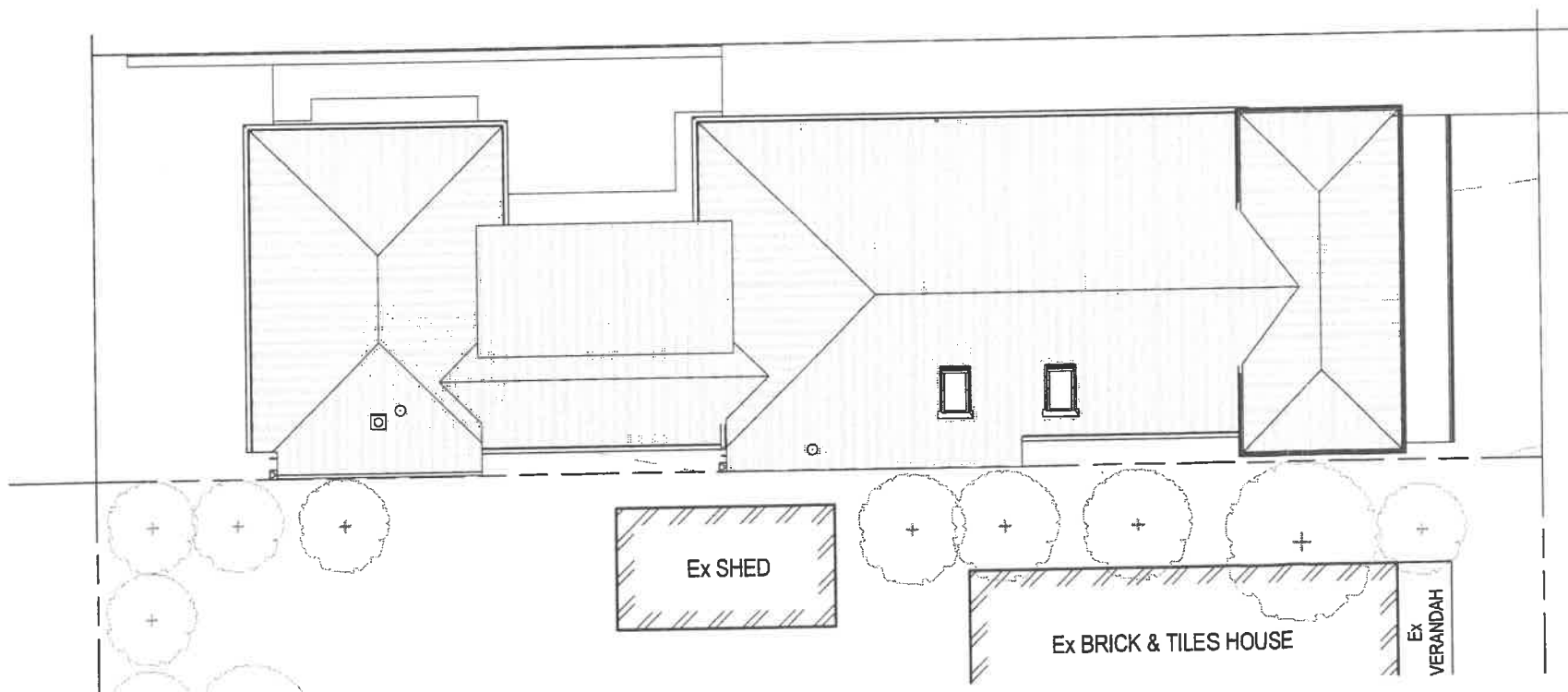
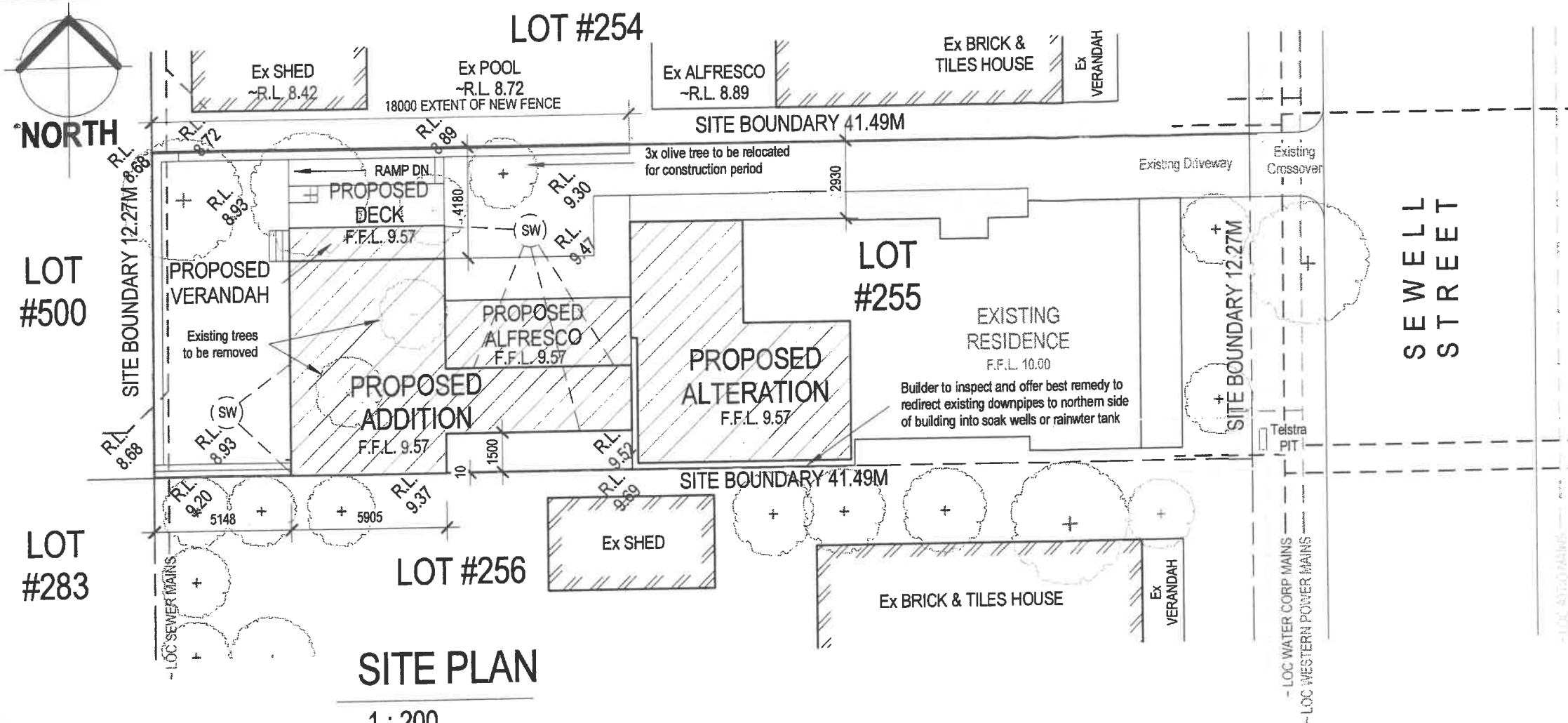
NEW LIVING: 16.58m²
NEW EXTENSION: 63.80m²
NEW ALFRESCO: 18.82m²
NEW DECKING: 18.75m²
SITE COVERAGE: 254.27m² (49.94%)

OVERSHADOW COVERAGE

OVERSHADOW COVERAGE:
- EXISTING: 84.4m² 16.57%
- NEW: 41.14m² 8.08%
TOTAL COVERAGE: 125.54m² 24.66%

STORMWATER

SOAK WELLS: Ø600 x 900mm



REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
F	12.12.21	Engineer Changes	ER	MW	RM
E	12.12.11	Energy Changes	ER	MW	RM
D	12.11.22	Builder Changes	ER	MW	RM
C	12.11.20	Builder Changes	ER	MW	RM
B	12.10.31	Client Changes	ER	MW	RM
A	12.10.18	First Issue	ER	MW	RM

EMPIRE
BUILDING DESIGN
Andre J. Melvick
PO Box 443 Inglewood WA 6150
Ph: (08) 9411 9403
Mob: 0411 039 122
andre@empiredesign.com.au

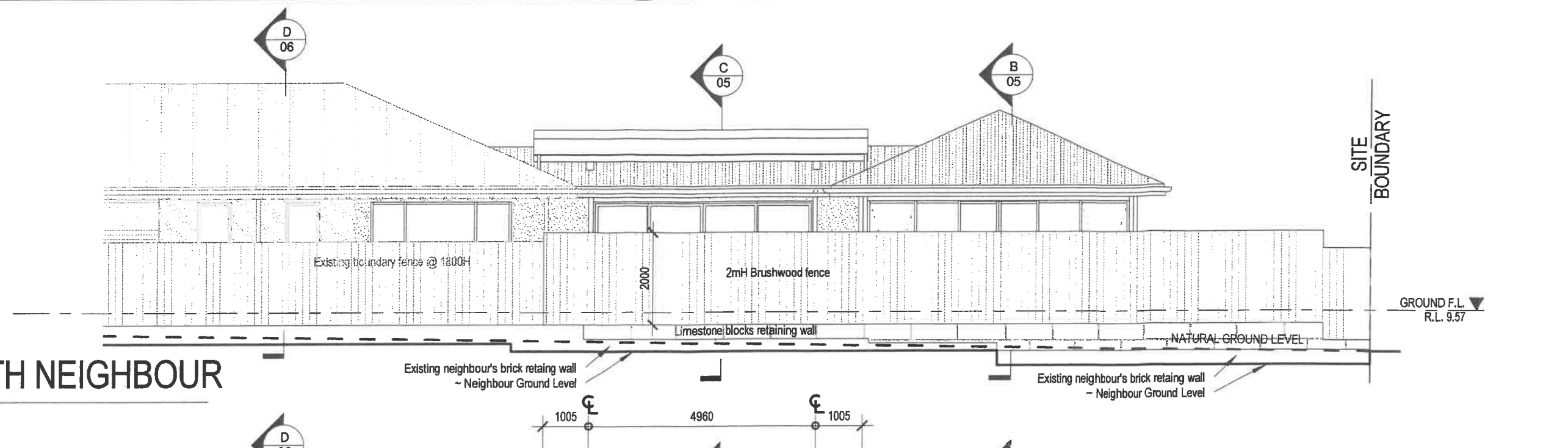
Trans
BUILDING DESIGN
43 Wood Street
Fremantle WA 6150
Ph: (08) 9453 1021
Mob: 0447 177 115
emil@transbuilding.com.au

PROPOSED ADDITION & ALTERATION
79 Sewell Street, East Fremantle WA

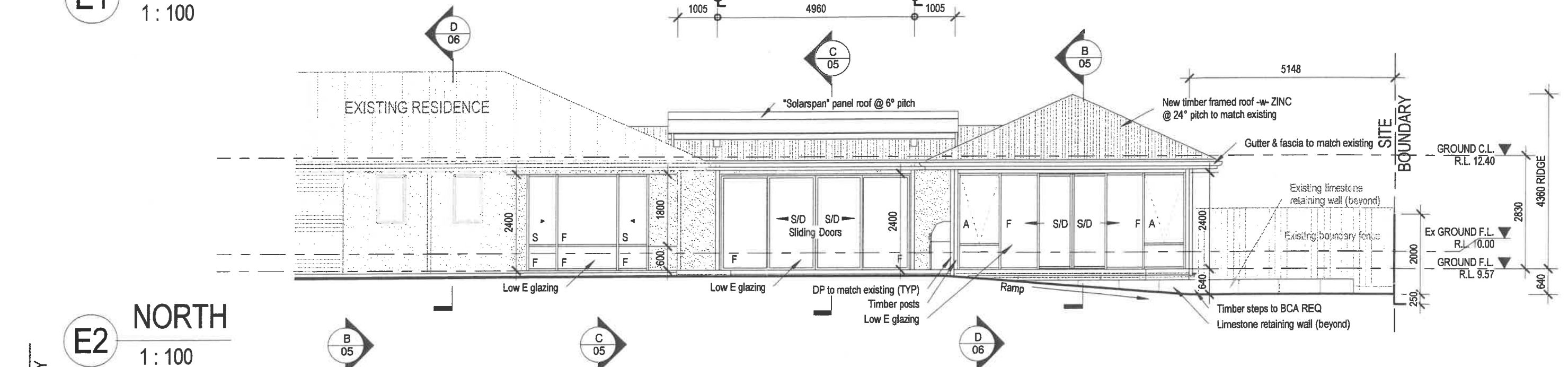
SITE PLAN

BUILDING APPLICATION	SHEET N°
PROJECT N° 703	01
SCALE As indicated	
TD00364F	SHEET SIZE: A3

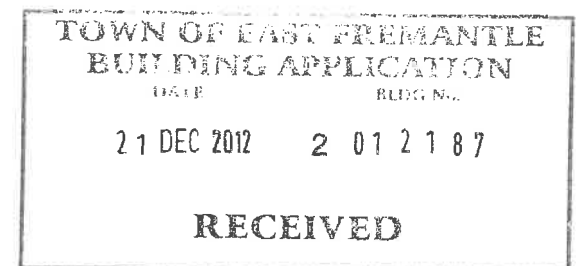
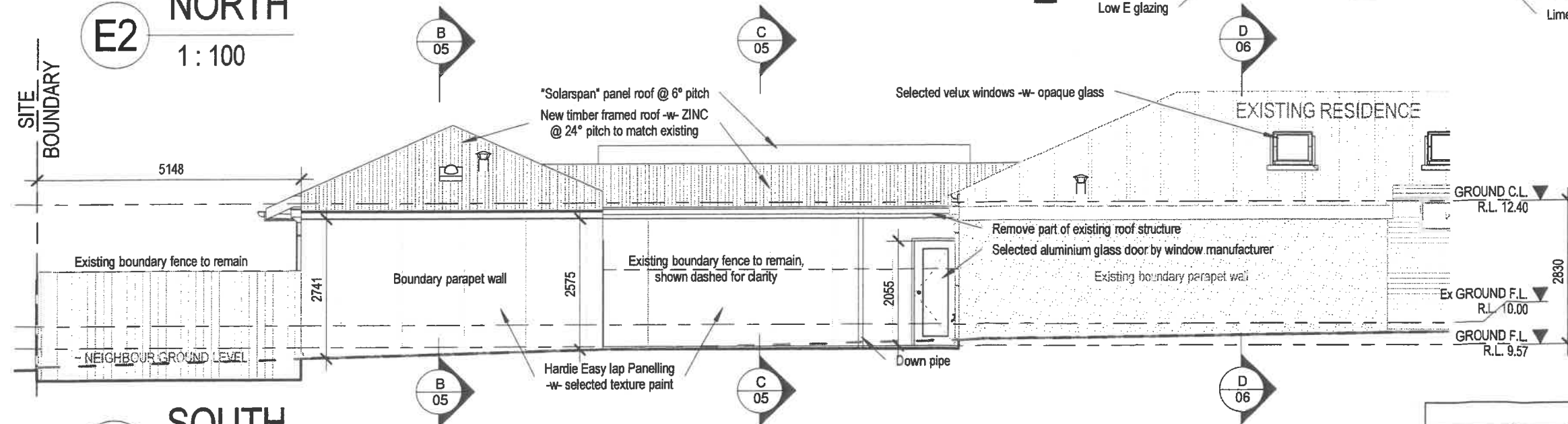
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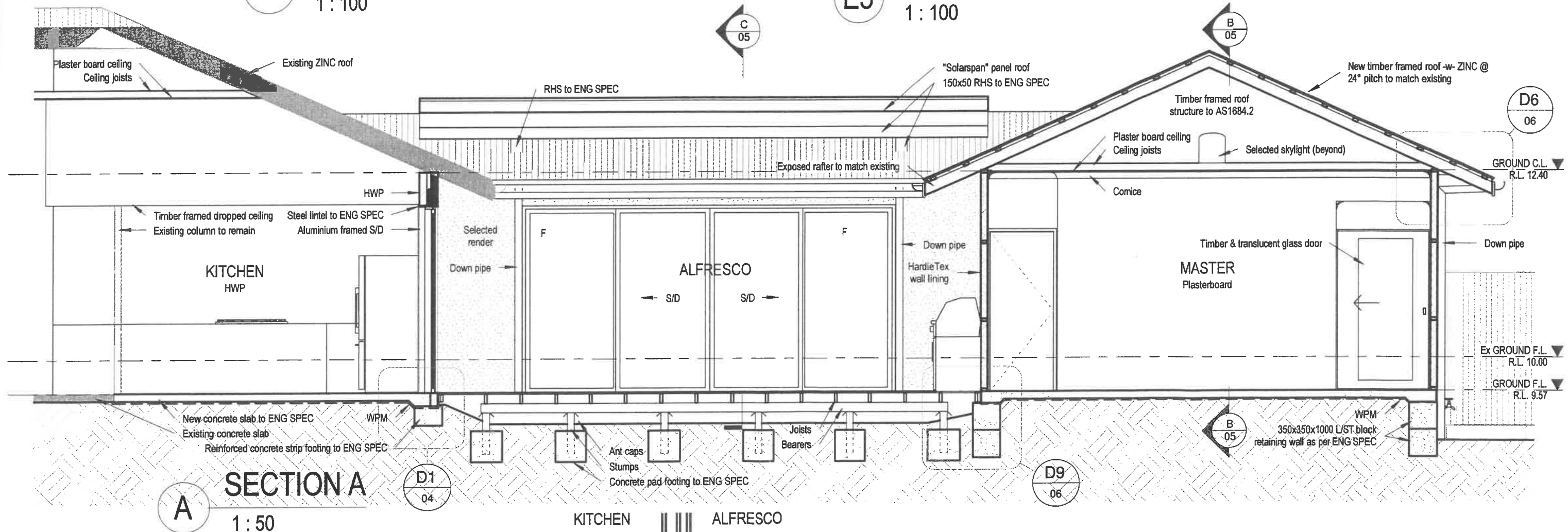
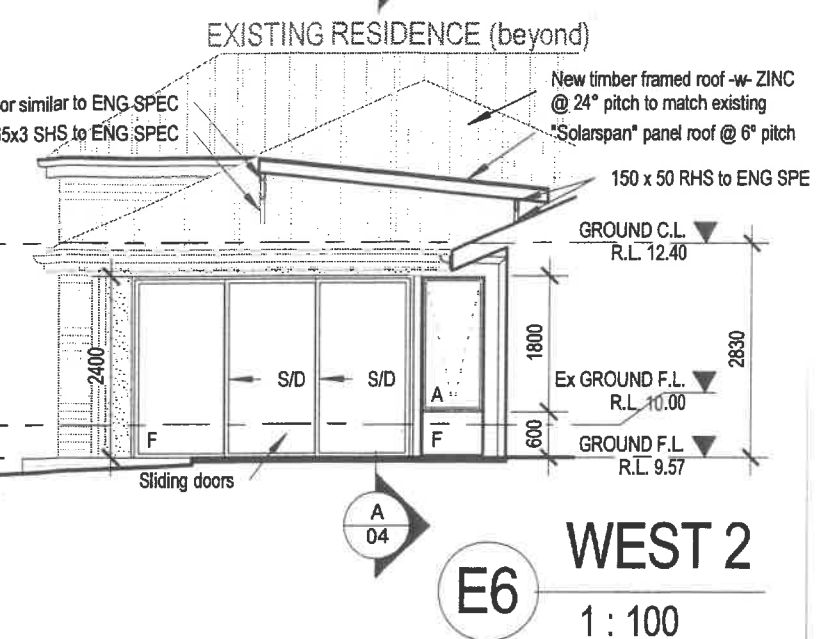
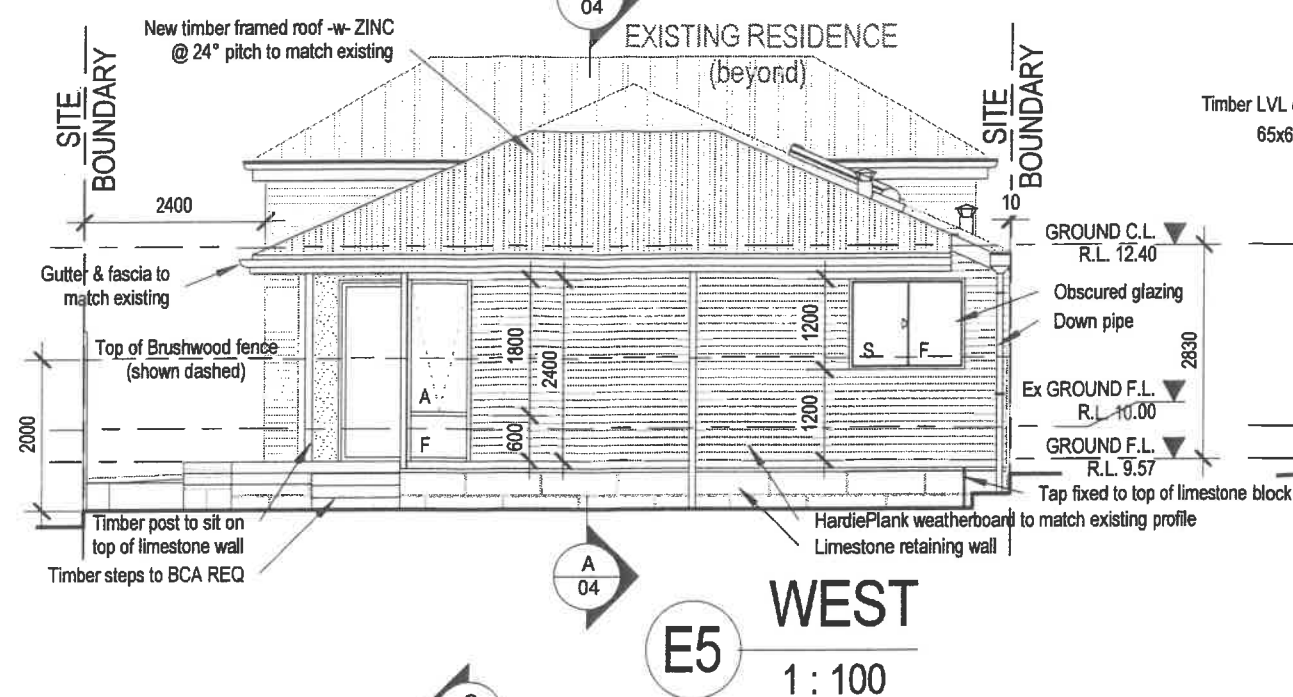
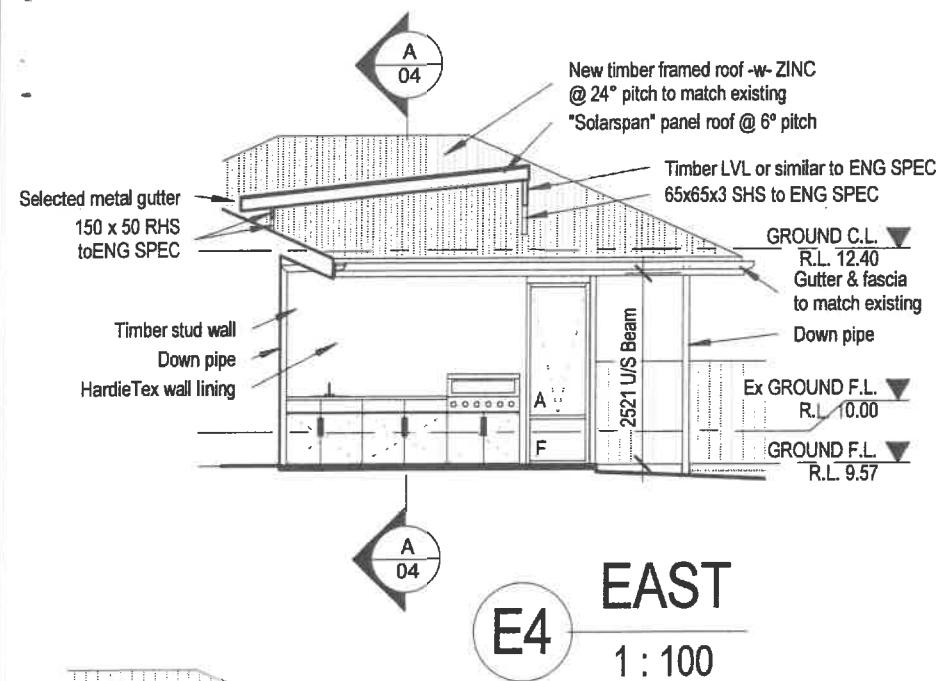
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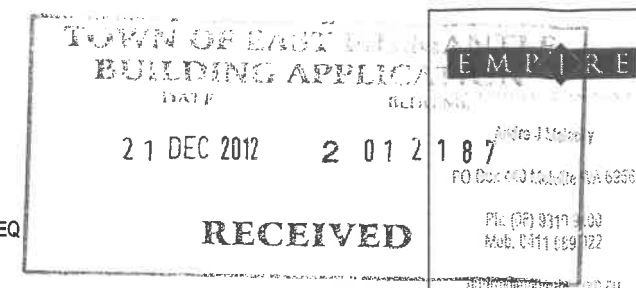
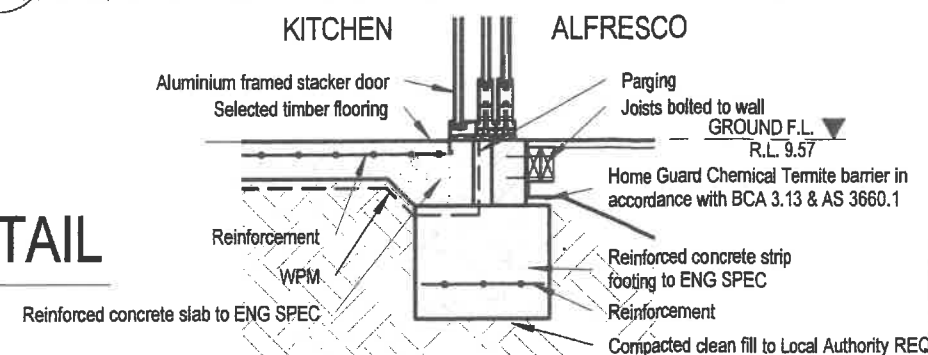
E3 SOUTH 1 : 100



