
TOWN OF
EAST FREMANTLE



AGENDA ATTACHMENTS

Town Planning & Building Committee

Tuesday, 6 December 2016 at 6.30pm

AGENDA ATTACHMENTS

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28 November 2016

MINUTES

Minutes of a Community Design Advisory Committee Meeting, held in the Committee Meeting Area, on Monday, 28 November, 2016 commencing at 6:00pm.

1. OPENING OF MEETING

1.1 Present

Cr Cliff Collinson
Ms Alex Wilson
Ms Pam Walker
Ms Vanessa Collins
Dr Jonathan Dalitz
Mr Nicholas Gurr
Mr Andrew Malone Executive Manager of Regulatory Services

2. WELCOME

Cr Collinson welcomed members of the Community Design Advisory Committee.

3. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member 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."

4. APOLOGIES

Mr David Tucker
Mr Henty Farrar

5. LEAVE OF ABSENCE

- Mr Don Whittington for 28 November 2016
- Cr Cliff Collinson advised that he will be absent for the next meeting to be held on 23 January 2017

6. DECLARATIONS OF INTEREST

Nil

7. CONFIRMATION OF MINUTES

Moved Mr Gurr – seconded by Dr Dalitz

That the minutes of the Community Design Advisory Committee meeting dated 24 October 2016 be accepted. CARRIED

8. BUSINESS

**8.1 Staton Road No. 70 (Lot 54) – Studio M1
(Application No. P116/16 – 7 November 2016)**

Two storey residence:

- The proposal is supported by the Committee.
- The Committee support the use of weatherboard as the upper floor construction material as it softens the overall bulk of the dwelling.
- The Committee query the location of the carport as the carport is located forward of the primary building setback, contrary to Council policy.

28 November 2016

MINUTES

8.2 *Pier Street No. 19 (Lot 2) – M & J Neville
(Application No. 114/16 – 28 October 2016)*

Solar collectors (16 panels) on Heritage Listed dwelling:

- The Committee does not support the location of the solar panels.
- Committee would support the solar panels located on the side and rear roof profiles.

8.3 *Fortescue Street No. 42 (Lot 1) – D & N Yesberg
(Application No. P107/16 – 7 October 2016)*

Shade sail in the front setback:

- The Committee do not support the proposed shade sail located forward of the primary building setback.

8.4 *Dalgety Street No. 11 (Lot 254) – Germano Designs Pty Ltd
(Application No. P121/16 – 10 November 2016)*

Garage to the rear of a Heritage Listed dwelling:

- The Committee noted that the mature tree to the rear of the residence is being removed for the provision of the garage.

8.5 *Canning Highway No. 135 (Lot 1714) – Town of East Fremantle
(Application No. P124/16 – 18 November 2016)*

Alterations and additions to 'Town Hall': *Heritage Council WA 'Permanent Entry' on the State Heritage list.*

- The Committee support the proposed development.

9. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING

Nil

10. DATE & TIME OF NEXT MEETING

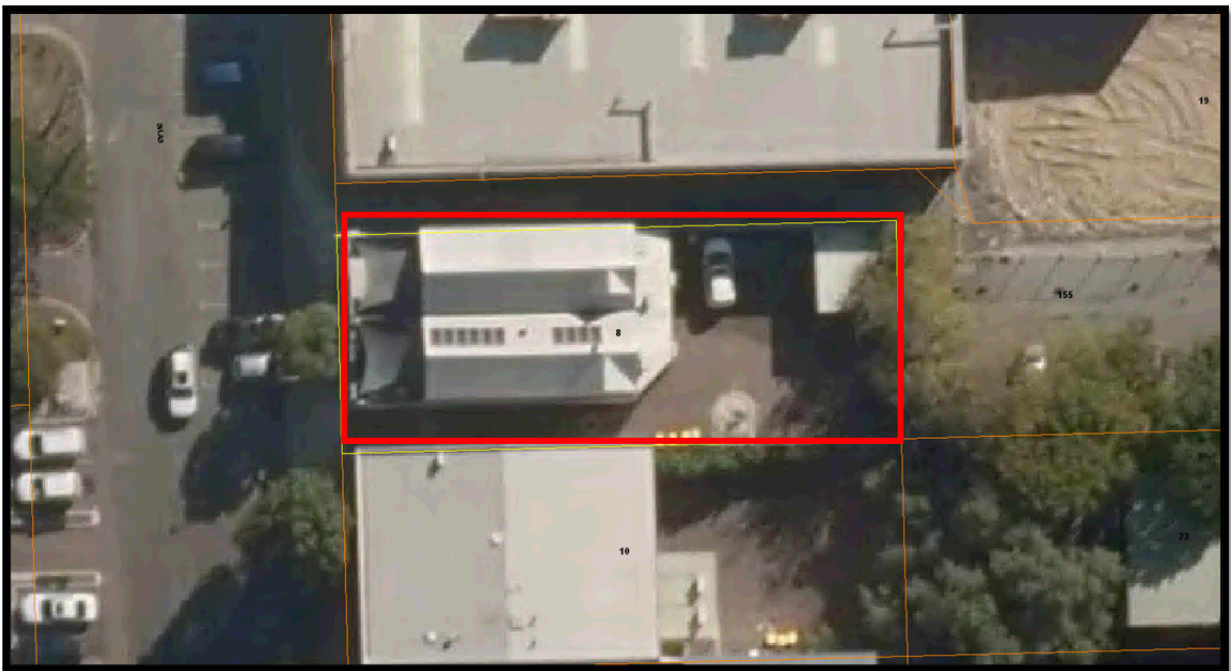
The next Community Design Advisory Committee meeting is to be held on 23 January 2017, commencing at 6pm at Dovenby House, 1 Council Place.