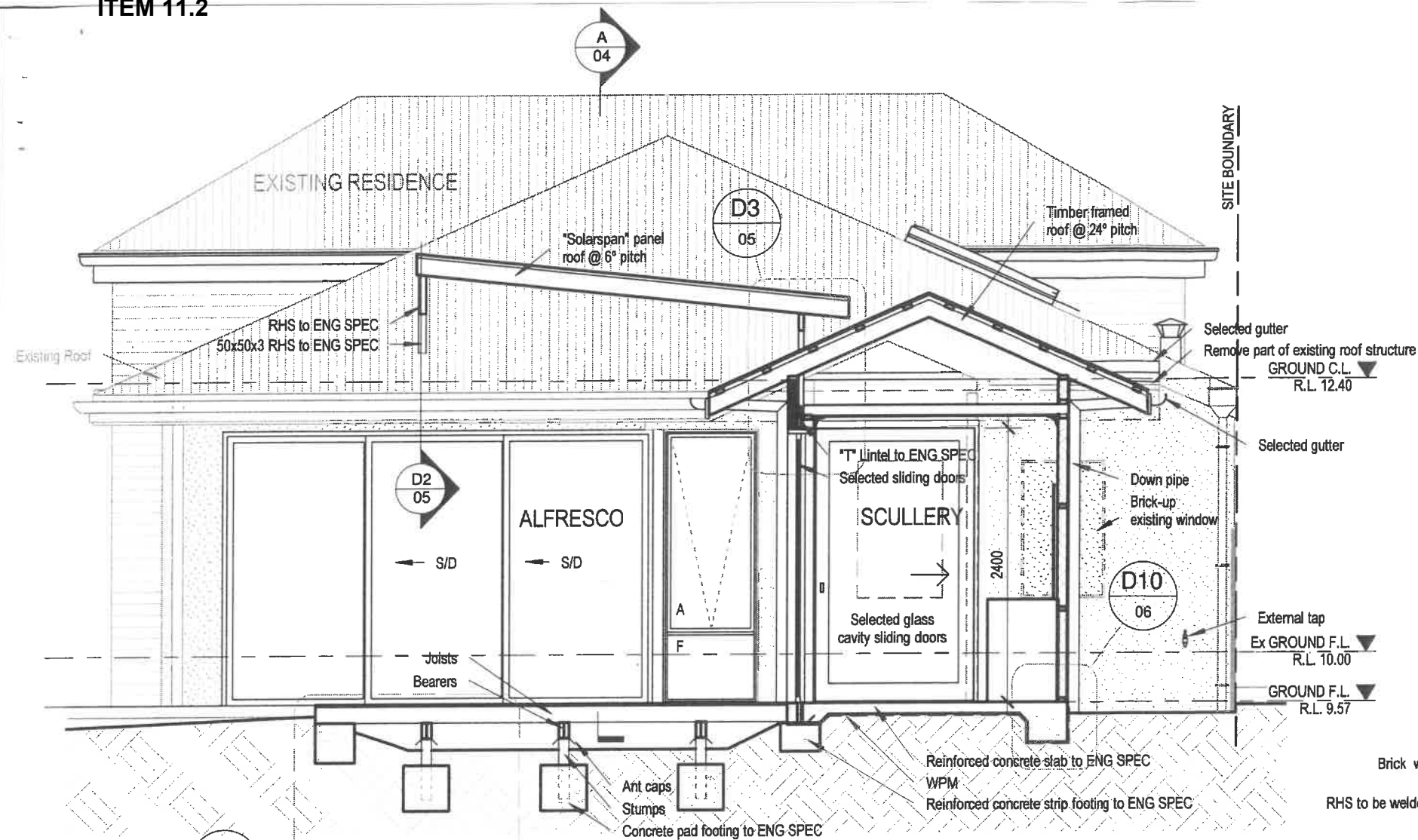
EMPIRE CONSULTING Andre J Melady PO Box 440 Melb, Vic 3196 Ph: (03) 9310 9400 Mob: 0411 189 122 andre@empireconsulting.com.au		Trans 41 Wood Street Fremantle WA 6150 Ph: (08) 9473 1001 Mob: 0447 177 115 andrea@transconsulting.com.au		PROPOSED ADDITION & ALTERATION 79 Sewell Street, East Fremantle WA ELEVATIONS NORTH & SOUTH BUILDING APPLICATION PROJECT N° 703 SCALE 28'100 TD00364F SHEET N° 03 SHEET SIZE: A3	
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D1 FOOTING DETAIL
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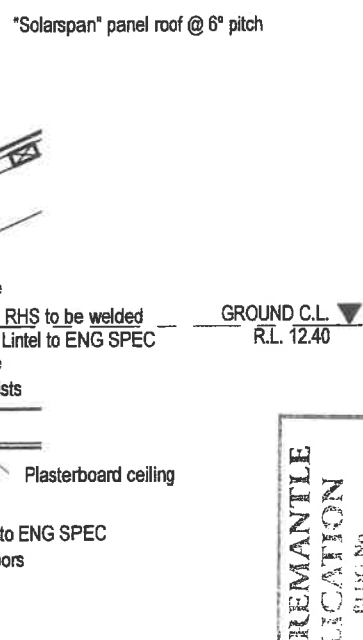


PROPOSED ADDITION & ALTERATION	
79 Sewell Street, East Fremantle WA	
ELEVATIONS EAST, WEST & SECTION A	
BUILDING APPLICATION	SHEET N°
PROJECT N° 703	04
SCALE As indicated	
TD00364F	SIZE: A3

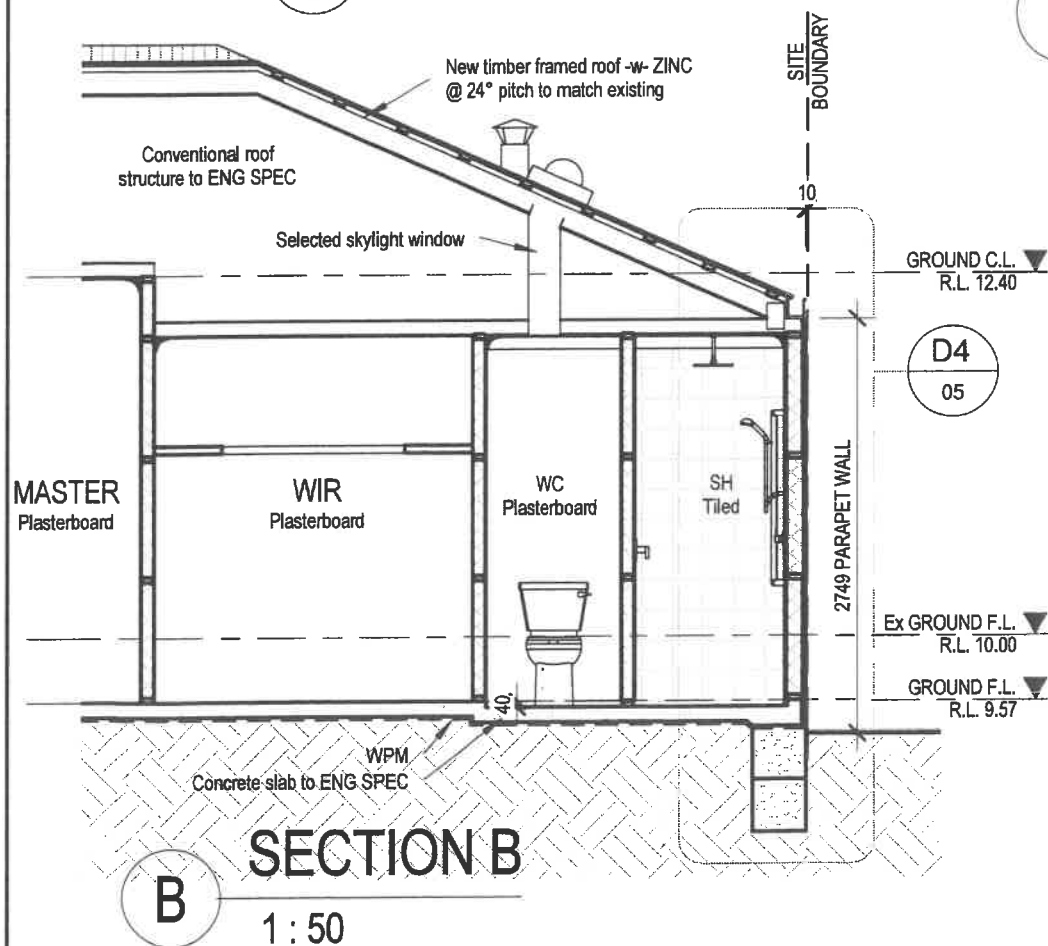


SECTION C
1 : 50

COLUMN DETAIL 1
1 : 20

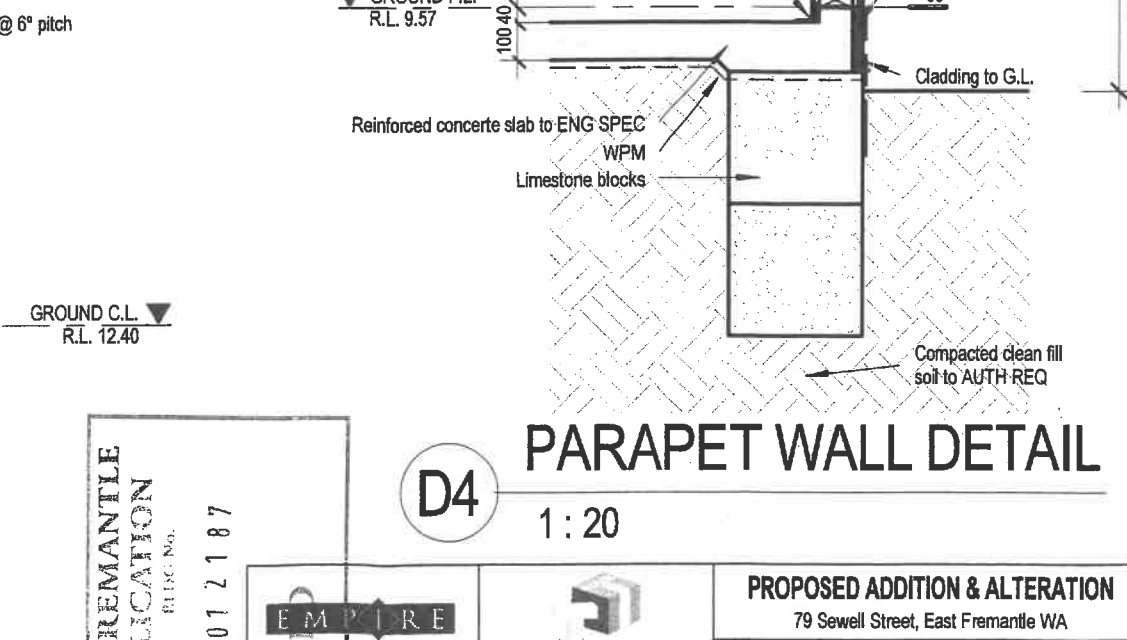


COLUMN DETAIL 2
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SECTION B
1 : 50

COLUMN DETAIL 1
1 : 20



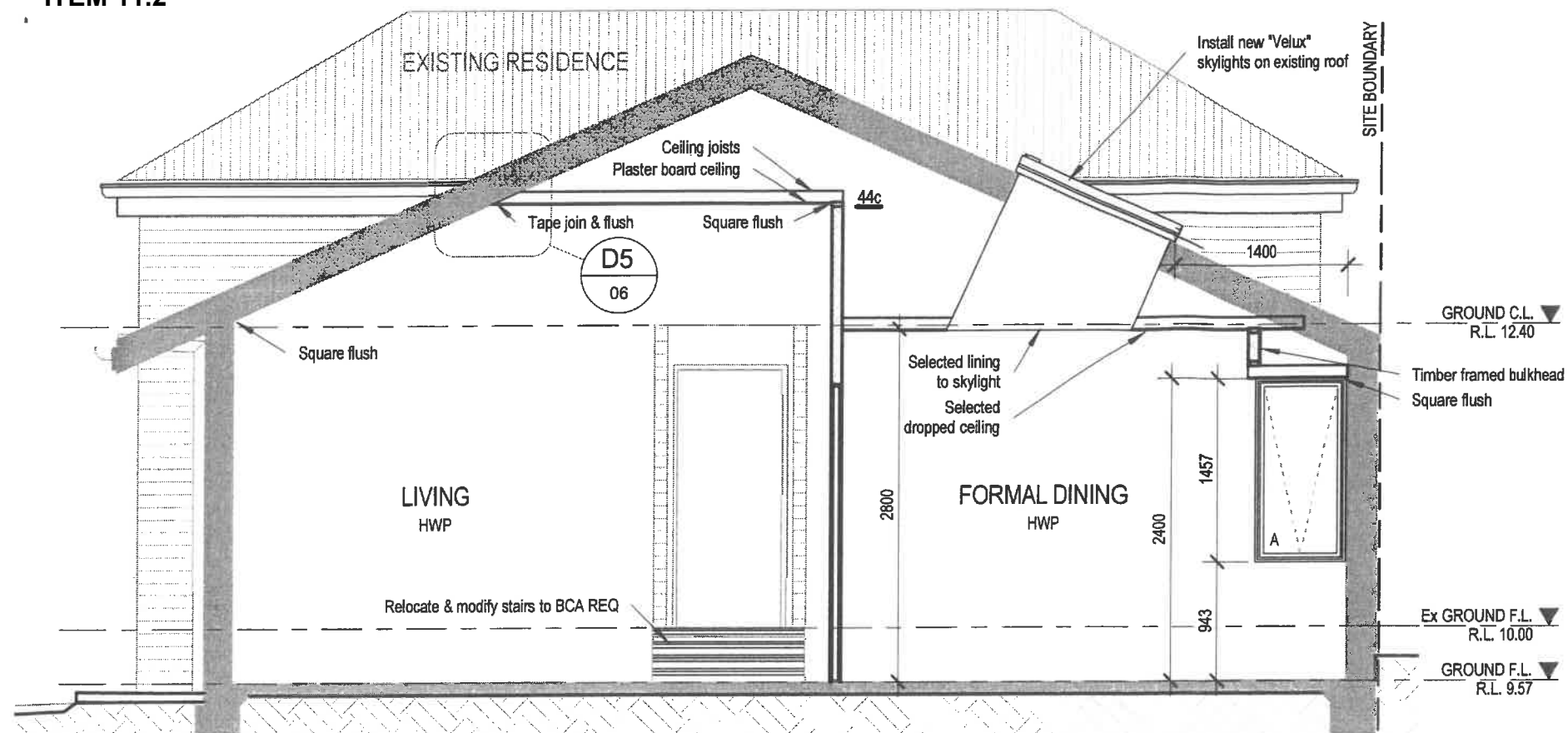
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PLAN OF EAST FREMANTLE
BUILDING APPLICATION
DATE 21 DEC 2012
2 01 2 1 8 7

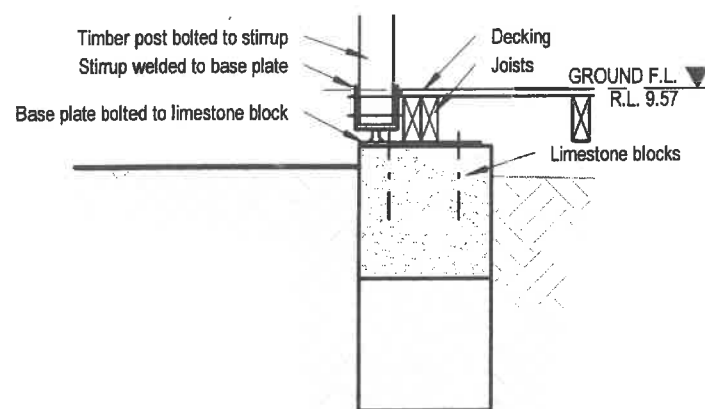
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RECEIVED
21 DEC 2012
2 01 2 1 8 7

Trans
49 Wood Street
Fremantle WA 6160
Ph: (08) 9433 1021
Fax: (08) 9433 1115
enr21@transformation.com.au

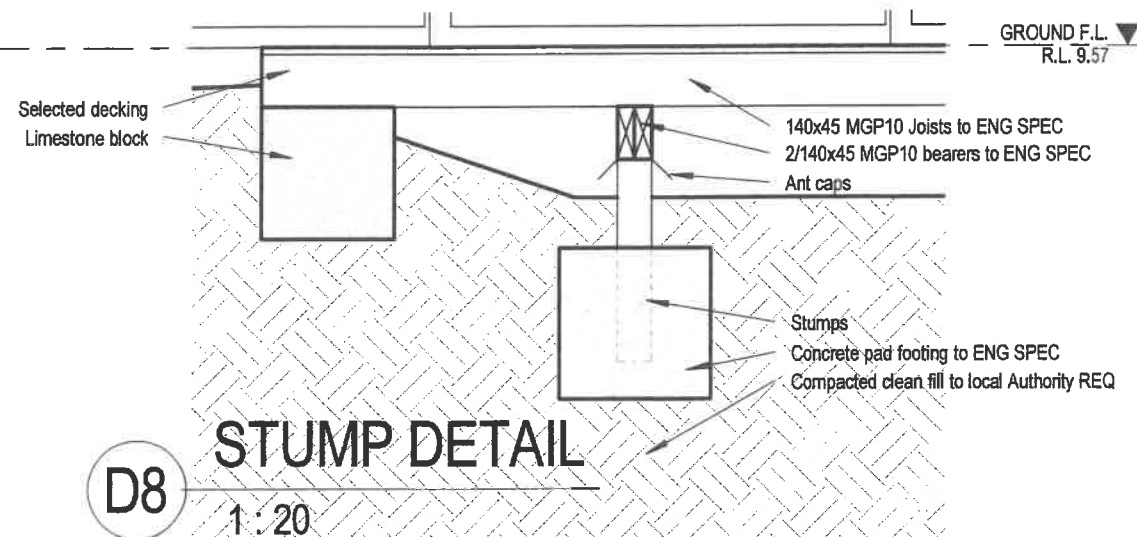
PROPOSED ADDITION & ALTERATION 79 Sewell Street, East Fremantle WA	
SECTIONS B,C & DETAILS	
BUILDING APPLICATION	SHEET N°
PROJECT N° 703	05
SCALE As indicated	
TD00364F	SHEET SIZE: A3



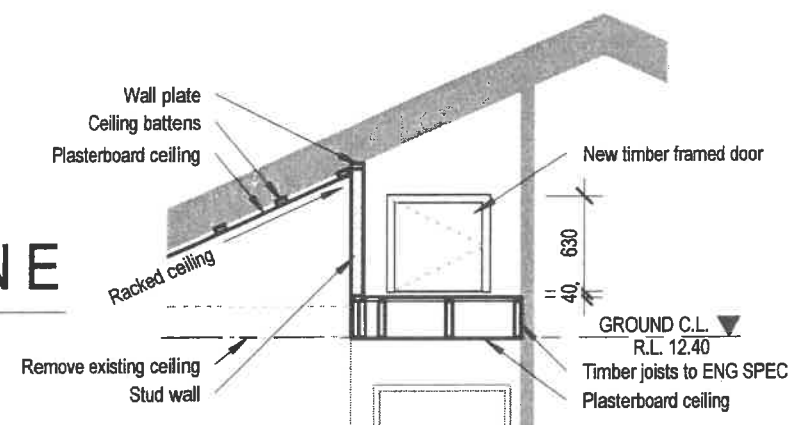
SECTION D

D
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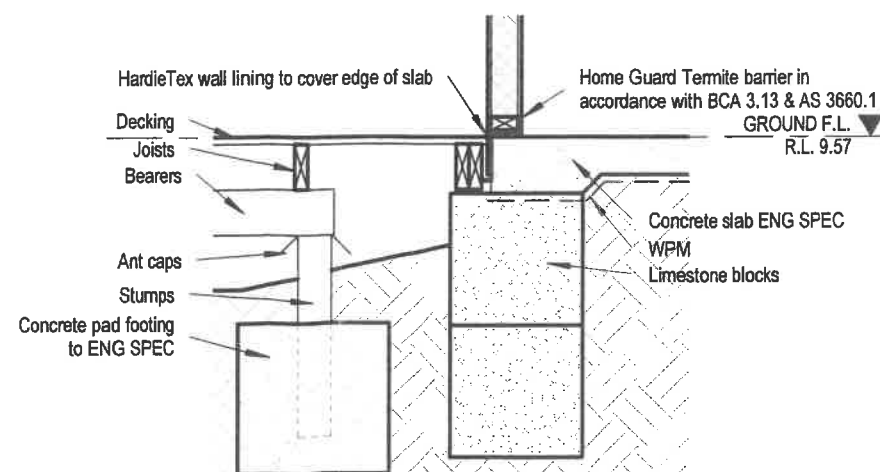
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D7
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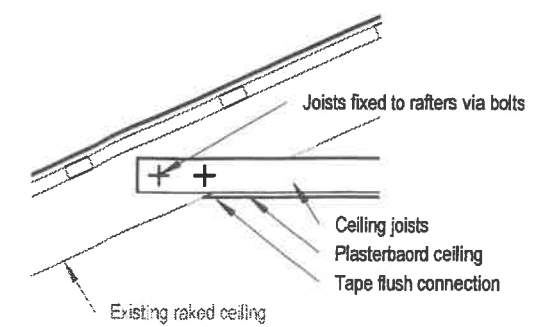
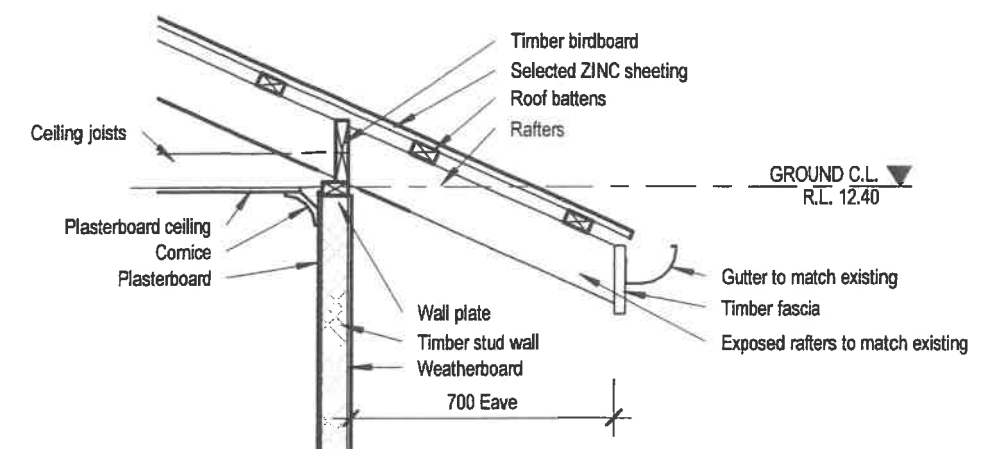
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D8
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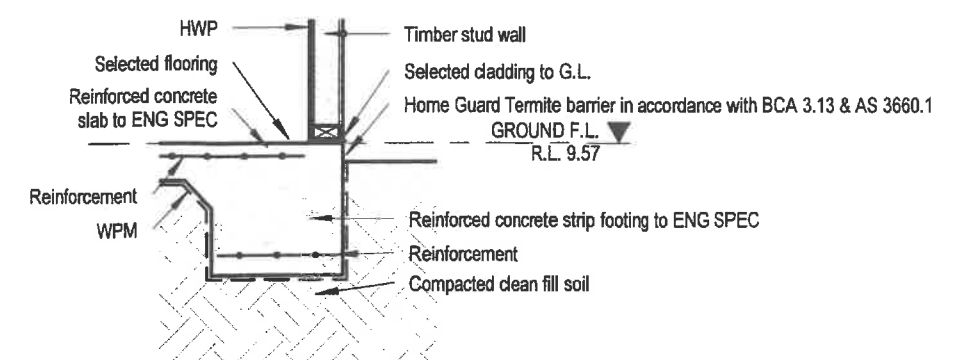
SECTION E

E
1 : 50

FOOTING DETAIL 2

D9
1 : 20D5
CEILING DETAIL
1 : 20

EAVE DETAIL

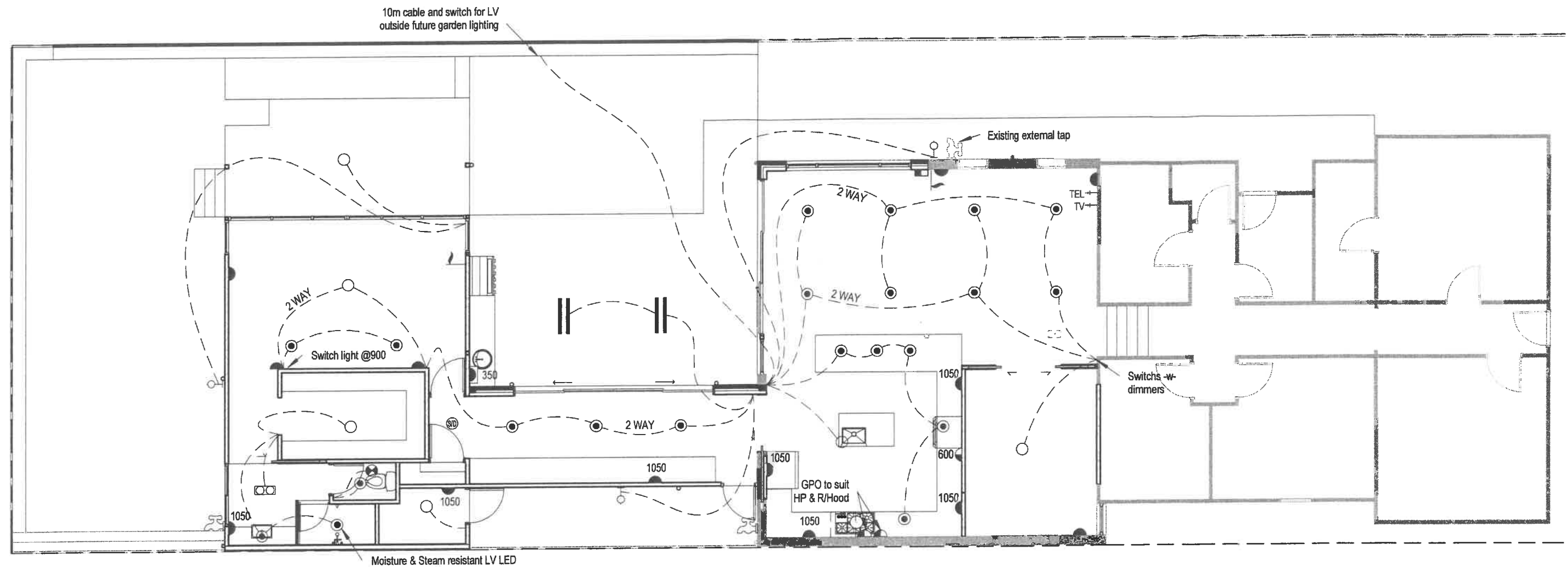
D6
1 : 20

FOOTING DETAIL 3

D10
1 : 20

EMPIRE Building & Construction Andre J. Molek PO Box 410 Malaga WA 6955 Ph: (08) 9410 9400 Mob: 0411 689 922 andre@empirebc.com.au		Trans Building & Construction 41 Wood Street Fremantle WA 6150 Ph: (08) 9433 1721 Mob: 0417 177 115 emd@transbuilding.com.au		PROPOSED ADDITION & ALTERATION 79 Sewell Street, East Fremantle WA SECTIONS D,E & DETAILS	
BUILDING APPLICATION		PROJECT N°		SHEET N°	
TD00364F		703		06	
SCALE		As indicated		SHEET SIZE	
A3		A3		A3	

TOWN OF SEWELL
BUILDING DEPARTMENT
21 DEC 2012 2:01:21 PM
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**ELECTRICAL LEGEND**

SINGLE GPO	5	240v CEILING LIGHT	6	CL VENT	1
DOUBLE GPO	11	WALL LIGHT AFL	3	DIRECT WIRED SMOKE DETECTOR TO AS 3786	1
WEATHERPROOF DOUBLE GPO	1	2-WAY SWITCH	4	GAS BAYONET	2
LV LED	21	IXL Tastic 3 IN 1	1	TV POINT 500 AFL	1
DOUBLE FLUORESCENT LIGHT -W- DIFFUSER	2	2 x HEATER/LIGHT/FAN	1	TV POINT 500 AFL	1
		FLUMED EXHAUST FAN	1	EXTERIOR TAP	2
		WALL VENT	1		

**TOWN OF EAST FREMANTLE
BUILDING APPLICATION**

21 DEC 2012 2 01 21 87

RECEIVED**NOTE**

- ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
- ALL LIGHTS SWITCHES @ 1200 AFL
- WALL LIGHTS @ 2200 AFL
- GPO'S @ 300 AFL UNLESS OTHERWISE NOMINATED
- OVEN HARDWIRED -W- SEPERATE BREAKER 15 Amp SUPPLY

EMPIRE

ELECTRICAL CONTRACTORS

Andre J Malecky

PO Box 440 Melville WA 6005

Ph: (08) 9433 9400
Mob: 0411 899 022

andj@empireelectrical.com.au



Trans

43 Wood Street
Fremantle WA 6150Ph: (08) 9433 1721
Mob: 0417 177 115

enl@transfunding.com

PROPOSED ADDITION & ALTERATION

79 Sewell Street, East Fremantle WA

ELECTRICAL PLAN

BUILDING APPLICATION	SHEET N°
PROJECT N°	703
SCALE	1:100
TD00364F	SHEET SIZE: A3

07

32

11.3 Marmion Street, No. 4 (Lot 2) – Additions and Alterations to Heritage Dwelling, Including Single Carport, Patio and Landscaping Works

Applicant	FHSI Architects Pty
Owner	R M Kendall
File ref	P025/2018; P/MAR4
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	5 June 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan2. Photographs3. Place Record Form4. Applicant's photographs5. Plans date stamped 10 April 2018

Purpose

This report considers a planning application for rear additions and alterations to the heritage dwelling, including a single carport, patio and landscaping works at No. 4 Marmion Street, East Fremantle.

Executive Summary

The extensions to the dwelling are mostly to the rear of the cottage and comprise the following:

- demolition of the rear of the cottage (mostly previous additions);
- addition of a new kitchen, dining, bathroom and bedroom;
- removal of the front verandah enclosure;
- rearrange the front entry to relocate the front door to the end of the verandah return;
- construct a single carport to the western side of the dwelling; and
- construct a patio and other landscaping works to the rear.

The following issues are relevant to the determination of this application:

- lot boundary setbacks – less than required;
- roof pitch – less than the 28° required (additions, patio and carport);
- location of carport – forward of the building line; and
- heritage considerations, including retention of outdoor toilet.

It is considered the variations can be supported subject to conditions regarding protection of the heritage elements of the place (retention of the outdoor toilet), building materials and enclosure of the carport.

Background

Zoning: Residential R20

Site area: 291m²

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

Nil in regard to this application.

Consultation

Advertising

The application was advertised to the surrounding land owners from 13 April to 4 May 2018. One (1) submission was received from an adjoining land owner. The submission stated the following:

- Strongly object to the proposed carport poles and roof of the carport on the property boundary.
- No setbacks proposed - there needs to be setbacks from the fence. The alteration is not supported with that point in mind.
- No problem with the rest of the alteration.

Applicant response

- The proposed carport will be constructed in steel – there will be no fire hazard to the neighbour.
- There is an existing 1650mm high fence along that boundary and an existing open air parking space, therefore:
 - the issue of a car parking there, is the same as is existing regarding noise and amenity to the neighbour;
 - the proposed carport is east of the neighbour with the existing residence at 4 Marmion Street's western wall at about 3.3m in height above floor level and an additional 500mm lower to the carport level at this point. There will be no overshadowing from the carport (from the east) as it will be overshadowed first by the existing house; and
 - the neighbour's house has been built in recent times and to protect its privacy it has a blank wall facing 4 Marmion Street no major windows/openings will be affected by the carport.
- As indicated on the drawings, a security grille is proposed to maintain visual permeability to the street and minimise any adverse impact of the structure to the heritage elevation.

We have taken account of the heritage value of the place in particular reference to the front facade where the original character and authentic fabric of the place is substantially represented. The original west side verandah and entry will be restored. Works to effect closure of the current front door will preserve the existing opening and door frame with a light weight framing and panelling being installed within the existing frame. The weather boards profile will match the type of board commonly used in the period of the original house.

Officer response

The proposed variations from the R-Codes and the Residential Design Guidelines in regard to the location and construction details of the carport are considered addressed in the applicant's response, as such no further changes to the plans are required. It is considered the impact on the amenity of the adjoining neighbour will remain unchanged as the circumstances regarding car parking along this side setback area will not change. Therefore the proposal to construct the carport in this location is supported.

Community Design Advisory Committee (CDAC)

This application was considered at the CDAC meeting of 30 April 2018 and the Committee made the following comments. The applicant's response is provided in italics below the Committee's comments.

(a) The overall built form merits;

- Acceptable built form merit as the development largely consists of internal works, therefore the external of the building is significantly remaining as existing.

(b) The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;

- The Committee has concern over the new window and door impacting on the heritage fabric of the building.

We propose to install a period c1920 external door with top light (glass, obscure to top section of door). The door will have panelling as was customary for doors of that period. This door will be fixed. For all intents and purposes it will look as a front door. The other existing entry door re-installed to the west section of the front verandah will be equally a replica or, if one found, an original door of the period. Planter boxes will be placed in front of the current front door area to direct the visitor to the new entry point (which has also been an original entry point, off the side verandah).

- The Committee seek additional detail regarding the heritage works of the front façade, including materials and design.

Apart from the door, the only changes to the front facade proposed is the re-instatement of two stub columns (see attached photo of the existing columns) to original position on the west portion of the verandah that were removed when that portion of the verandah was enclosed and an aluminium window and framed wall installed. The original brick piers that formed the base of these columns are still in place, built into the latter addition stud wall. The front verandah roofing, timber rafters and edge beam, as exposed to the street, are still in place on the western portion of the verandah but have a lining to the underside. This lining will be removed to match the original as existing on the verandah facing the street.

- Committee has reservations about the proposed removal of the original kitchen wall.

We will provide a photographic record of this wall before and as it is being removed (and other aspects of the building in demolition) and provide a copy of this photographic record to the Council. It is the intention of the client to reinstall the masonry material of the wall in a reconstruction of the rear area landscape design; using the material to erect the proposed wall on the rear western boundary. Whatever this wall is made of, it has been rendered and painted both sides.

- The Committee recommend the retention of the outside toilet. The removal of the toilet will impact on the heritage fabric of the property.

Attached is a further photo of the structure with a plumb-bob and string attached that shows how extreme is the lean of this structure. In my view it will continue to further list and will require demolition unless it is underpinned in a proper structural manner. The structure if retained will not be visible with the proposed additions. The owner has received advice from a builder that the outside toilet was undermined when the foundations for the construction of the house on adjoining property to the north/rear were built. His opinion concurs with mine that the list will continue to a point of collapse.

- Committee seek additional information regarding the original internal designs of the building.

'Internal designs', I am assuming means finishes. Also attached some photos of the interior: there are no original doors in the place but very poor hollow core doors and hardware has been installed. In the portion of the building proposed to be altered and demolished, there are no original skirtings or architraves. The rear additions, including existing kitchen has a concrete floor. Its level differs to that of the interior of the house and the alcove to the east of the kitchen. There are no original light fittings or light switches. Generally architraves and

skirtings, scotias, light fittings and light switches and paint selection represent the character of a period interior. Some skirtings and architraves with top lights remain and will be preserved.

(c) The relationship with and impact on the broader public realm and streetscape;

- Not applicable.

(d) The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;

- Not applicable.

(e) The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;

- The development demonstrates limited resource efficiency and response to climate change by including lightweight materials and stud work.

(f) The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places.

- Not applicable.

Additional CDAC comments

The Committee sought further detail in regard to the internal design of the dwelling as it was originally constructed to assess the impact of the changes proposed. Archived plans were circulated to the Committee and one member responded requiring further detail to be provided in regard to the masonry infill treatment of the new front door and the enclosure of the original front door. This information will be requested to be provided for further assessment at the Building Permit application stage.

Additional Applicant comments

My comments and the design proposal, in relation to the original fabric of the house have been made from my position as a WA and NSW registered heritage architect with 30 years' experience, operating under the procedures of the Barra Charter, as applied across Australia and internationally.

It should be noted that in Australia, the lowest tier are buildings registered on the Local Government Register. Next higher tier are places registered on the State Register and those of highest value, on the National Register. This building is registered in Category 2, on the East Fremantle Local Government Inventory.

It is clear that with the amount of intervention undertaken on the building to date, Council's concern with heritage value is predominantly referenced to the portion of the building seen from the street. In this instance the front facade and verandah. Though not stated clearly in the Council classification, this implies that the heritage value of the place refers to the character of the street, maintaining the heritage value and integrity of the original character of the place in the context of its immediate neighbourhood.

In this regard it should be noted that we are not changing the front of the building or any part of it that is visible from the street but replacing the front door (not the door frame) which itself is not a heritage item. In fact, the proposed alterations will raise the heritage value of the place as the proposal includes restoring the western verandah to its original state.

Officer's Response

The comments of the Committee are noted, however, it is considered the response by the applicant in regard to the heritage matters is considered reasonable with the exception of the outdoor toilet. There have been additions to the cottage and these are noted as not being significant on the Place Record Form as prepared by the Town's heritage consultant. The removal of the rear section of original wall on the western elevation is not ideal, however, there must be some compromises made if additions are to be approved on a lot of this size and other heritage elements are to be retained. It is considered that the overall outcome as a result of the application is acceptable, however, the opportunity to retain the outdoor toilet should not be lost. The dwelling is being restored and renovated which will ensure its longevity and improve its streetscape appeal adding to the heritage character of the Precinct. Conditions of approval are recommended to ensure retention of the outdoor toilet and acceptability of building materials and the carport gate. A photographic record of the kitchen wall to be removed and other demolition works should be provided to the Town and should be imposed as a condition of approval to ensure this is received before the Building Permit is issued.

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

LPS No. 3 Heritage List

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016 (as amended)

Municipal Heritage Inventory - 'B' Category – Federation Bungalow c1904

Fremantle Port Buffer Zone - Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitate sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 Plan and advocate for improved access and connectivity.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

- 4.1 *Conserve, maintain and enhance the Town's open spaces.*
- 4.1.1 *Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.*
- 4.1.2 *Plan for improved streetscapes parks and reserves.*
- 4.2 *Enhance environmental values and sustainable natural resource use.*
- 4.2.1 *Reduce waste through sustainable waste management practices.*
- 4.3 *Acknowledge the change in our climate and understand the impact of those changes.*
- 4.3.1 *Improve systems and infrastructure standards to assist with mitigating climate change impacts.*

Site Inspection

May 2018

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Design Element	Required	Proposed	Status
Street Front Setback Dwelling: Carport:	6.0m Aligned with front façade setback	As existing in regard to dwelling	A D
Lot boundary setbacks	<ul style="list-style-type: none"> • trellis structure – 1.0m • carport – 1.0m • patio – 1.0m • dwelling – 1.5m 	<ul style="list-style-type: none"> • trellis structure – ~100mm • carport – nil • patio – 900mm • dwelling – 1.3m 	D
Open Space	50%	~55%	A
Outdoor Living	30m ²	~60m ²	A
Car Parking	1	1	A
Site Works	Less than 500mm	Less than 500mm	A
Visual privacy setback	Rooms ≤0.5m above NGL	Rooms ≤0.5m above NGL	A
Overshadowing	≤25%	≤25%	A
Drainage	On-site	To be conditioned	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings (carport and patio)	D
3.7.7 Building Setbacks and Orientation	D
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A

3.7.11 Front Fences	A
3.7.12 Pergolas	A
3.7.13 Incidental Development Requirements	A
3.7.14 Footpaths and Crossovers	A
3.7.18.3 Garages and Carports	D
3.7.15-20 Precinct Requirements	A

Building Height (R-Codes)	Required	Proposed	Status
Wall height (R-Code)	6.0m	3.4m	A
Ridge height (R-Code)	9.0m	3.7m	A

The proposal comprises an extension attached to the rear of the cottage, a single carport, patio and other landscaping works to the rear garden. There are a number of matters of non-compliance with the R-Codes, however, the impact on amenity for surrounding lots is considered minimal and as such supportable. The areas of non-compliance and matters requiring conditions of approval are discussed below.

Lot Boundary Setbacks

The non-compliance with lot boundary setbacks is supportable as the reduced setbacks are considered to have minimal impact on the residential amenity of the surrounding lots. The non-complying setbacks are mostly related to the extension of the building on a narrow lot and the location of the carport on the boundary. The 'Design Principles' of the R-Codes are considered satisfied in all instances as the additions, patio and carport do not unnecessarily contribute to building bulk on the adjoining lots, add to overshadowing and landscaping and adequate outdoor living areas have been provided. None of the structures exceed the building heights permitted.

Carport

Under the Residential Design Guidelines carports should be incorporated into and compatible with the design of the dwelling. In this case the carport is proposed to be marginally setback from the main façade of the dwelling (i.e. 700mm), however, it is forward of the furthestmost setback building line (i.e. 3.5m). In this circumstance this is only a small section of the front façade so the carport will not appear to protrude forward of the building line. The proposed gate is an open grille which also adds to the permeability of the structure and would have the least impact on the heritage dwelling and the property overall. It is, however, recommended that the carport not be enclosed, on any side, or a solid garage door installed given its position on the street front and a condition of approval in this regard is recommended. The details of the 'Rollaggrille' carport gate should also be imposed as a condition of approval to ensure the visual permeability and aesthetic appearance of the gate is in keeping with the heritage status of the property.

Roof pitch

The roof pitch of the addition, patio and carport is non-compliant with the Residential Design Guidelines, however, in this circumstance the preference is for the design of the additions and the outbuilding to be distinct from and not replicate the design elements of the original dwelling, so the pitch variations are supported and considered to be in accordance with Burra Charter principles. The roof pitch of the carport is considered acceptable as it minimises the bulk of the structure on the streetscape, particularly as it is forward of the building line and within the side setback area. The low pitched skillion roof of the addition also minimises the bulk of the additions for surrounding properties.

Heritage

The dwelling is categorised as Category 'B' on the Heritage List of the Planning Scheme. Overall the proposal is considered to acknowledge the heritage value of the property and in the main the variations

from the R-Codes and the Residential Design Guidelines are considered to be of no significance for the neighbouring heritage properties, or are acceptable in respect to extension and renovation of the heritage property.

The dwelling still maintains the same presence and appearance as far as the streetscape is concerned and the additions which will be partly visible behind the original house are not considered intrusive as far as the streetscape is concerned. The carport is a minimal structure which does not add considerable bulk to the dwelling and will remain visually open with a grille type gate.

The applicant has proposed demolition of the outdoor toilet (positioned along the rear fence line in the north east corner of the lot), however, this is not considered acceptable. The Town's approach is that where these structures are in locations where they can be kept then they should be retained, notwithstanding there may be structural stability issues. It is considered the structural integrity of the toilet should be maintained. In this case the toilet is located on the rear boundary and can be retained if the new bedroom addition is reduced in length by approximately 500mm. The bedroom dimensions are proposed to be 4.8m(L) x 3.3m(W). If the bedroom size is considered too small after a reduction in length then it is possible to consider widening the bedroom toward the west. The applicant argues the toilet has no function as it has been disconnected, however, it could serve a function by providing garden storage.

Details of materials and finishes in regard to the addition, patio and the carport will be requested at Building Permit stage to ensure the Town is satisfied with the materials to be used. Also, a number of conditions of approval are recommended in regard to protecting the heritage elements of the site (e.g. detail of wall treatments, replacement of front door and retention of the outdoor toilet and a photographic record of the kitchen wall to be removed).

Conclusion

The application is supported as the proposed works are not considered to have a detrimental impact on the amenity of the heritage place or the surrounding properties. The additions and alterations are of a scale that is respectful of the heritage dwelling, the existing streetscape and the Plympton Precinct. The application for the additions and alterations to the dwelling including the carport and patio is therefore recommended for approval subject to conditions related to heritage, in particular retention of the outdoor toilet, enclosure of the carport and carport gate and building materials and details regarding finishes.

11.3 OFFICER RECOMMENDATION

That Council grant development approval and exercise its discretion in regard to the following:

- (i) Clause 5.1.3 – Lot Boundary Setback of the Residential Design Codes of WA to permit a lot boundary setback of less than:**
 - (a) 1.0 metre from the northern boundary for the trellis;**
 - (b) 1.0 metre from the western boundary for the carport;**
 - (c) 1.0 metre from the western boundary for the patio; and**
 - (d) 1.5 metres from the eastern boundary for the dwelling;**
- (ii) Clause 3.7.8.3 - Roof Form and Pitch of the Residential Design Guidelines 2016 to permit a roof pitch and form of less than 28° for the dwelling, carport and patio; and**
- (iii) Clause 3.7.16.3.3 – Garages, Carports and Outbuildings of the Residential Design Guidelines 2016 to permit a carport forward of the building line,**

for additions and alterations to the existing dwelling including a single carport, patio and landscaping works at No. 4 (Lot 2) Marmion Street, East Fremantle, in accordance with the plans date stamped received 10 April 2018, subject to the following conditions:

- (1) The outdoor toilet is not to be demolished. It is to be retained and maintained to the satisfaction of the Chief Executive Officer. The retention and maintenance of the outdoor toilet is to be indicated on the drawings to the satisfaction of the Chief Executive Officer submitted with the Building Permit application.
- (2) Photographic detail and record of the kitchen wall and all other aspects of the demolition to be removed to be provided to the Town to the satisfaction of the Chief Executive Officer prior to the submission of a Building Permit application.
- (3) Further detail required in regard to the masonry infill treatment of the new front door and the infill treatment of the original front door to be provided to the satisfaction of the Chief Executive Officer at Building Permit application stage.
- (4) Solid enclosure of the carport on any side or the installation of a solid garage door is not permitted without the further approval of the Council being obtained.
- (5) Details of the 'Rollagril' carport gate being provided at Building Permit application stage to ensure the visual permeability and aesthetic appearance is to the satisfaction of the Chief Executive Officer.
- (6) The crossover is not to exceed a width of 3.0 metres as required under Council's Residential Design Guidelines 2016.
- (7) The details of construction materials, colours and finishes to be used for the dwelling, patio and carport to be to the satisfaction of the Chief Executive Officer and to be submitted at Building Permit application stage.
- (8) If requested by Council within the first two years following installation, the metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (9) The works are 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 Council's further approval.
- (10) The proposed works are not to be commenced until Council has received an application for a Demolition Permit and a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (11) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (12) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (13) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (14) 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 Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without

limitation any works associated with the proposal) which are required by another statutory or public authority.

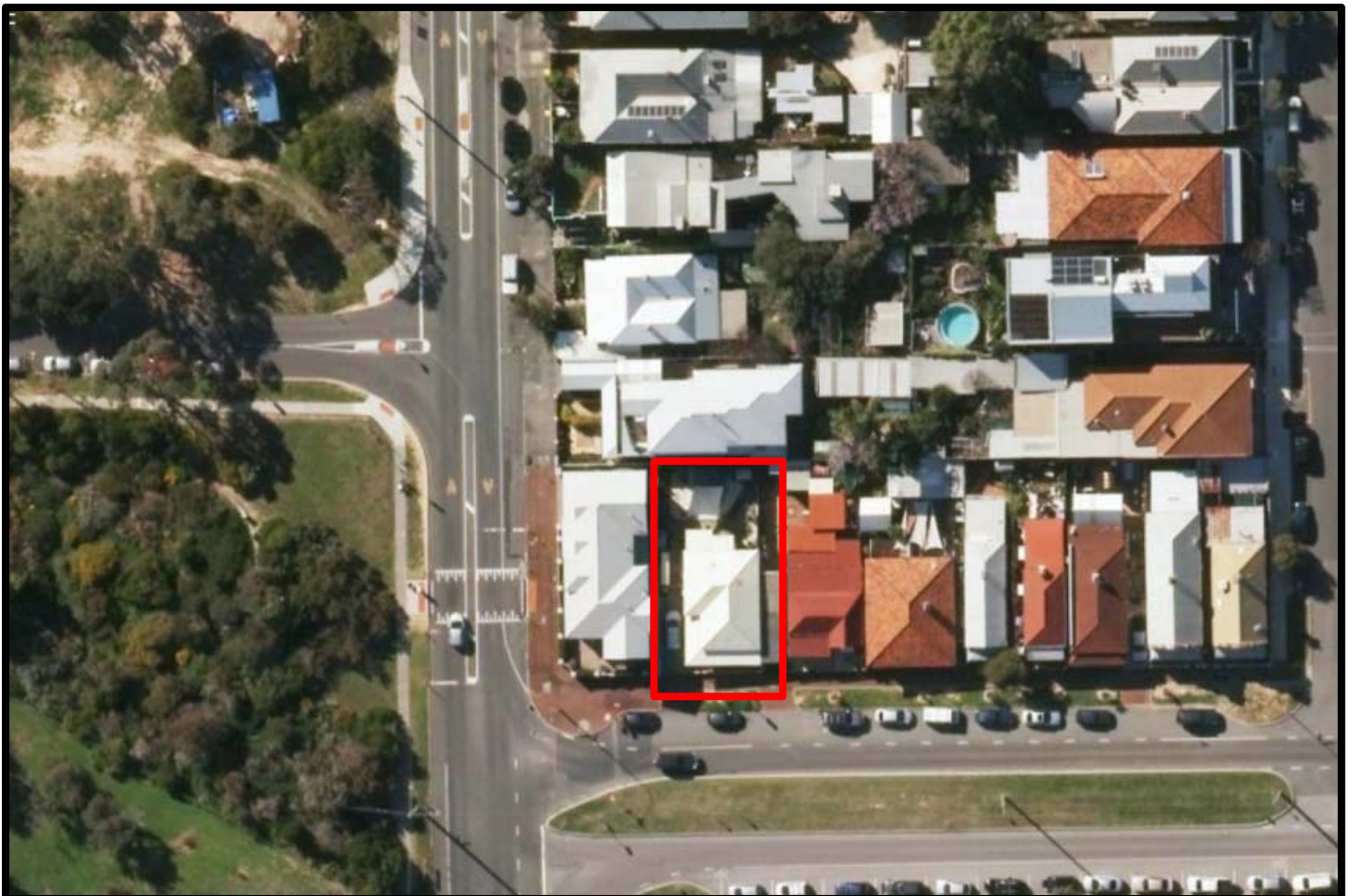
- (15) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) 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.*
- (iii) 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.*
- (iv) 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).*
- (v) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vi) 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".*

NO. 4 (LOT 2) MARMION STREET– P025/18- ALTERATIONS AND ADDITIONS (CATEGORY B)





PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	4 Marmion Street
PROPERTY NAME	N/A
LOT NO	Lot 2
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1904
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 4 Marmion Street is a single storey house constructed in rendered masonry with a hipped corrugated iron roof. It is a simple expression of the Federation Bungalow style with later modifications. The front elevation is asymmetrically planned with a full width return skillion roofed verandah. The verandah is supported on Tuscan columns set on brick piers. The verandah treatment and rendering to the walls are later modifications. The entry door is offset and flanked by a double hung sash window.</p> <p>There are additions to the rear.</p>

	<p>The place is consistent with the pattern of development in Plympton and plays an important role in the pattern of development of a working class suburb.</p>
HISTORICAL NOTES	<p>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.</p>
OWNERS	<p>Unknown</p>
HISTORIC THEME	<p>Demographic Settlements - Residential Subdivision</p>
CONSTRUCTION MATERIALS	<p>Walls - Rendered masonry Roof - Corrugated roof sheeting</p>
PHYSICAL SETTING	<p>The residence is situated on a sloping site with a low rendered masonry fence at the lot boundary.</p>
STATEMENT OF SIGNIFICANCE	<p>No 4 Marmion Street is a single storey house constructed in rendered masonry with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow and it retains a moderate degree of authenticity and a high degree of integrity.</p> <p>The additions to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	<p>No 4 Marmion Street has considerable aesthetic value as a typical Federation Bungalow. It retains all the characteristics period of the period with some loss of detail.</p>
HISTORIC SIGNIFICANCE	<p>No 4 Marmion Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.</p>
SCIENTIFIC SIGNIFICANCE	<p>N/A</p>
SOCIAL SIGNIFICANCE	<p>No 4 Marmion Street has some social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.</p>
RARITY	<p>No 4 Marmion Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.</p>
CONDITION	<p>No 4 Marmion Street is in good condition.</p>
INTEGRITY	<p>No 4 Marmion Street retains a high degree of integrity.</p>
AUTHENTICITY	<p>No 4 Marmion Street retains a moderate degree of authenticity.</p>
MAIN SOURCES	

**INTERIOR – PHOTOGRAPHS 4 MARMION STREET
MAY 2018**



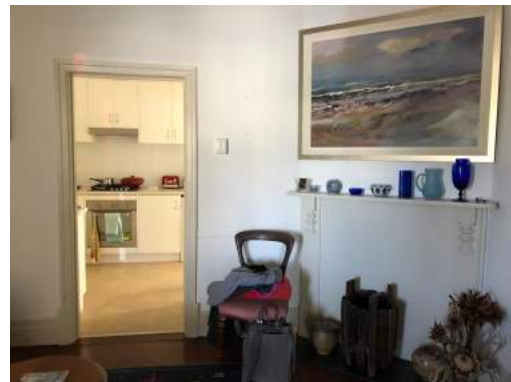
existing front door – latter addition



existing original kitchen stove to be preserved



Existing side door to be used as external
Panel to proposed blocked front door



original living room fireplace blocked
original plasterboard ceiling, light rose and scotias
are latter day additions



typical joinery to be retained
including top light to front door



typical existing hollow core plywood internal door



west verandah to be restored



typical front verandah column to be replicated in re-instatement of western verandah



existing wc –
string-line with ss plum-bob shows list of wc about 15deg.
Blue wall in background: adjoining two storey house wall built on north/rear boundary of 4 Marmion Street.



4 Marmion Street – South / Street Elevation – looking North



4 Marmion Street rear – looking South – rear additions to be demolished



4 Marmion Street rear – looking West – brick boundary fence (pink) & neighbour house



4 Marmion Street rear – looking North – colorbond boundary fence & neighbour house



4 Marmion Street rear – looking East – limestone and colorbond fence



South Elevation - Marmion Street

1

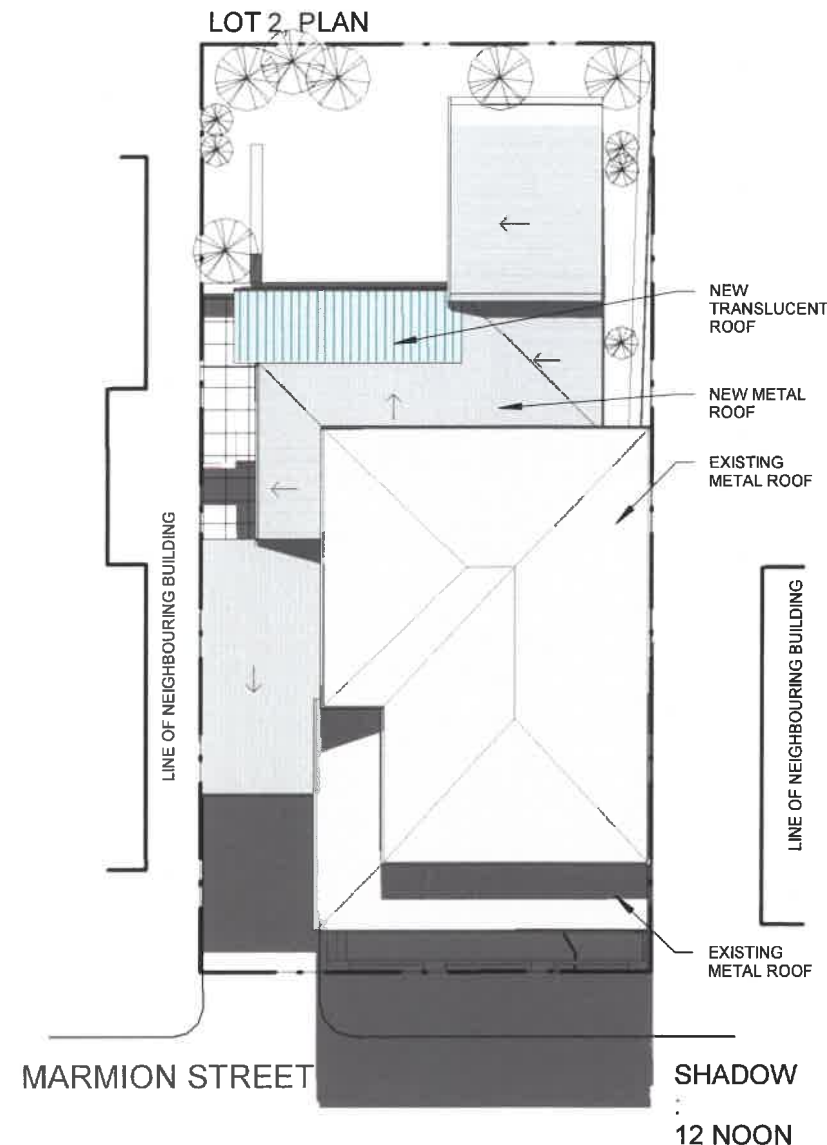
1 : 100



North Elevation

2

1 : 100



Site

3

1 : 200

PROPOSED ALTERATIONS & ADDITION TO RESIDENCE

4 MARMION STREET, EAST FREMANTLE
for Ms R. KENDALL

ELEVATIONS

Date	09APR2018
Drawn by	CDH
Checked by	SI

SCALE As indicated on A3

SHEET

SK02



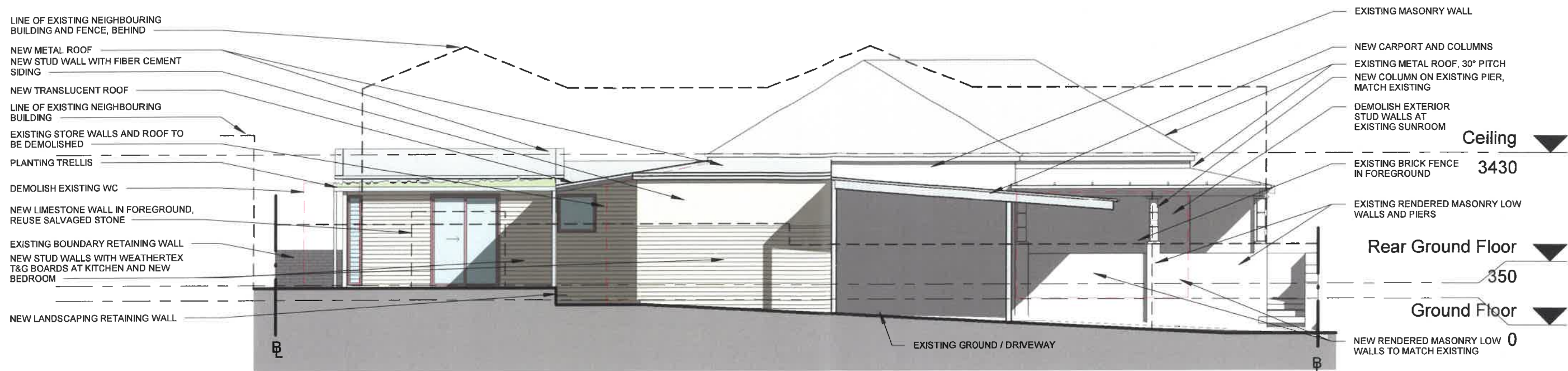
FHSI Architects Pty.

417 Oxford Street, Mount Hawthorne, WA 6016
Telephone (08) 9430 6811
Studio 10, 17 Thurlow Street, East Redfern, NSW 2016
Telephone (02) 9690 0555
E-Mail Address: sia_architects@westnet.com.au

Project number
1802

51 Architects

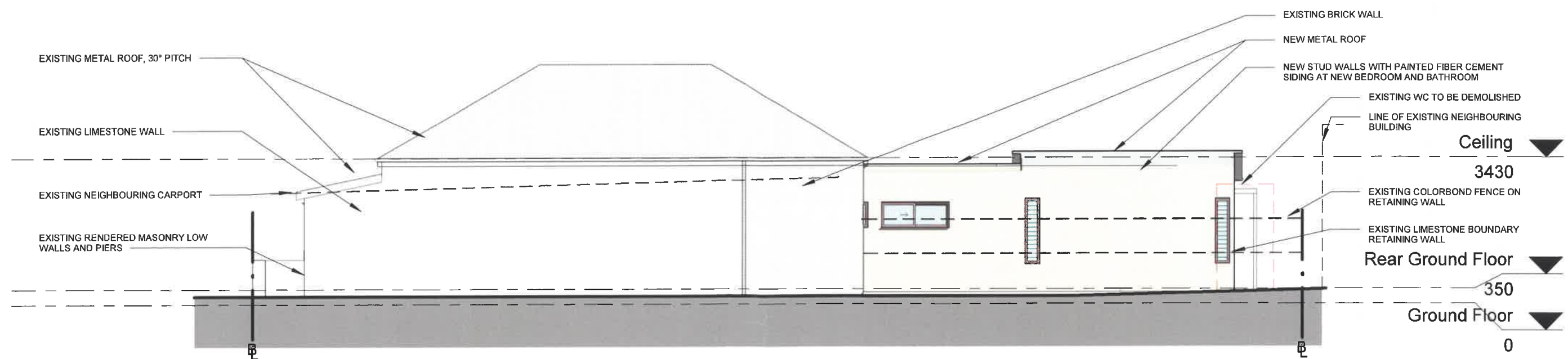




1

West Elevation

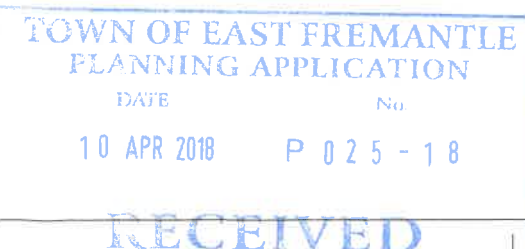
1 : 100



2

East Elevation

1 : 100



PROPOSED ALTERATIONS & ADDITION TO RESIDENCE

4 MARMION STREET, EAST FREMANTLE
for Ms R. KENDALL

ELEVATIONS

Date	09APR2018	
Drawn by	CDH	
Checked by	SI	SCALE 1 : 100 on A3

SHEET

SK03



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Project number
1802

52





4 MARMION STREET, EAST FREMANTLE
for Ms R. KENDALL

Date	09APR2018	
Drawn by	Author	
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Project number 1802



11.4 George Street No. 146 (Lot 609) – Additions and Alterations to Heritage Listed Dwelling, Outbuilding (Studio), Double Carport, Patio, Shed, Fencing and Landscaping

Applicant	Bernard Seeber P/L
Owner	D Gwynne
File ref	P016/2018; P/GEO146
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	5 June 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan2. Photographs3. Place Record Form4. Applicant's Heritage Impact Statement dated 27 February 20185. Plans date stamped 27 February and 17 April 2018

Purpose

This report considers a planning application for rear additions and alterations to the heritage listed dwelling, including the construction of a two storey outbuilding (studio), double carport, patio, shed, street front fencing and landscaping at No. 146 George Street, East Fremantle.

Executive Summary

The extensions to the dwelling are all to the rear and comprise a single storey addition to the existing cottage. Demolition of a large part of the rear of the cottage which comprised extensions undertaken in the 1980s is proposed. The Town's Municipal Inventory (reviewed in 2015) notes the rear additions have no heritage significance. A separate outbuilding (two storey studio) is proposed for the north west corner of the lot with a double carport in front of the studio accessed from an existing crossover on May Street. Replacement of existing fencing on both George and May Streets, a patio and shed in the rear garden and widening of the crossover is also proposed.

The following issues are relevant to the determination of this application:

- Outbuilding development standards : maximum floor space, wall height and roof ridge height;
- Roof pitch – less than the 28° required;
- Location of carport – within setback area;
- Sight lines – not provided;
- Location of street tree; and
- Heritage considerations.

It is considered the variations can be supported subject to conditions regarding protection of heritage elements of the dwelling, building materials, enclosure of the carport, solar collectors, street tree and sight lines.

Background

Zoning: Residential R20
Site area: 620m²

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

Nil in regard to this application.

Consultation

Advertising

The application was advertised to the surrounding land owners from 9 to 30 March 2018. One (1) submission was received. The submission noted the following comments and the applicant's response is provided in italics below each comment where applicable:

1. The drawings do give an accurate picture of the front line of my house namely where the front door is located.
2. The drawings do not give an accurate picture of the location of the rear line of my house namely where the back door is located.

Drawings have been amended to show neighbouring property rear line of house following neighbour's comments. The laundry building line is taken from the survey drawing.

3. This is relevant to my comment regarding the proposed location of the clothesline. The proposed plans would have me looking directly at a clothesline each time I exited my back door. The distance between my house and my laundry shed is 1.145m. This provides access to the eastern side of my property. There is ample room for the clothesline to be moved further north where it would be positioned behind my laundry shed and therefore not directly visible from my back door or rear patio area.

Location of the clothes line meets the Residential Design Codes.

A new boundary fence is proposed along the western boundary to a maximum height of 1800mm. This will assist in screening the view from the neighbouring property.

4. The distance between my house and my laundry shed is 1.145m. This provides access to the eastern side of my property. There is ample room for the clothesline to be moved further north where it would be positioned behind my laundry shed and therefore not directly visible from my back door or rear patio area."

As per above response in item 3.

5. The proposed plans indicate a feature of some sort on the western boundary of Lot 609 between points 04 and 05. It is not clear what this feature, which is drawn as being on the boundary line, actually is. A water feature perhaps? If so, then details need to be disclosed so that I may make an informed comment.

The proposed "feature" is an outdoor worktop with sink. The owner intends to use the worktop for hobbies such as gardening and craft.

6. The north elevation drawing has the following marked on it: 'existing neighbouring building on boundary'. This is incorrect. My property is not on the eastern boundary between Lots 608 and 609.

Refer to MNG Survey:

- *Contour and Feature Survey Drawing 100973 - DE- 001 -A.*
 - *Survey drawing shows a Building Structure along part of the Western Boundary (neighbour's eastern boundary). The Architectural Existing North Elevation is taken through this point as shown on Drawing A102 and **A104**. Drawing A116 has been amended to show neighbouring building in association with the western boundary.*
7. The height and proximity of a two story structure on my north east boundary will be imposing. There are no proposed windows on the western side (which could allow overlooking into my back garden) and this is welcomed.

The height and proximity of the studio to the western boundary complies with the Residential Design Codes.

8. The present drawings have a 1.8m fence extended the entire length of the boundary between Lots 608 and 609. The section of boundary south of point 01 is covered by Council's fencing policy and as such cannot be 1.8m high. Colorbond as a dividing fence at the front of properties around one hundred years old is not appropriate.

Drawings have been amended to comply with:

Residential Design Codes Cl. 5.2.4 Street Walls and Fences. Town of East Fremantle Local Laws Relating to Fencing. Drawings have been amended to accommodate neighbour's comment. Comment includes:

New Boundary Fence. Design to be negotiated between neighbours, in accordance with the Dividing Fences Act.

9. Any replacement of the existing fence on my eastern boundary should be the subject of negotiation and agreement between the owners of Lots 608 and 609 and marked as such on the plans.

As per above comment.

I have lived at 144 George Street for 30 years. The previous owners of 146 George Street built an extension which maintained the integrity of the cottage and its heritage. I am concerned about whether the proposed design maintains the integrity of the cottage. To remove all but the front two rooms and install a different style of roof will significantly alter the street presence of a well-known and well-loved building in the Town. The streetscape from May Street looking westwards in particular would be significantly different to what has been there for well over a century."

The proposals approach is to enhance the existing building's historic and cultural value as well as the existing streetscape.

The Site contains a Federation Carpenter's Cottage c1898.

Works proposed to the Existing Cottage set out to reinstate and maintain the original architecture typical for the Plympton area of East Fremantle.

Lean-To and Addition Works proposed set out to respond to the architecture of the original Cottage in terms of scale, material selection and form.

Complementary forms within the surrounding site and response to the environment form the primary approach to planning and design.

To achieve the Applicant's required amenity, additions are proposed to the rear of the existing building. The existing architecture and site use encourages this and the proposed built form retains and reinforces the existing while accommodating the contemporary use.

Officer response

The applicant's comments in regard to the R-Codes are not disputed. The proposal complies with the R-Codes and the matters raised in regard to dividing fences will be dealt with under the *Dividing Fences Act* if the owners cannot reach agreement. No further changes to the plans are required.

Community Design Advisory Committee (CDAC)

This application was considered at the CDAC meeting of 26 March 2018 and the Committee made the following comments. The applicant's response is provided in italics below the Committee's comments.

(a) *The overall built form merits;*

- The committee consider the extent of the heritage fabric of the building is still intact and query the validity of statements that only the front two rooms of the building have heritage significance. The Committee consider the building has a greater degree of heritage significance than stated in the Heritage impact statement.

The Applicant has not proposed that the heritage significance of the building is limited to the two front rooms. The Applicant notes that by far the greater portion of existing buildings are relatively recent additions and modifications to the original Federation Bungalow Cottage - c1898. The intact portion of the cottage is retained in the main.

- The Committee query the overall merit of the design considering the high heritage significance of the building having regard to the existing building contributes to the George Street Heritage Precinct. The Committee would expect the design of the proposal to address the heritage character of the area.

With reference to the Burra Charter and Town of East Fremantle policies the proposal places high significance on the immediate locality and presentation without competition with the Federation Bungalow Cottage.

(b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*

- Committee does not support the proposed use of materials and suggest the use of materials be consistent with the George Street heritage precinct or materials consistent with the Burra Charter.

The Applicant notes that the proposed materials are to comply with the Town of East Fremantle policies and makes the distinction as set out in the policies between conservation works to existing heritage buildings and addition works to places of heritage. The proposal includes extensive works to the Federation Bungalow Cottage where materials and technologies include restoration and maintenance strictly in keeping with the Burra Charter guides towards the conservation of the place.

The proposal includes additions that do not mimic or confuse the existing Federation Bungalow Cottage architecture, rather presents the cottage at its true scale for the first time since 1980's building works.

Materials proposed to Federation Bungalow Cottage will be as per Town of East Fremantle Local Planning Policy Residential Guidelines:

"For existing contributory buildings, retain original materials where possible. Where materials require replacement, the policy of replacing 'like for like' should be applied".

Materials proposed to Addition and Studio are compatible" but "distinguishable" from the existing Federation Bungalow Cottage.

- The Committee consider the proposal will impact on the streetscape and elevation to May Street causing the proposal to have a negative impact to the locality. The proposed elevation to May Street will contribute to a lesser degree than the existing elevation.

The proposed Addition and Studio building respond to the Town of East Fremantle Local Planning Policy Desired Development Outcomes. The proposal sets out to:

"Not be dominant from the Primary Street" 'Additions/alterations are visually in contrast to the contributory dwelling"...Respond to the contributory dwelling in terms of scale, material selection and form."

The Applicant does not agree with the Committees view that the proposal will have a "negative"

Impact to the locality. The removal of 1980's bulk form mimicking structures will represent the original Cottage at it scale for both George and May Streets.

(c) The relationship with and impact on the broader public realm and streetscape;

- Committee notes modifications have occurred to the building, however the building still retains a high degree of heritage significance. The proposal will negatively impact on the streetscape reducing the sense of place.

The Federation Bungalow Cottage C 1898 is deemed by Council to represent Original Workers cottages and therefore contributes to the community's sense of place. The 1980's bulk building works to be removed will represent the appropriate scale for this sense of place.

(d) The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;

- As noted above.

(e) The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;

- Committee does not support the use of fibro-cement.

The Applicant does not agree with the Committee's view that the proposal will have a "negative" impact to the locality. The removal of 1980's bulk form mimicking structures will represent the original Cottage at its scale for both George and May Streets.

The Federation Bungalow Cottage c1898 is deemed by Council to represent Original Workers cottages and therefore contributes to the community's sense of place. The bulk of the 1980's building works are to be removed thereby resulting in an appropriate scale for this sense of place.

(f) The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places.

- No passive surveillance from the studio of the streetscape as the design is turning its back to May Street.

The Applicant disagrees. The proposal improves passive surveillance of May Street in that:

- Upper Level Studio allows views across the boundary to the south and east.
- Outdoor Living spaces have improved visual permeability through to May Street through visually permeable boundary fencing materials.
- Glazed areas to the addition provide significant surveillance of outdoor areas.

The Applicant notes that the placement of openings within the eastern elevation requires significant environmental considerations given energy management implications and in principle these should be avoided for passive solutions such as that included in the application.

Officer's Response

The comments of the Committee are noted, however, it is considered the response by the applicant in regard to the heritage matters is considered reasonable. There have been additions to the cottage and these are noted on the Place Record Form, as prepared by the Town's heritage consultant, as not

significant. Furthermore, the planned distinction between the old and the new is considered to be aligned with Burra Charter principles and is the preferred option with the exception of the outbuilding (studio). In addition, the construction materials proposed will require greater scrutiny by the Town's officers at Building Permit application stage given the heritage classification of the property. A condition of approval is recommended in this regard. A condition requiring part of the original elevation facing May Street to be retained.

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

LPS No. 3 Heritage List

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016 (as amended)

Municipal Heritage Inventory - 'A' Category – Federation Bungalow c1898

Fremantle Port Buffer Zone - Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitate sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 Plan and advocate for improved access and connectivity.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Site Inspection

May 2018

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6.0m	As existing	A
Secondary Street Setback	1.5m	1.5m	A
Carport Setback	1.5m	1.5m	A
Lot boundary setbacks	Refer to outbuilding assessment	Refer to outbuilding assessment	D
Open Space	50%	64%	A
Outdoor Living	30m ²	91m ²	A
Car Parking	1	2	A
Site Works	Less than 500mm	Less than 500mm	A
Visual privacy setback	Rooms ≤0.5m above NGL	≤0.5m above NGL	A
Overshadowing	≤25%	≤25%	A
Drainage	On-site	To be conditioned	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings (carport)	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	A
3.7.12 Pergolas	A
3.7.13 Incidental Development Requirements	A
3.7.14 Footpaths and Crossovers	A
3.7.18.3 Garages and Carports	D
3.7.15-20 Precinct Requirements	A

Building Height (R-Codes)	Required	Proposed	Status
Dwelling:			
Wall height (R-Code)	6.0m	2.7m	A
Ridge height (R-Code)	9.0m	5.3m	A
Outbuilding:			
Refer to Outbuilding assessment below			

The proposal comprises an extension attached to the rear of the cottage, a two storey outbuilding, a double carport, new fencing to both street frontages, a shed, a patio and landscaping works. There are variations to the Residential Design Guidelines in respect to the roof pitch and crossover. However, in respect to the two storey outbuilding (studio) there are a number of matters of non-compliance with the R-Codes and therefore that aspect of the proposal is not supported and recommended not to be included in the development approval the subject of the application.

Outbuilding

Outbuilding (cl. 5.4.3 R-Codes)	Required	Provided	Complies?
Collective maximum area: the lesser of 60m ² or 10% of site area	60m ² or 10% of lot area	70m ²	No
Wall height	Max 2.4 m	3.0m(GF) 5.6m (UF)	No
Ridge height	Max 4.2 m	6.3m	No
Side 1 (east)	1.5m	7.45m	Yes
Side 2 (west)	1.0 – 1.2m	1.8m	Yes
Rear (north)	1.0m - 1.2m	300mm	No
Not attached to the dwelling			Yes
Non-habitable			Yes
Not within primary street setback area			Yes
Roof – 28° - 36° pitch (dwelling)			No skillion ~10°

The proposed outbuilding for the purpose of a studio does not comply with the R-Code requirements as outlined in the above table. Furthermore, the CDAC did not support the proposal in respect to passive surveillance over May Street. The Committee commented that the studio *turns its back* to May Street. Whilst this is a factor that is worthy of consideration (although not a requirement under the R-Codes) the overriding concern is with the scale and bulk of the outbuilding and its non-compliance with setback and wall/roof ridge height provisions. It is a significant two storey structure with a blank wall facing May Street and large screening devices over the windows on the northern elevation. These screening devices also add to the scale and bulk of the structure because they protrude into the setback area. The two storey outbuilding will be clearly visible from May Street. It does not address that elevation and will sit between two heritage listed properties. It is not considered to be in keeping with the heritage streetscape and its positioning directly behind the double carport will also add to building bulk toward this end of the site facing May Street. It is not considered an appropriate design for this section of May Street which is a street of heritage listed single storey Federation and Inter-War bungalows.

It is therefore recommended that the outbuilding not be supported and be excluded from the development approval application for the other works on the site. The applicant should be advised to discuss the design of the outbuilding with the Town with a view to an alternate design which is more in keeping with the streetscape and the heritage Precinct.

Carport

Under the Residential Design Guidelines carports are not permitted in the street setback area and should be incorporated into and compatible with the design of the dwelling. In this case the carport is

proposed to be setback 1.5 metres from the secondary street frontage and is in compliance with the R-Codes requirements for carports setback from secondary streets. In this circumstance it will replace an existing carport structure and utilize an existing crossover. This is considered the best design outcome in this instance, because it has the least impact on the heritage dwelling as it faces George Street and the property overall by separating the carport from the dwelling and minimising its impact. It is, however, recommended that the carport not be enclosed, on any side, or a garage door installed given its position on the street front and a condition of approval to ensure this is recommended.

Roof pitch

The roof pitch of the addition is non-compliant with the Residential Design Guidelines, however, in this circumstance the preference is for the design of the additions and the outbuilding to be distinct from and not replicate the design elements of the original dwelling, so the pitch variations are supported and considered to be in accordance with Burra Charter principles. The roof pitch of the carport is considered acceptable as it minimises the bulk of the structure on the streetscape, particularly as it is setback 1.5 metres from the May Street frontage.

Sight lines

The applicant is required to demonstrate sight lines can be established with the construction of the new carport and fencing on the May Street frontage. This can be demonstrated at Building Permit application stage and it is therefore recommended that a condition of approval be applied in this respect.

Heritage

The dwelling is categorised as Category 'A' on the Heritage List of the Planning Scheme. Overall the proposal is considered to acknowledge the significant heritage value of the property and in the main the variations from the R-Codes and the Residential Design Guidelines are considered to be of no significance for the neighbouring properties, or are acceptable in respect to extension and renovation of the heritage property. The dwelling still maintains the same presence and appearance as far as the streetscape is concerned and the additions which will be visible behind the original house and from the secondary street are not considered intrusive as far as the streetscape is concerned.

Details of materials and finishes will be requested at Building Permit stage to ensure the Town is satisfied with the materials to be used to replace existing materials. Also, a number of conditions of approval are recommended in regard to protecting the heritage elements of the site (e.g. fencing, chimney, verandah posts and one of the original walls of the dwelling), including the addition of solar collectors on the roof.

Street tree

The proposed widening of the crossover on May Street is within the 5 metre width permissible under the Residential Design Guidelines. However, widening will result in the crossover being closer to the street tree. It is therefore recommended that a condition of approval be applied which is aimed at protecting the street tree during and after construction and preventing pruning of the tree with use of the widened crossover.

The application is supported as the proposed works are not considered to have a detrimental impact on the amenity of the heritage place or the surrounding properties. The extension work is of a scale that is respectful of the heritage dwelling, the existing streetscape and the Plympton Precinct. The application for the additions and alterations to the dwelling including the carport, shed, patio, front fencing and landscaping is therefore recommended for approval subject to conditions related to heritage, crossover

width, enclosure of the carport, building materials, solar collectors and street trees. However, the proposal for the two storey outbuilding (studio) is not recommended for approval due to its non-compliance with the R-Codes and the resultant scale and bulk of the building and its impact on the heritage streetscape. It is therefore recommended that this aspect of the application is deleted from the development approval.

11.4 OFFICER RECOMMENDATION

That Council grant development approval and exercise its discretion in regard to the following:

- (i) Clause 3.7.8.3 - Roof Form and Pitch of the Residential Design Guidelines 2016 to permit a roof pitch and form of less than 28°; and**
- (ii) Clause 3.7.16.3.3 – Garages Carport and Outbuildings of the Residential Design Guidelines 2016 to permit a carport forward of the building line,**

for additions and alterations to the existing dwelling, a double carport, shed, patio, fencing and landscaping works at No. 146 (Lot 609) George Street, East Fremantle, in accordance with the plans date stamped received 27 February and 17 April 2018, subject to the following conditions:

- (1) The outbuilding (studio) is not included in the development approval the subject of this application and is to be deleted from the plans submitted in respect to the Building Permit application.**
- (2) The main roof and verandah roof forms are to be reinstated in their entirety and replaced with roofing materials of the same type. No change to the profile or pitch of the dwelling roof is to occur and the verandah posts and lattice work are not to be removed.**
- (3) The chimney, verandah posts and verandah lattice are to be protected during construction to the satisfaction of the Chief Executive Officer and are not to be altered in anyway.**
- (4) The existing chimney is not to be removed or altered and is to be protected during the construction phase and maintained thereafter to the satisfaction of the Chief Executive Officer.**
- (5) The eastern elevation of the lean-to section of the cottage is not to be removed (as indicated on plans date stamped received 27 February 2018) and is to be protected to the satisfaction of the Chief Executive Officer during the construction phase.**
- (6) All front fencing is to be in accordance with the Council's Residential Design Guidelines 2016.**
- (7) Enclosure of the carport on any side or the installation of a garage door is not permitted.**
- (8) The crossover is not to exceed a width of 5 metres (including splays/wings) as required under Council's Residential Design Guidelines 2016.**
- (9) The protection of the street tree on May Street during construction works to the satisfaction of the Chief Executive Officer and no pruning or removal of branches of the street tree during or at the completion of construction works.**
- (10) The solar collectors on the roof are not to be raised above the level of the roofing material or fixed to a raised frame attached to the roof.**
- (11) The details of construction materials, colours and finishes to be used for the dwelling, carport and fencing to be to the satisfaction of the Chief Executive Officer and to be submitted at Building Permit application stage.**
- (12) If requested by Council within the first two years following installation, the metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.**
- (13) The works are 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 Council's further approval.**

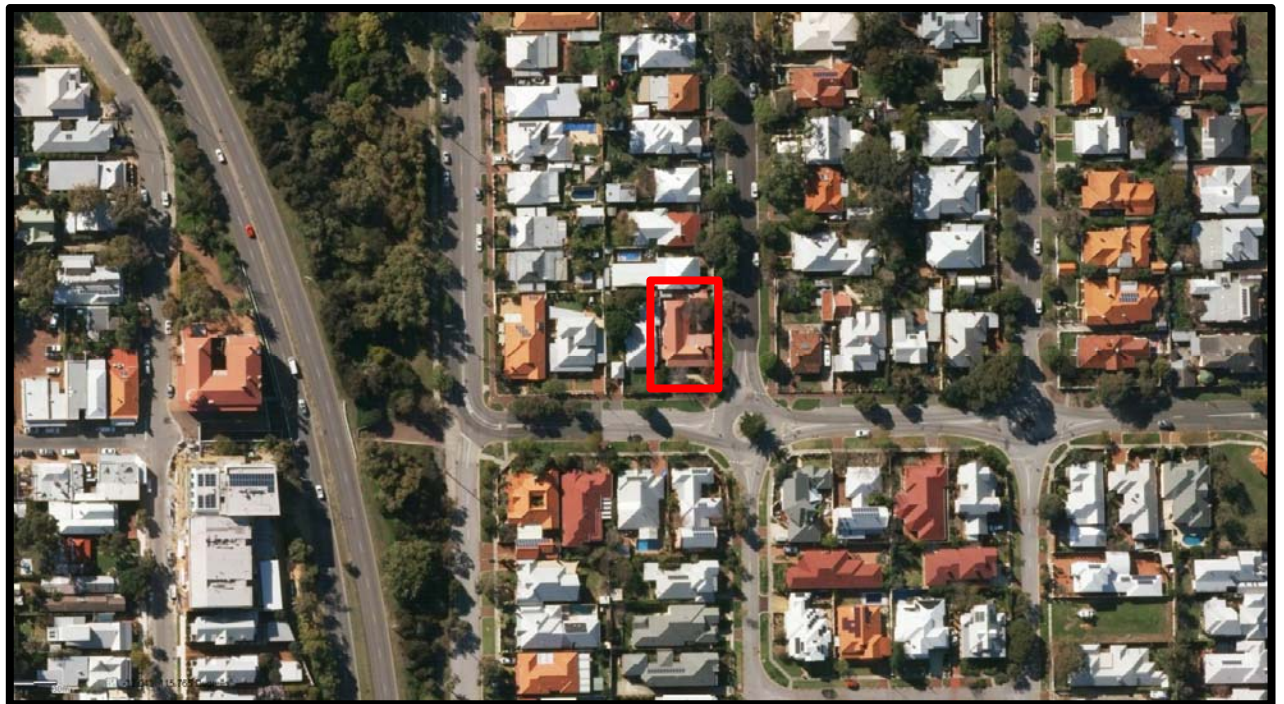
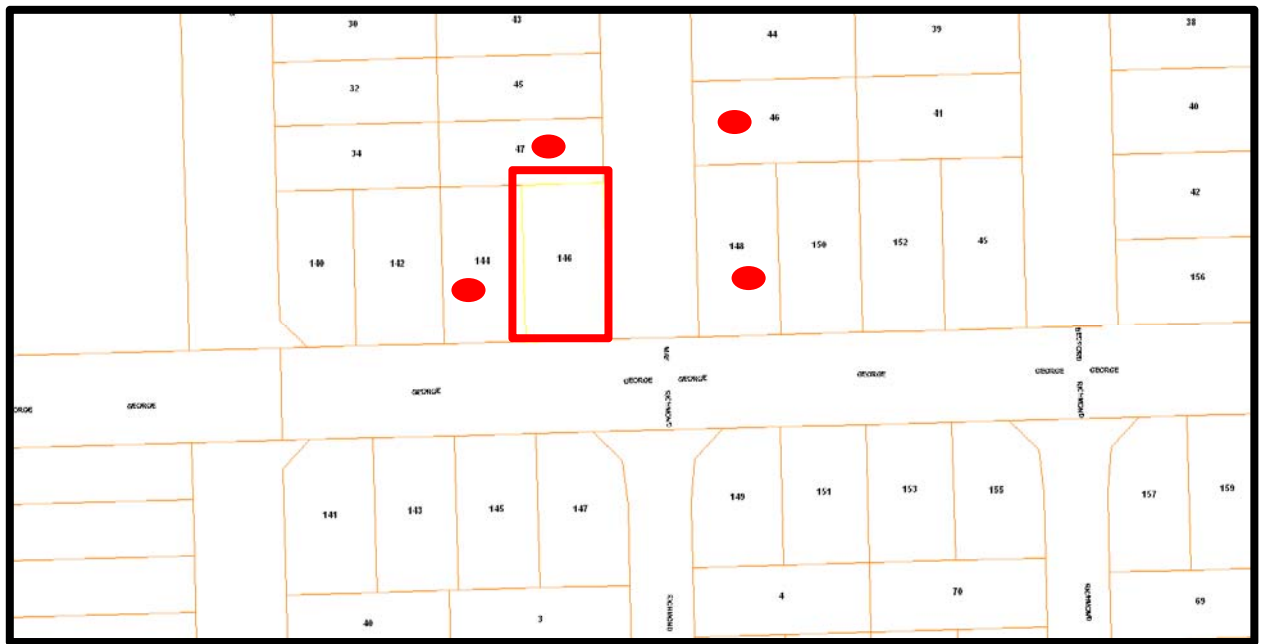
- (14) The proposed works are not to be commenced until Council has received an application for a Demolition Permit and a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (15) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (16) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (17) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (18) 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 Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (19) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) *In regard to condition 1 the applicant is advised to contact the Town in respect to the outbuilding (studio) proposal to discuss an alternate design proposal for Council's further consideration.*
- (ii) *In regard to condition 9 the applicant is advised that any damage to the street tree during construction, or at the completion of construction works, through pruning or removal of branches will require the applicant to replace the street tree to the satisfaction of the Town's Operations Manager at the applicant's cost.*
- (iii) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iv) *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.*
- (v) *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.*
- (vi) *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).*
- (vii) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (viii) *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".*

NO. 146 (LOT 609) GEORGE STREET- P016/18- ALTERATIONS & ADDITIONS- CATEGORY A





PLACE RECORD FORM

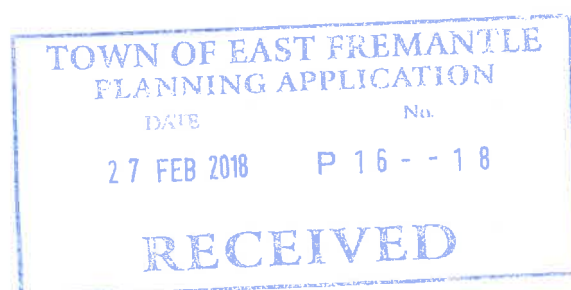


PRECINCT	Plympton
ADDRESS	146 George Street
PROPERTY NAME	N/A
LOT NO	Lot 609
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1898
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category A
PHYSICAL DESCRIPTION	<p>No 146 George Street is a single storey residence constructed in timber framing and weatherboard cladding with a hipped and gable corrugated iron roof. It is a very fine example of a timber Federation Bungalow style house. The front elevation is asymmetrically planned with a wrapping broken back roof verandah. The verandah is supported on timber posts with brackets and features a timber frieze. The frontage features a centrally located front door with hopper and side lights. The door is flanked by single pane double hung sash windows.</p> <p>The place is consistent with the pattern of development in Plympton and plays an important role in the pattern of development of a working class</p>

	suburb.
HISTORICAL NOTES	<p>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.</p> <p>No 146 George Street is very fine example of a house in the Federation Bungalow style.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Timber frame and weatherboard</p> <p>Roof – Corrugated iron sheeting</p>
PHYSICAL SETTING	The building is located on a flat site with a low limestone wall at the boundary.
STATEMENT OF SIGNIFICANCE	<p>No 146 George Street is a single storey house constructed in timber framing and weatherboard cladding with a corrugated iron roof in the Federation Bungalow style. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow style house and it retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 146 George Street has exceptional aesthetic value as a good example of Federation Bungalow style house. It has retained most of the characteristic features of the style.
HISTORIC SIGNIFICANCE	No 146 George Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 146 George Street has some social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.
RARITY	No 146 George Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.
CONDITION	No 146 George Street is in good condition.
INTEGRITY	No 146 George Street retains a high degree of integrity.
AUTHENTICITY	No 146 George Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

146 GEORGE STREET

HERITAGE ASSESSMENT AND IMPACT STATEMENT



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HERITAGE ASSESSMENT & IMPACT STATEMENT

1 INTRODUCTION

This report has been prepared to provide comment on the impact of proposed development on the heritage values of the place.

2 REASON FOR PROPOSED WORKS

The Owner intends to provide spaces that allow her to accommodate her own needs and that of her immediate family.

It is anticipated that the alterations and additions will improve the overall amenity of the existing residence by modifying the place to accommodate the lifestyle requirements of its occupants as well as ensuring longevity of original architecture of the Cottage.

3 PROPOSED WORKS**3.1 REMOVAL**

The proposed removal/part removal works include:

- Existing Residence North of Grid 02 (C. 1980's)
- Carport
- Shed
- Existing roof cladding to Cottage
- Part fireplace
- Store
- Existing boundary Fences

3.2 EXISTING COTTAGE

Works proposed to the Existing Cottage set out to reinstate and maintain the original architecture typical for the Plympton area of East Fremantle.

These works generally include:

- New S-Rib Heritage galvanised roof cladding and reinstating original roof form to Cottage and Verandah.
- New roof cladding to Lean-To, whilst maintaining original form and structure.
- Additional openings within walls to allow for Livable Housing Design Guidelines.
- Lowering and reinstating original ground levels around Cottage to establish and maintain health of building, in term allowing it to 'breathe'.
- Reinstating traditional timber picket fence to George and corner of May Street.
- Painting externally and internally to Cottage.
- Repair carpentry and joinery generally.

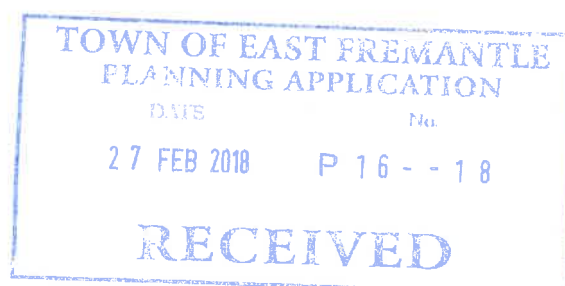
3.3 LEAN-TO AND ADDITION

The proposed Works set out to respond to the architecture of the original Cottage in terms of scale, material selection and form. Complementary forms within the surrounding site and response to the environment form primary approach to planning and design. These works generally include:

- Wet Area Facilities (to include Livable Housing Design Guidelines)
- Study
- Laundry
- Scullery
- Kitchen
- Dinning
- Sitting

3.4 STUDIO AND CARPORT

The Studio and Carport proposed set out to respond to existing building location, form, material selection and respond to environment.



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These works generally include:

- General Purpose Studio
- Parking for two vehicles

4 HERITAGE LISTINGS

Heritage Listings for 146 George Street are scheduled below:

- Town of East Fremantle's Municipal Heritage Inventory List
- Town of East Fremantle Town Planning Scheme No. 3 – Heritage List Management Category A.

5 STATEMENT OF SIGNIFICANCE

"146 George Street has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place." (3)

"The place has considerable heritage value for its intrinsic aesthetic value as a Federation Carpenter Cottage house and it retains a moderate to high degree of authenticity and a high degree of integrity." (3)

6 DESCRIPTION OF PLACE

146 George Street is located within the historic precinct of Plympton in the suburb of East Fremantle. The Plympton precinct comprises primarily of houses that were built during the Goldrush period during 1880's and 1890's. The houses within the area served primarily for workers and their families.

The existing residence is an example of a Federation Carpenter Cottage style of architecture, originally built circa 1898. A single storey residence constructed in timber framing with weatherboard and fibro cement cladding. There is a hipped and gable roof with a wrapping broken pitch verandah.

The original Cottage faces George Street, with existing alterations and additions circa 1980's occurring to the rear of the Cottage, extending along the western side of the site.

An existing Carport structure is on the north east corner of the site.

7 HERITAGE VALUES

7.1 AESTHETIC

146 George Street has importance to the community for its aesthetic characteristics.

The existing Cottage is a typical example of Federation Carpenter Cottage for the area. It has retained most of the characteristic features.

Renovations and additions have seen the original roof structure and roof cladding been altered/ removed with the verandah posts and associated carpentry filigree detailing potentially not part of the original architecture.

Renovations saw the original Wash House on the north west corner of the site being removed, the original Lean-To been altered and part of the Verandah in filled with a storeroom.

The existing site features have been altered. Existing ground levels have been raised and the existing boundary fencing and limestone walls are not original site features.

7.2 HISTORIC

"146 George Street has historic value. It is associated with the residential development that took place within East Fremantle during the 1890's gold rush." (3)

7.3 SOCIAL

"146 George Street has social value. The Plympton area of East Fremantle has retained a significant number of original workers cottages. 146 George Street is associated with this retention of original workers cottages and therefore contributes to a community's sense of place." (3)

HERITAGE ASSESSMENT & IMPACT STATEMENT

7.4 SCIENTIFIC

The place has little scientific value.

8 HERITAGE ATTRIBUTES**8.1 RARITY**

"146 George Street is not rare in the immediate context but Plympton has rarity value as a working class suburb." (3)

8.2 REPRESENTATIVENESS

146 George Street is a good representative example of traditional timber framed construction workers cottage within the Plympton precinct.

8.3 INTEGRITY

"146 George Street retains a high degree of integrity." (3)

8.4 AUTHENTICITY

"146 George Street retains a moderate to high degree of authenticity." (3)

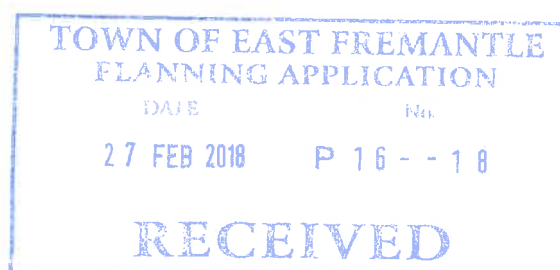
9 SIGNIFICANCE

The 146 George Street has considerable significance. The original cottage has a high degree of integrity and moderate to high degree of authenticity. It is very important to the heritage of the locality.

10 STATEMENT OF HERITAGE IMPACT

The proposed development has the following impact on the heritage significance of the place with regard to the following criteria:

Item	Response
Degree of change (positive and negative) on the place in light of its heritage significance.	The proposed works will improve the overall amenity of the existing site. The Cottage will be refurbished and adapted to accommodate lifestyle requirements and ensure longevity of original architecture, typical for the Plympton area of East Fremantle.
Degree of permanent impact (irreversible loss of value) that the proposal is likely to have on the heritage significance of the place.	<p>All works proposed to the Cottage have no significant 'permanent' loss. The form of construction proposed allows for reinstatement should this be required in the future.</p> <p>Removal of the existing carport is proposed. This will allow for an additional car bay and accommodation of the Studio. The proposed design maintains open space and soft landscaping.</p>
Compatibility with heritage building in terms of scale, bulk, height – the degree to which the proposal dominates, is integrated with, or is subservient to a heritage place.	All works proposed respond to the architecture of the original Cottage in terms of scale, material selection and form. Complementary forms are non-dominant and respond to immediate adjoining sites and greater Plympton locality.



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<p>Compatibility with the streetscape and/or heritage area in terms of the siting, local architectural patterns, and the degree of harmonised integration of old and new.</p> <p>Compatibility with viewsheds.</p>	<p>The scheme contributes to the continuity of the streetscape and the Plympton area with the proposed architecture responding to traditional forms. These are designed to enhance the streetscape through a mix of restoration of existing and the provision of new open spaces.</p> <p>Roof forms of additions and alterations are compatible with the immediate locality positively contribute to the existing dwelling.</p>
<p>Compatibility with heritage building in terms of the design solutions and architectural language such as refinement and finesse of detailing, texture, materials, finishes and quality of craftsmanship.</p>	<p>Additions and alterations to the existing Cottage allow for northern light, cross ventilation, visual transparency.</p> <p>Lean-To, Addition Works and Studio proposed set out to respond to the architecture of the original Cottage in terms of scale, material selection and form.</p> <p>Carpentry and joinery are proposed to be the primary forms of construction, in response to original construction of the Cottage and a passive sustainable approach. All work will be set out to achieve a high level of craftsmanship.</p>
<p>Degree of impact on the important public views, vistas, landmarks, landscape features.</p>	<p>The additions allow for northern light, cross ventilation, visual transparency and parking, while ensuring the soft landscaping and open space on the site is maintained.</p> <p>Buildings have been designed to share surveillance into outdoor living, common areas and street.</p> <p>There is no impact on public views, vistas, landmarks and landscape features.</p>

HERITAGE ASSESSMENT & IMPACT STATEMENT

11 EXISTING DOCUMENTATION

11.1 IMAGE 001_ GEORGE STREET VIEW OF EXISTING COTTAGE



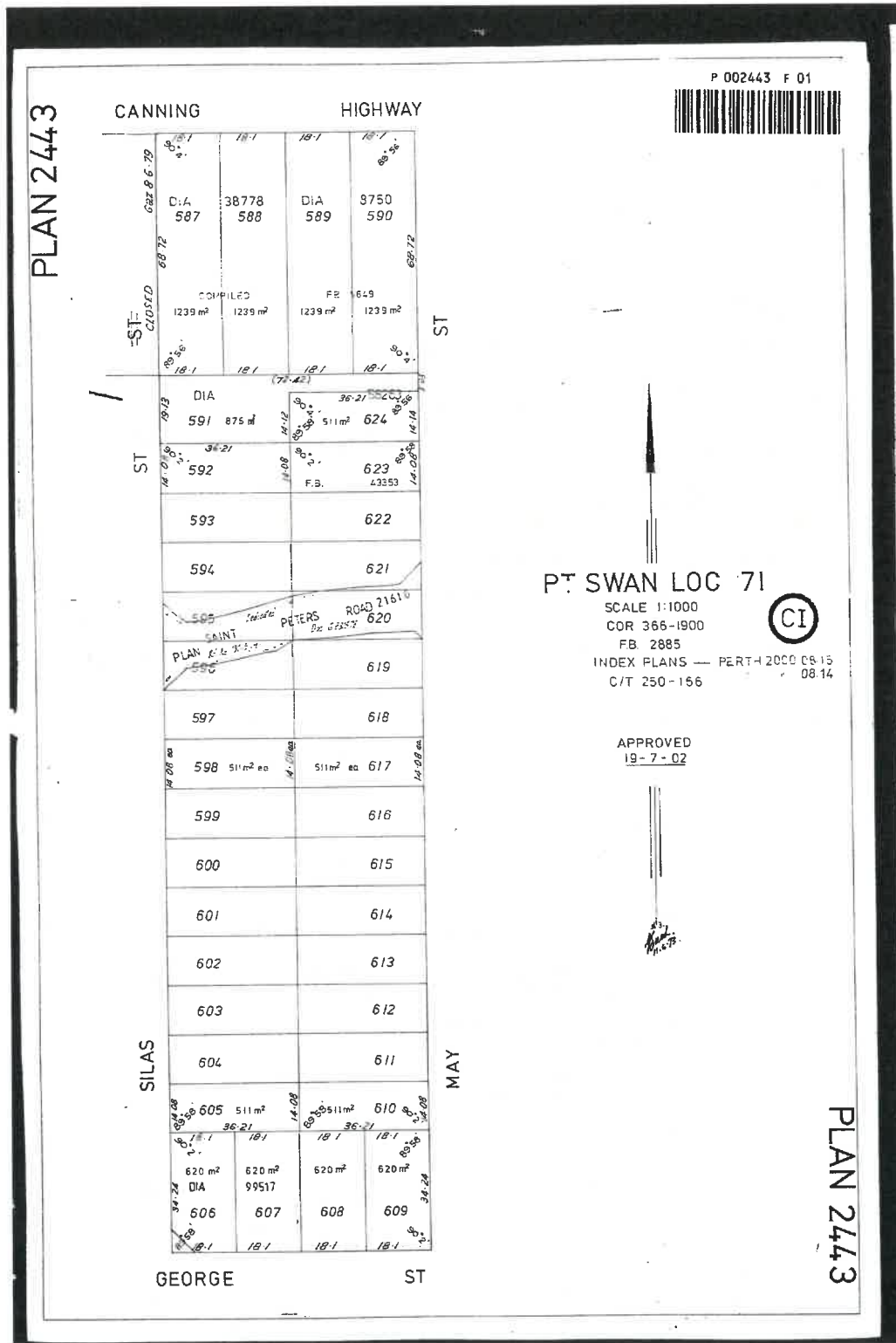
11.2 IMAGE 002_ EXTERIOR VIEW OF COTTAGE ENTRY



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11.3 DOCUMENT 001_ CERTIFICATE OF TITLE DIAGRAM LOT 609 ON PLAN 2443



(Landgate, 2017)

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GEORGE STREET

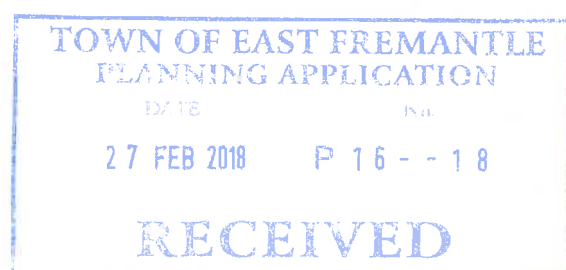
REPORT PAGE

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HERITAGE ASSESSMENT & IMPACT STATEMENT

12 REFERENCES

1. Town of East Fremantle, (2015) *Municipal Heritage Inventory*
2. Town of East Fremantle, (2017) *Place Record Form 10269*
3. Town of East Fremantle, (2017) *Town Planning Scheme No. 3 Heritage List*
4. Town of East Fremantle (2016) *Residential Design Guidelines*
5. Landgate, *Certificate of Title Diagram Lot 609 On Plan 24432017*
6. Apperly, Irving, Reynolds, (1994) *A Pictorial Guide to Identifying Australian Architecture. Styles and terms 1788-present*. Angus & Robertson



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A102	Existing Site Plan	5	A
A103	Existing Ground Floor Plan	5	A
A104	Existing Elevations 01	5	A
A105	Existing Elevations 02	5	A
A106	Existing Partial Demolition Site Plan	2	
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A111	Proposed Site Plan	4	A
A112	Proposed Ground Floor	5	D
A113	Proposed Upper Floor Plan	5	D
A114	Proposed Elevations 01	4	A
A115	Proposed Elevations 02	4	A
A116	Proposed Elevations 03	4	A
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Application

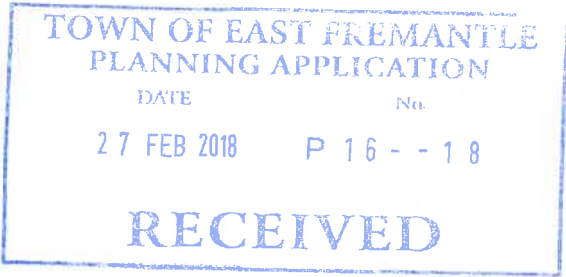
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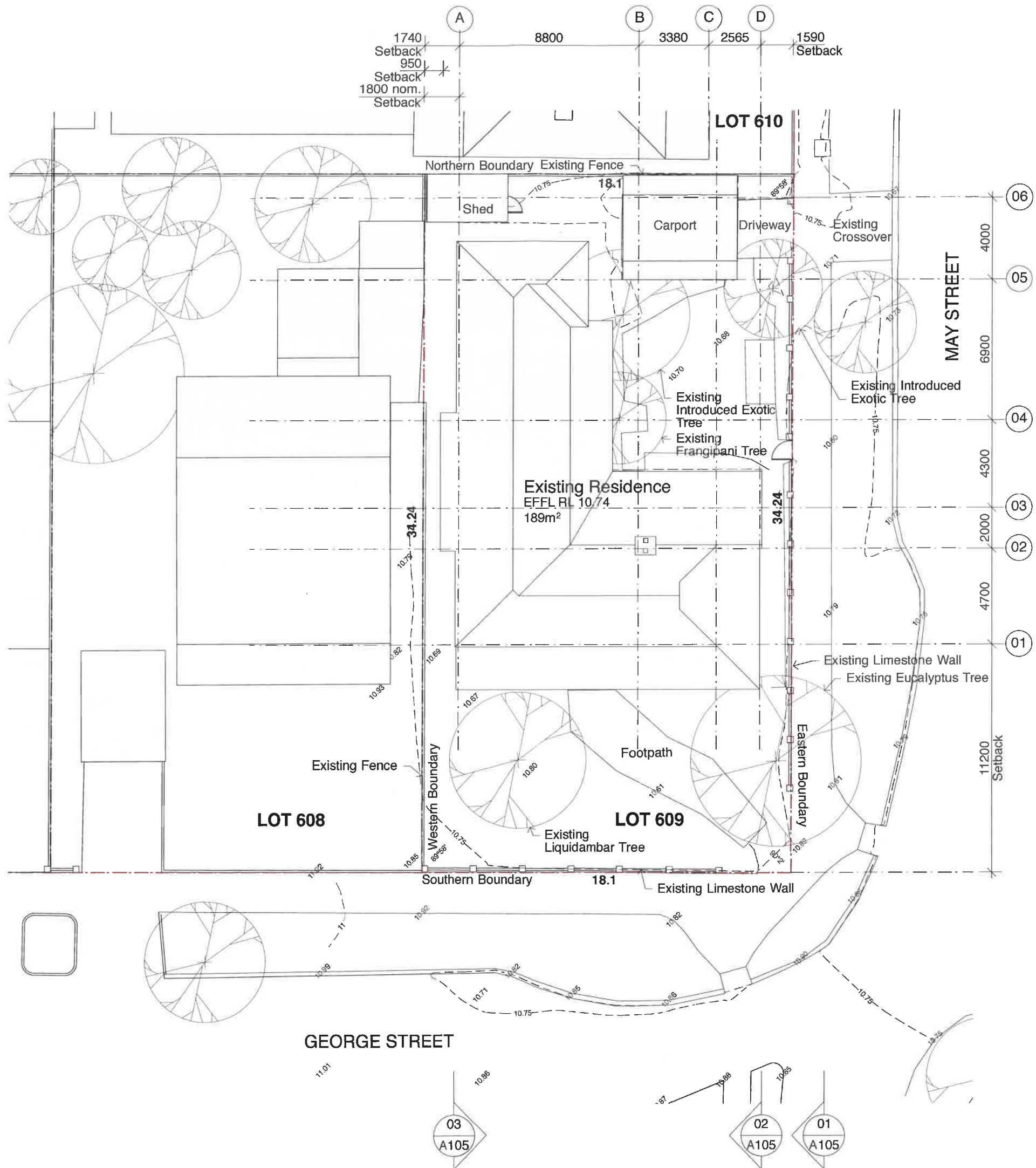
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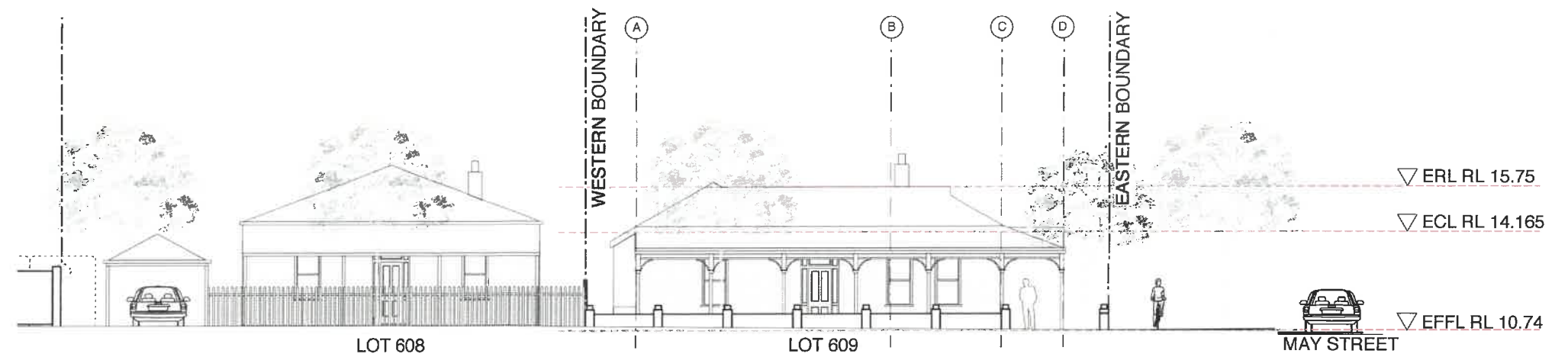
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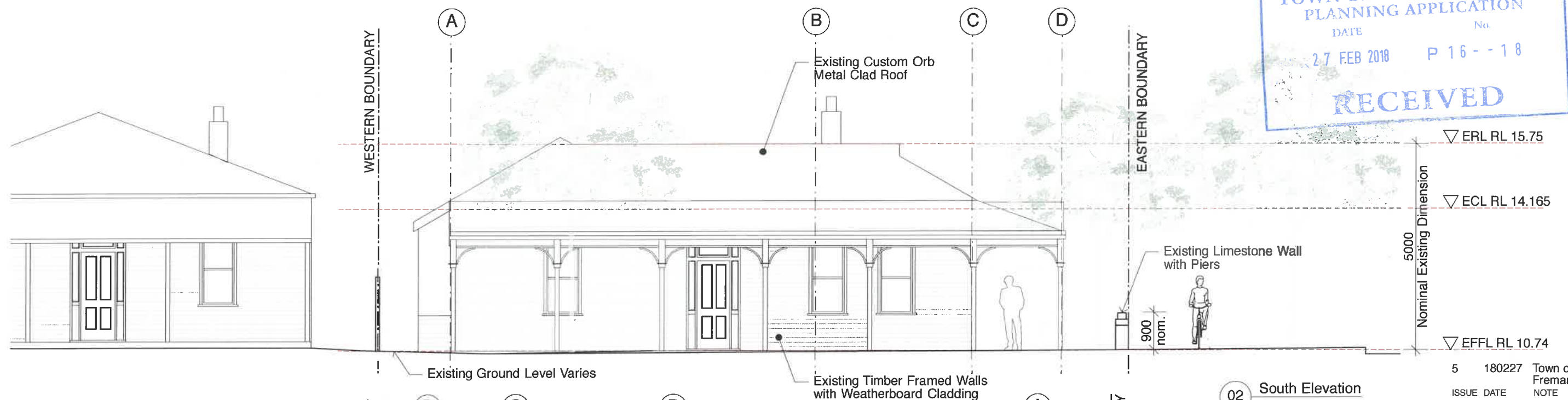
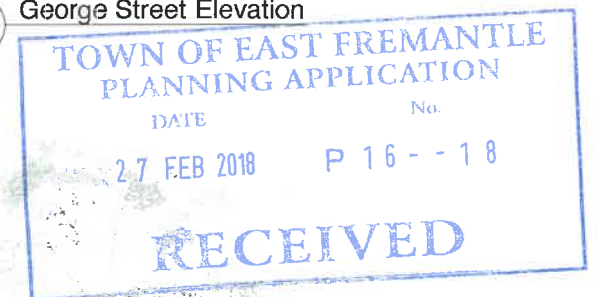
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01 George Street Elevation



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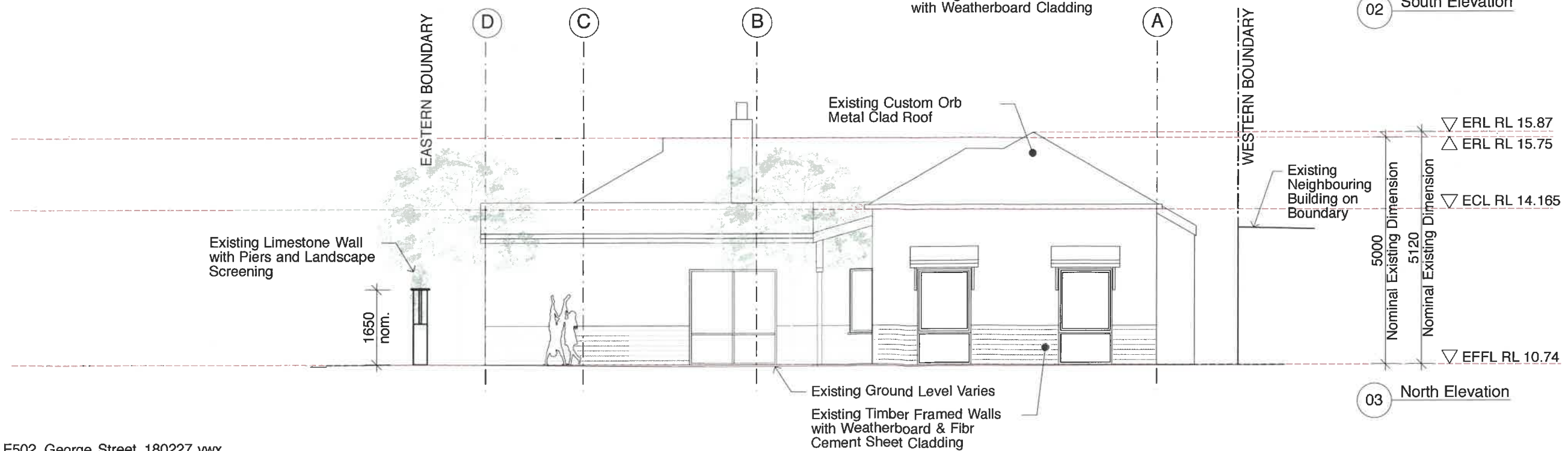
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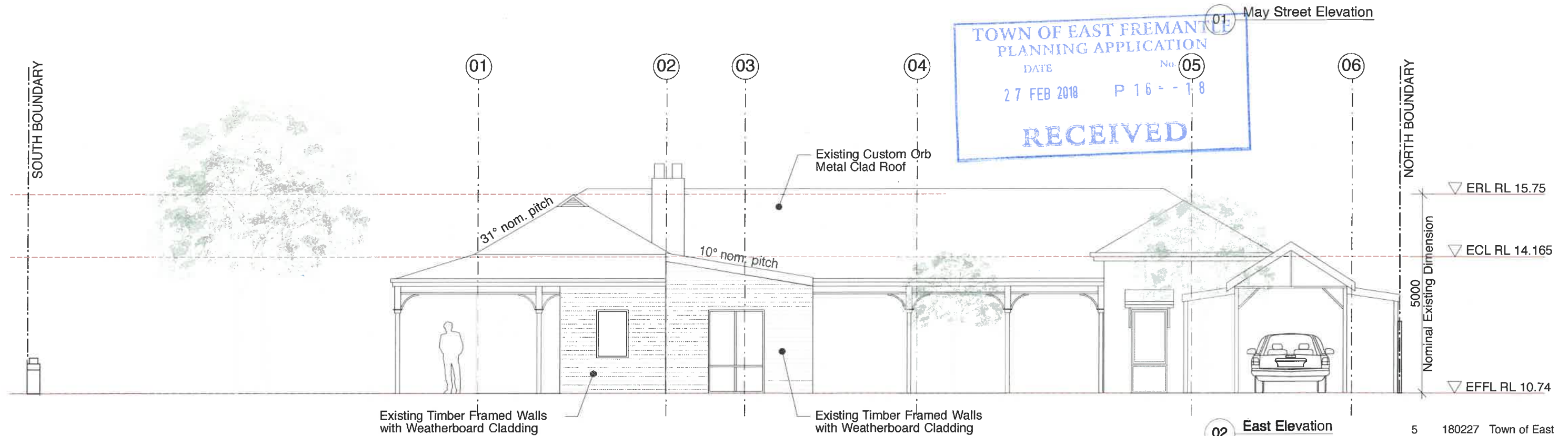
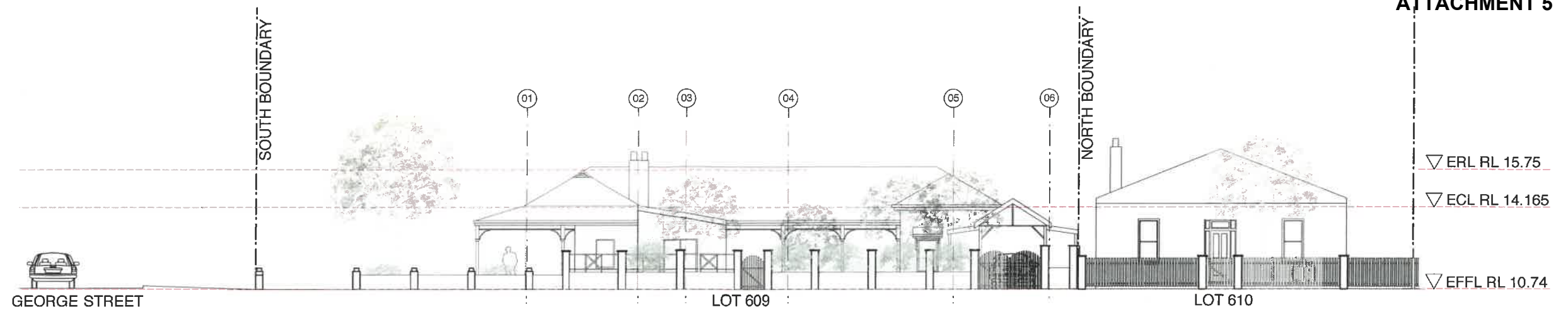
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03 North Elevation



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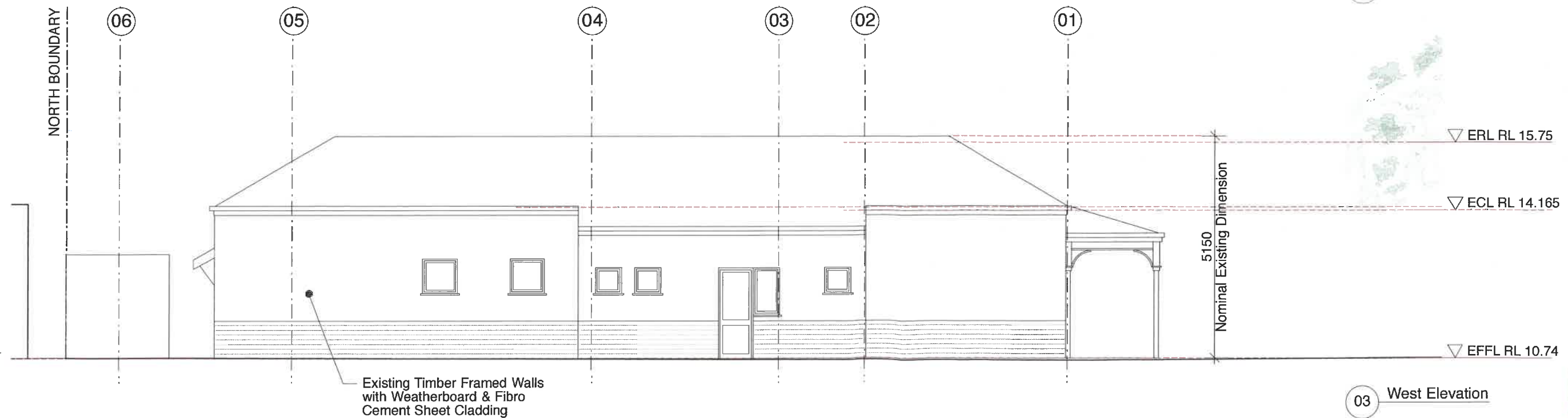
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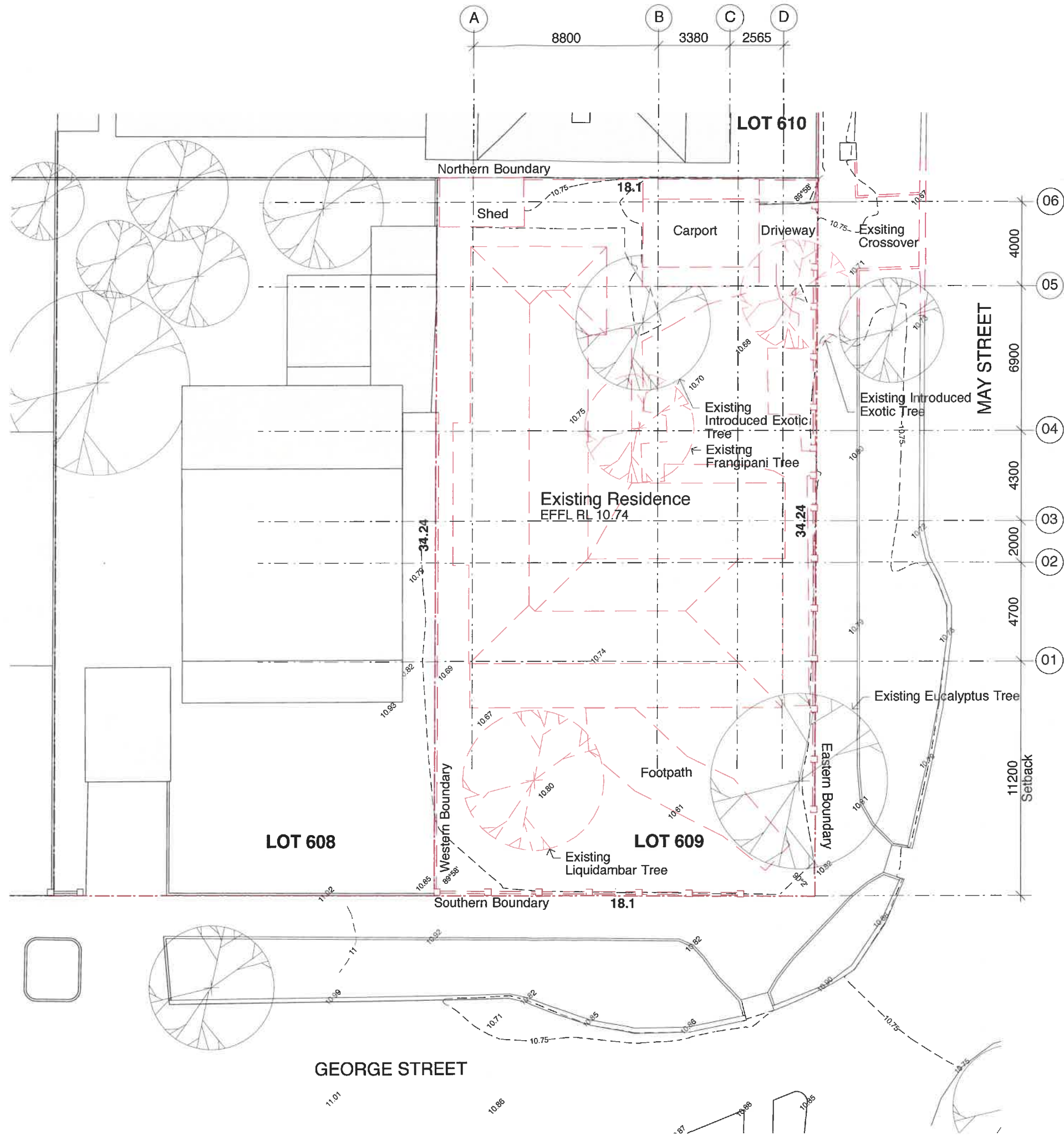
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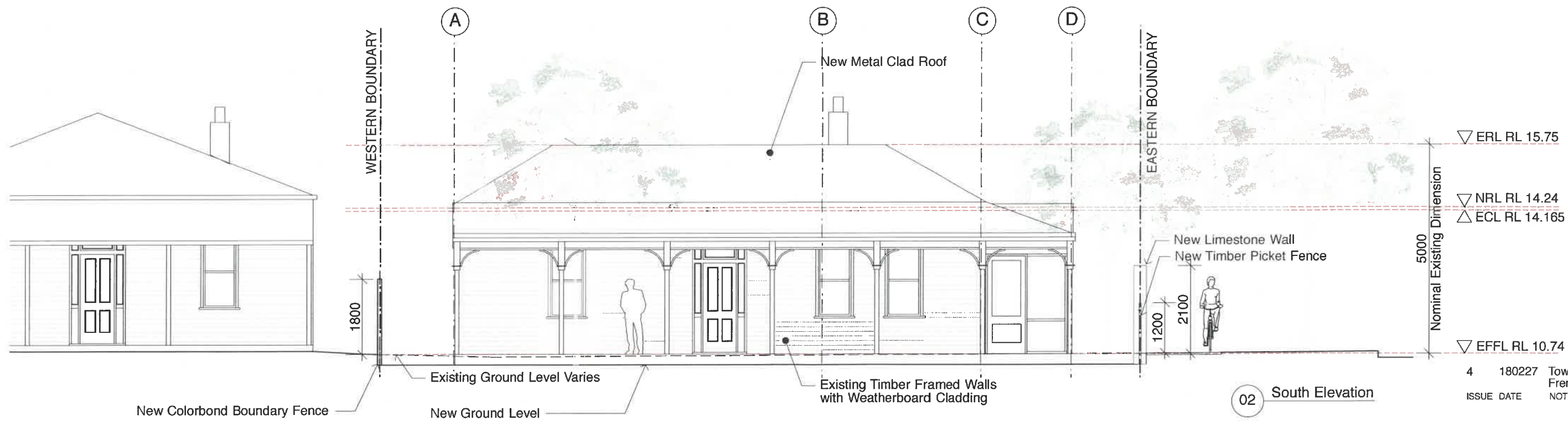
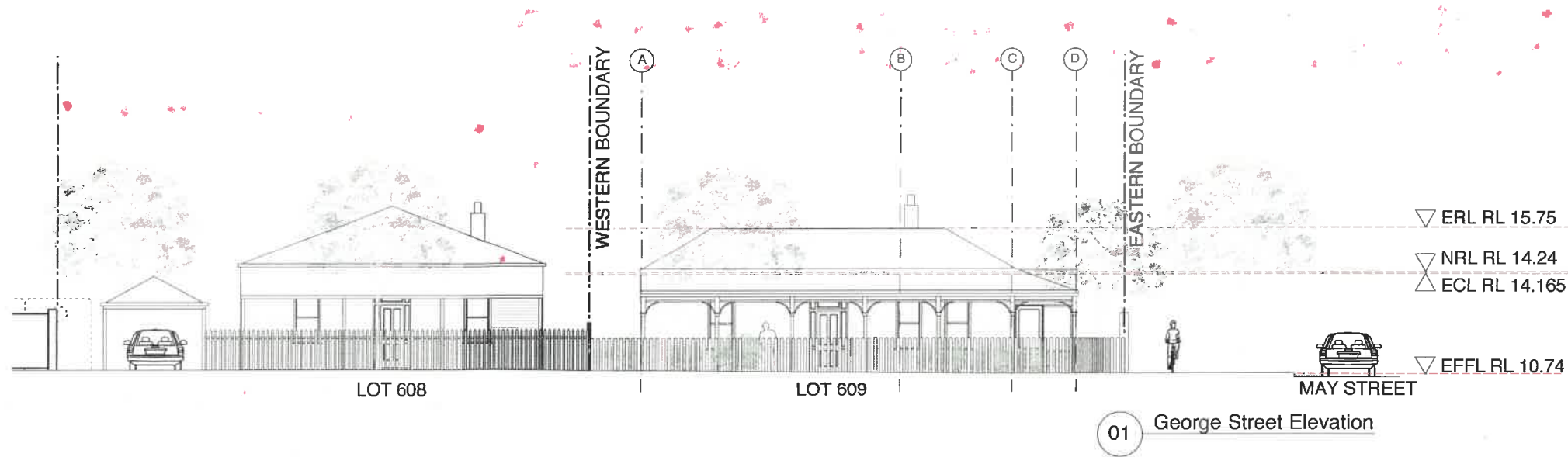


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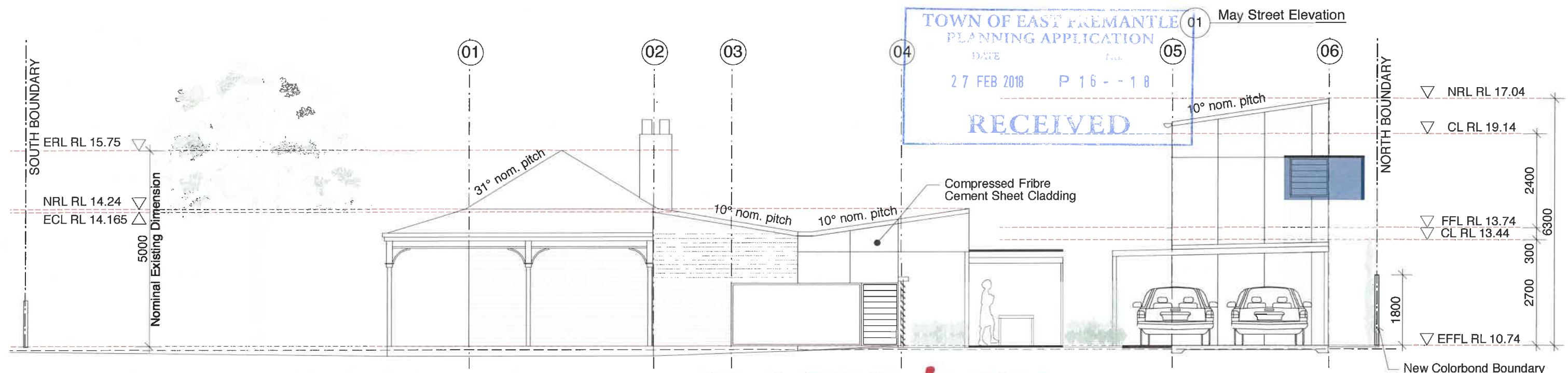
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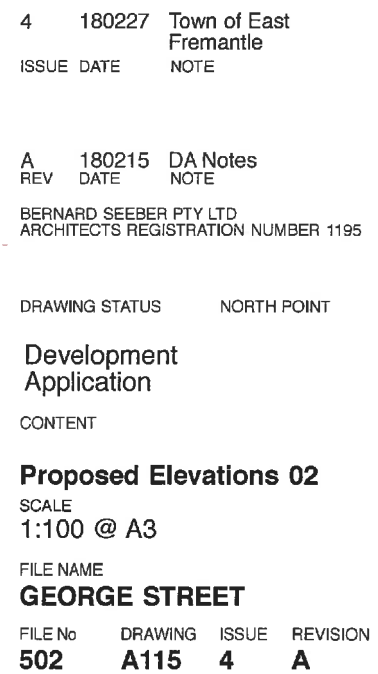
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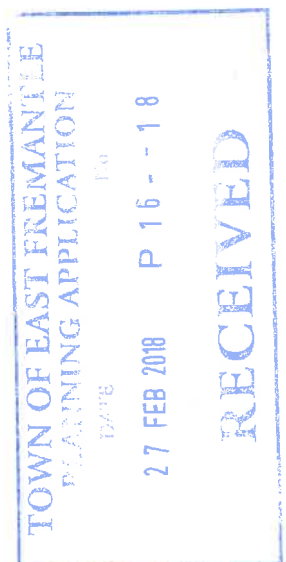
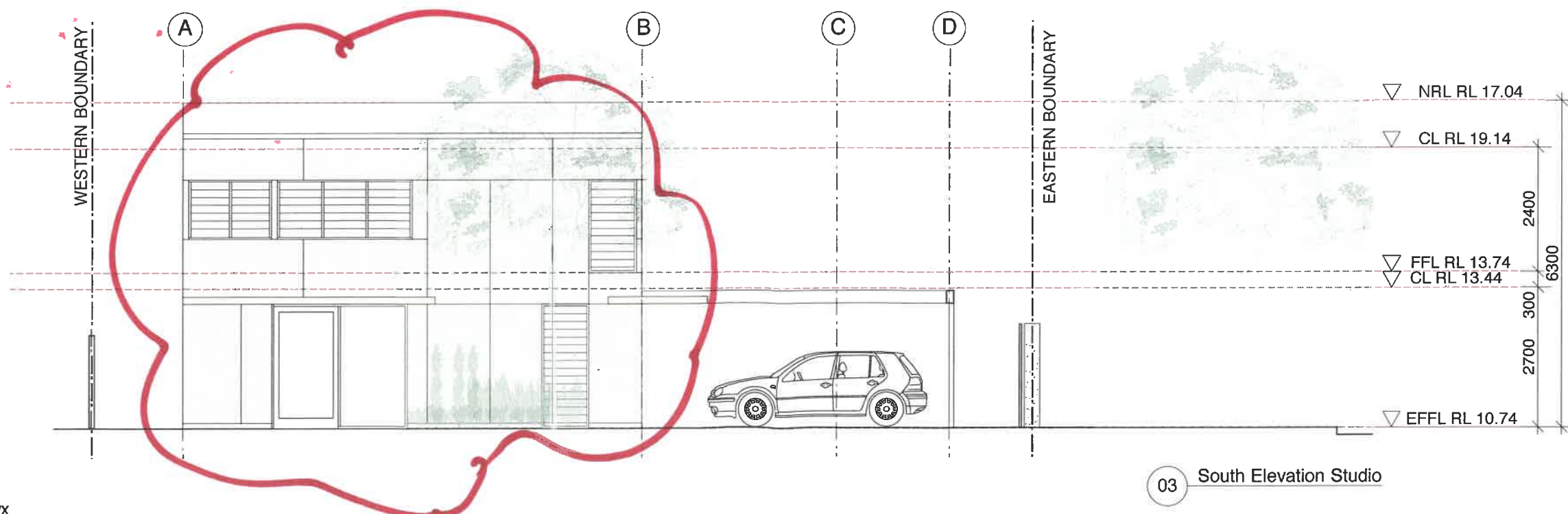
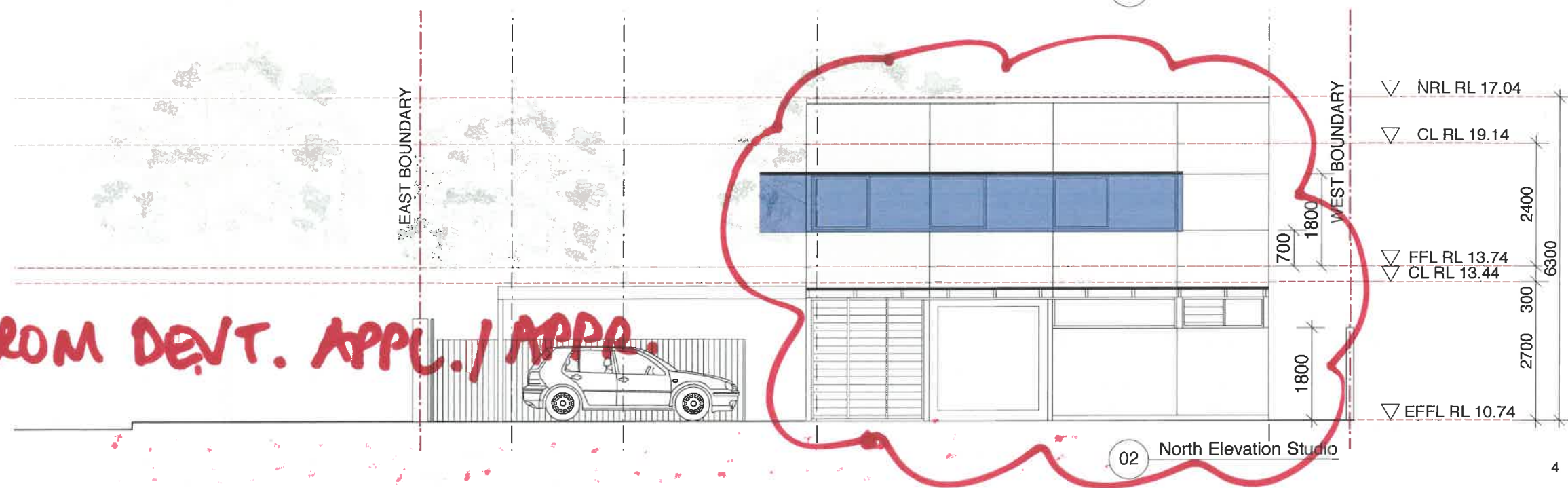
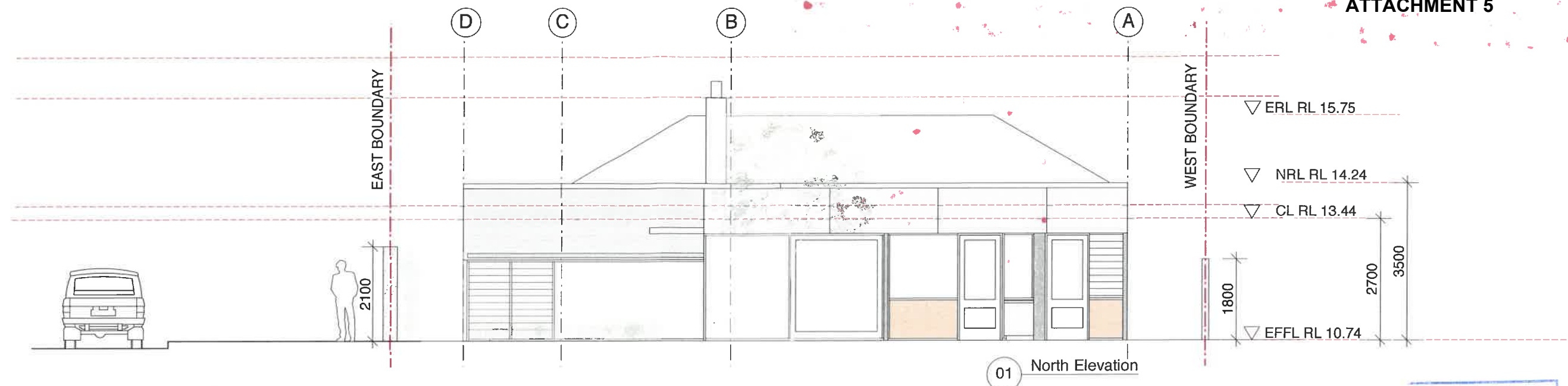
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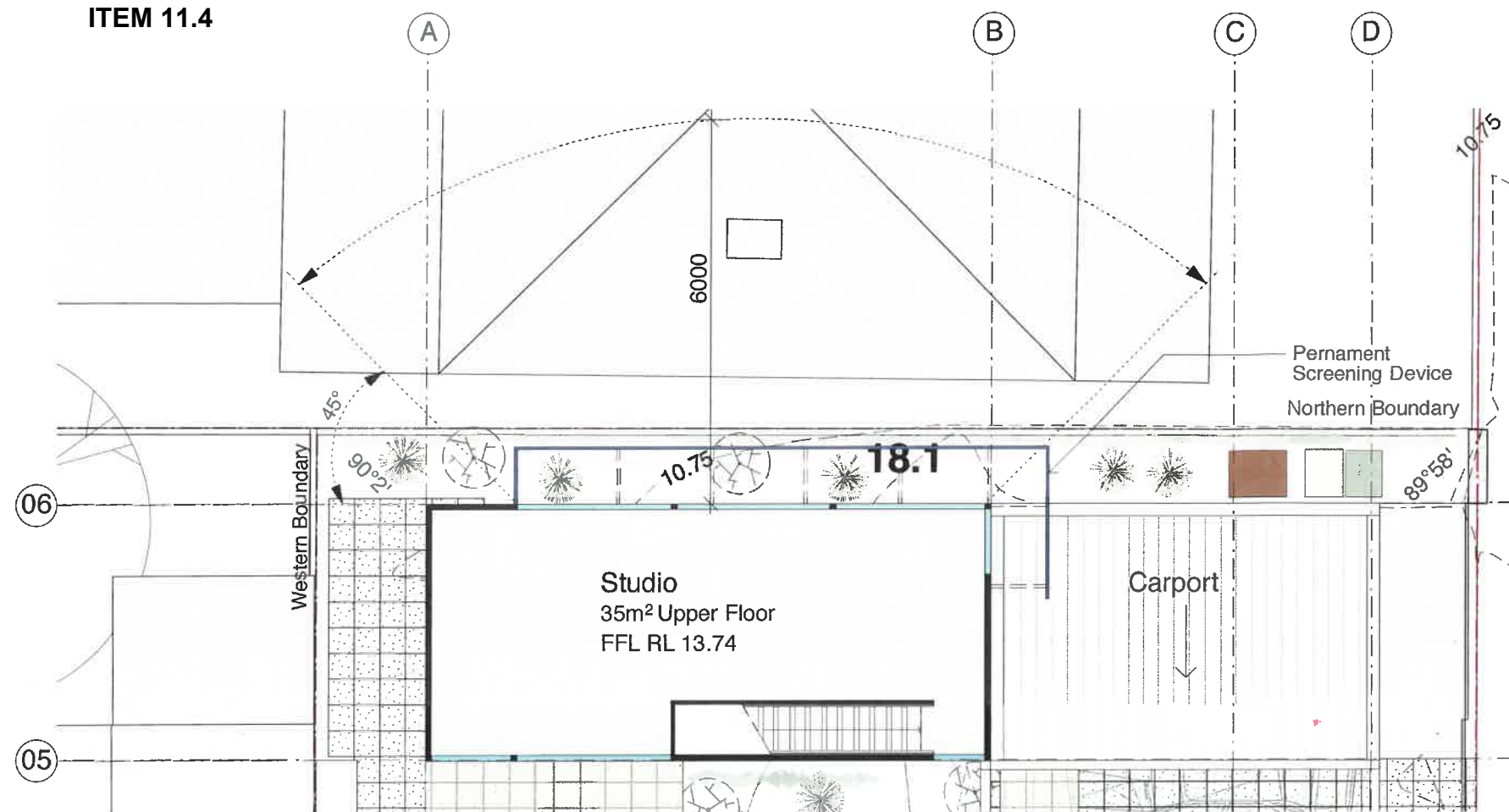
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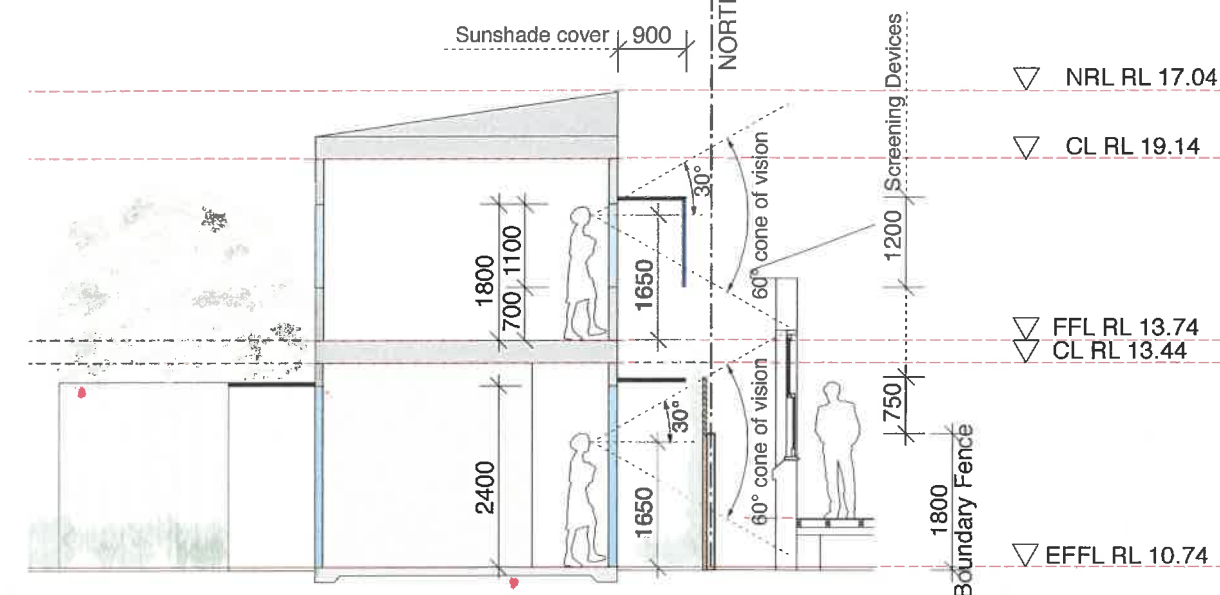
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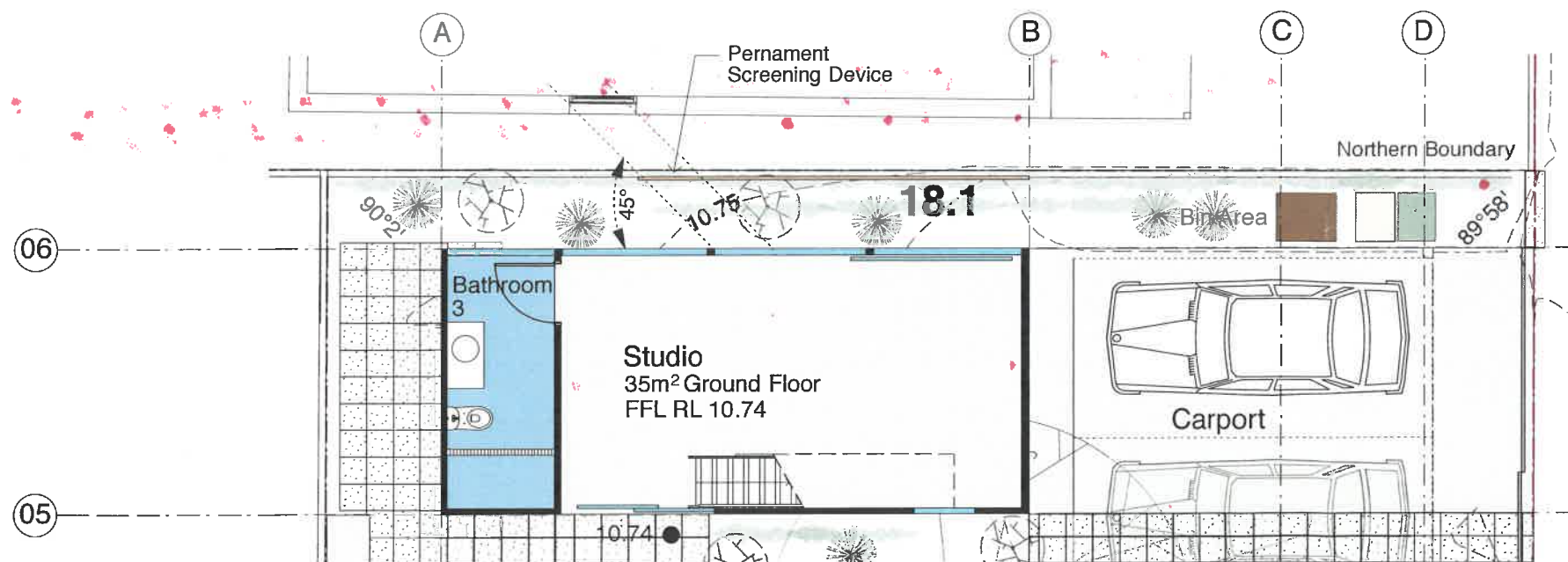
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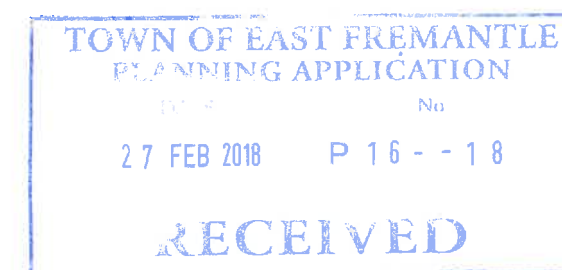
02 Cone of Vision Diagram Upper Floor Plan



01 Cone of Vision Diagram Section



03 Cone of Vision Diagram Ground Floor Plan



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Cone of Vision Diagrams

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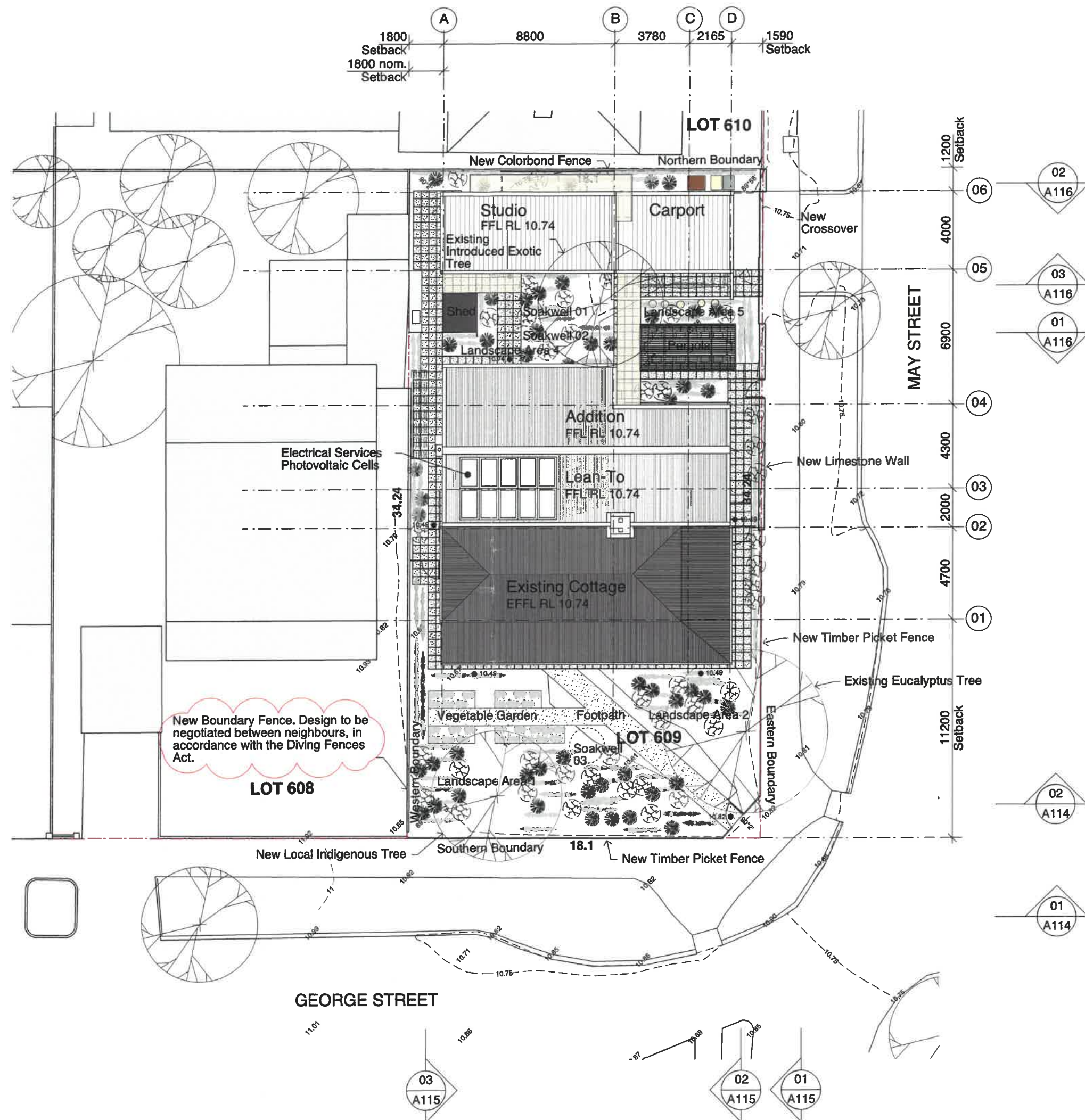
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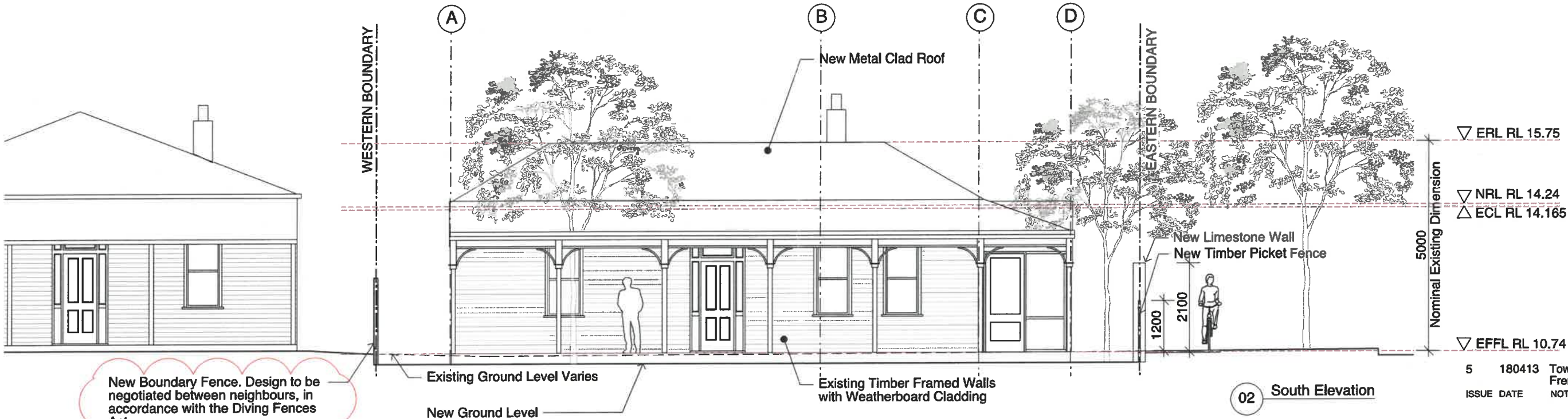
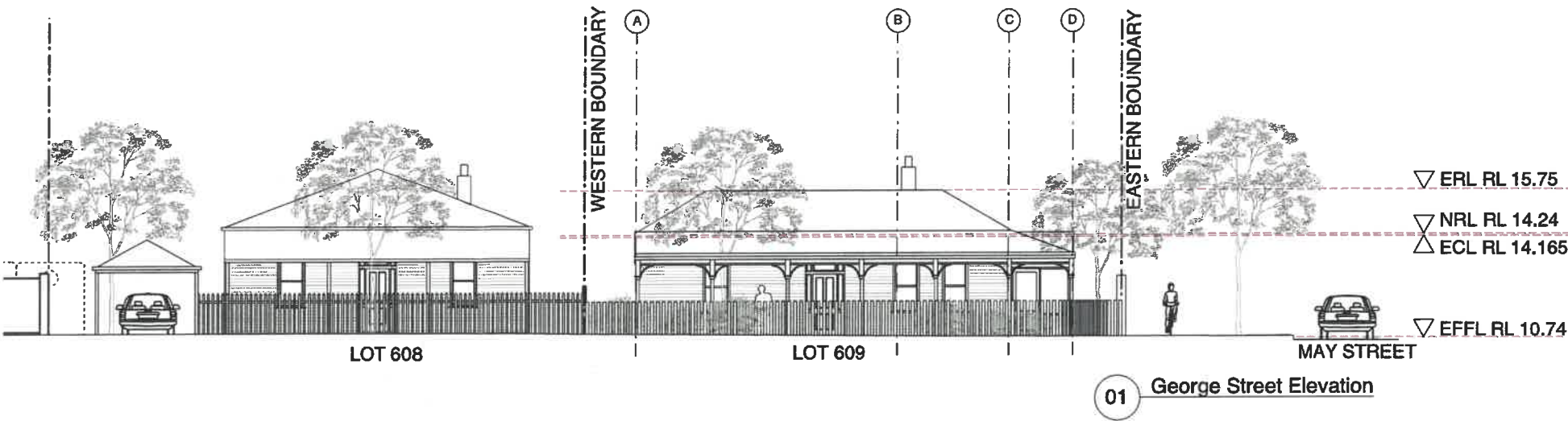
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B	180413	Annotation to Boundary Fence
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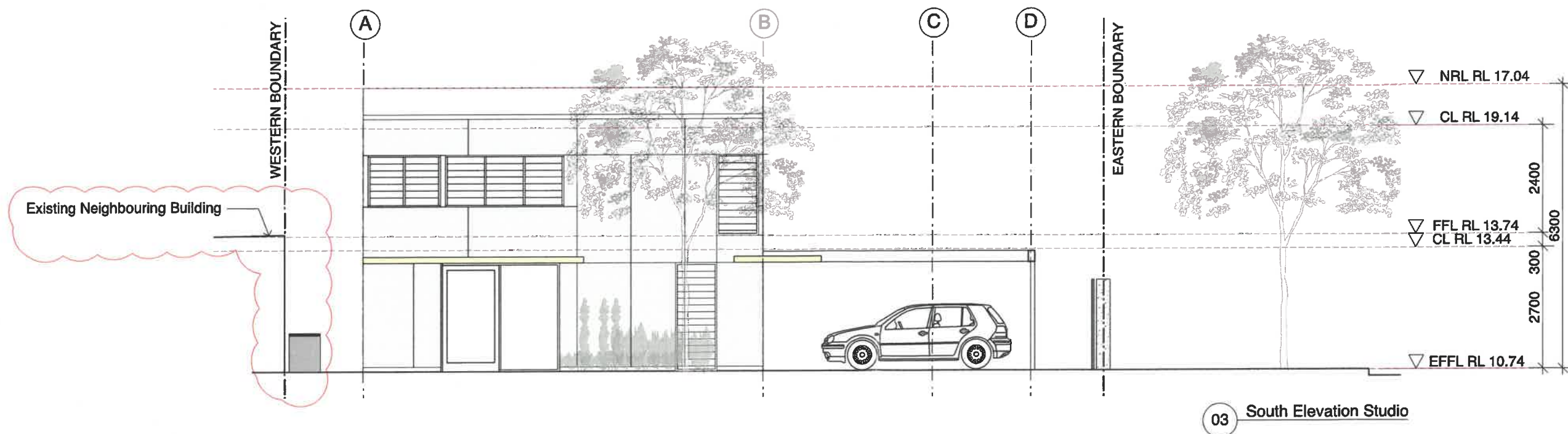
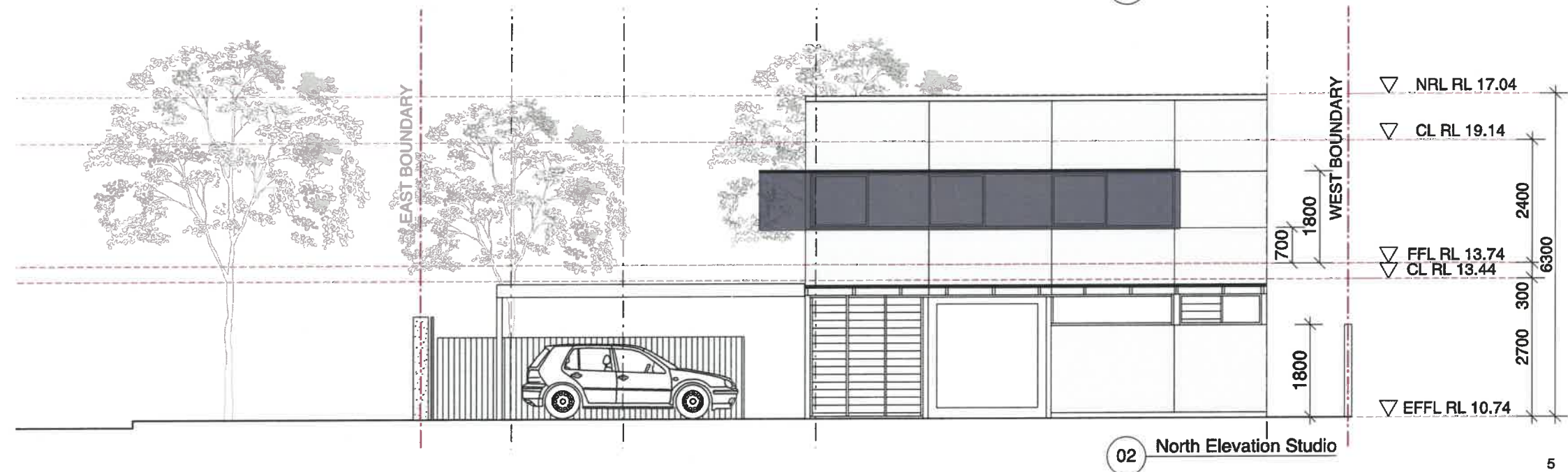
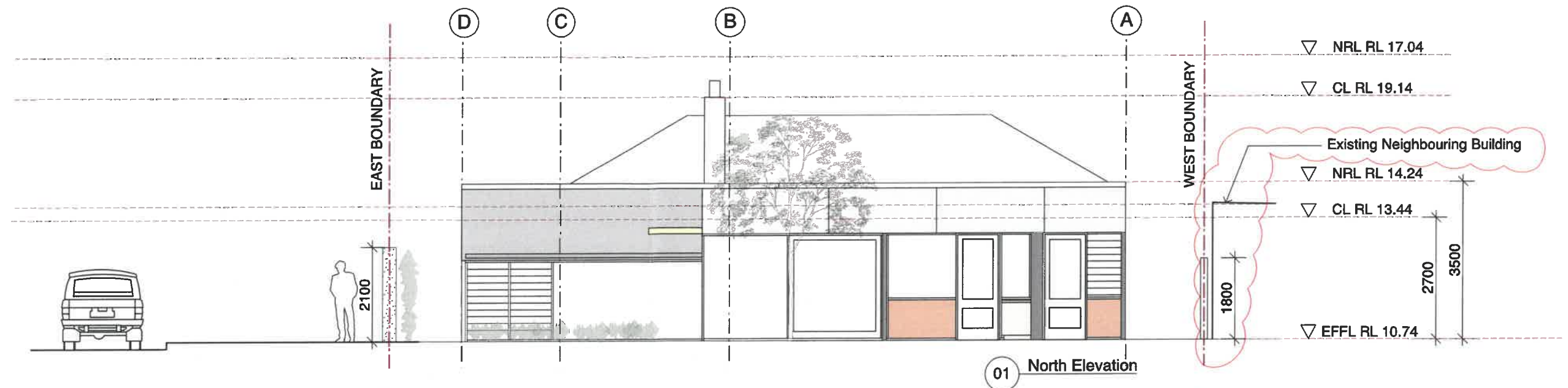
CONTENT

Proposed Elevations 01

SCALE
1:100 @ A3

FILE NAME
GEORGE STREET

FILE No	DRAWING	ISSUE	REVISION
502	A114	5	B



5 180413 Town of East Fremantle
ISSUE DATE NOTE

B 180413 Neighbouring building shown
REV DATE NOTE

BERNARD SEEGER PTY LTD
ARCHITECTS REGISTRATION NUMBER 1195

DRAWING STATUS NORTH POINT

Development
Application

CONTENT

Proposed Elevations 03

SCALE
1:100 @ A3

FILE NAME
GEORGE STREET

FILE No	DRAWING	ISSUE	REVISION
502	A116	5	B

**BERNARD
SEEGER**.COM



12. REPORTS OF OFFICERS (COUNCIL DECISION)

Nil.

13. MATTERS BEHIND CLOSED DOORS

Nil.

14. CLOSURE OF MEETING