Note: This meeting is subject to change and confirmation of this will be given prior to the next meeting date.

11. CLOSE OF MEETING

There being no further business the meeting closed at 7.00pm.

NO. 8 (LOTS 1-4) SILAS STREET – CHANGE OF USE: CONSULTING ROOMS TO TRAINING FACILITY



REAL ESTATE AGENTS
AUCTIONEERS
PROPERTY MANAGERS

7 November 2016

1 HAY STREET
SUBIACO WA 6008
T. 08 9381 5566
F. 08 9381 4499
CENTRAL@ACTON.COM.AU

Attn: Christine Catchpole
Planning Department
Town Of East Fremantle
135 Canning Highway
EAST FREMANTLE WA 6158



Dear Christine,

UNIT 2, 8 SILAS STREET, EAST FREMANTLE – REMBRIDGE HOLDINGS PTY LTD

Please find attached our application form in regards to the permitted use of a potential lessee to occupy the above mentioned property.

From conversations with yourself it is my understanding that the Town of East Fremantle has no car bays applied to this property under their file notes and therefore any use of this property is limited I am however writing to show that this is not actually the case and that there is enough parking provisions to facilitate our new lessee and therefore allowing the owner of the property to generate an income as was always the case when purchasing the property.

First of all please find included with this letter a copy of the following:

- Strata Plan 43673
- Application Form

Our application is for a business who will be consulting and training of their clients in their specific field of Health, Beauty and Wellness which will compliment other services that are located within the area. The training will form about 85% of their business with the remaining 15% being retailing / wholesaling. The retailing / wholesaling will be to their clients that they train and consult to at the above mentioned property.

The training and consulting is mainly one on one with the occasional smaller training groups of 2 to 4 for group bookings these people that form part of this group will know each other and make the booking as such as a group. The only people working at the property are the two owners of the business who will then commence their lease with the owner upon satisfaction of the planning application.

The main issue with this application is the issue of parking at the property and the perception with the East Fremantle Council that the property has no allocated parking with the property. The property does actually have two (2) allocated car bays at the rear of the property as can be seen highlighted on the strata plan that is attached with this application. These bays are not behind gates or the like and therefore accessible by their customers 24/7.



In conclusion we hope that we have proved that the pressure of approving this business to the area will be close to zero they have a long term goal of staying in the area and wish to conform to all the regulations of the local council and help in improving the area for the benefit of all.

If you require any further information or either myself or the potential tenants are required to attend your office or a meeting please don't hesitate to contact the undersigned on 0400 033 887 or steve.michael@acton.com.au

Yours sincerely
ACTON CENTRAL



STEVE MICHAEL
Commercial and Industrial Sales Leasing and Management



STRATA PLAN 43673

SHEET 1 OF 4 SHEETS

MANAGEMENT STATEMENT YES NO

Lodged 15.07.03 Folio (388271)
 Examined 22.7.03
 Registered 22.7.03 I555701 RA

[Signature]
 REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
 REG: 281-03
 Certificate of Approval of W.A.P.C. under
 Section 23(1) of Strata Titles Act 1985

FOR CHAIRMAN _____ DATE _____

PLAN OF
 LOT 592 ON P 2443

CERT. OF TITLE
 VOL:2185 FOL:998

LOCAL GOVERNMENT
 TOWN OF EAST FREMANTLE


INDEX PLAN
 BG 34121 08.15

FIELD BOOK NUMBER

SCALE 1:250

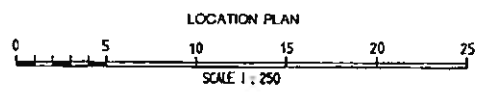
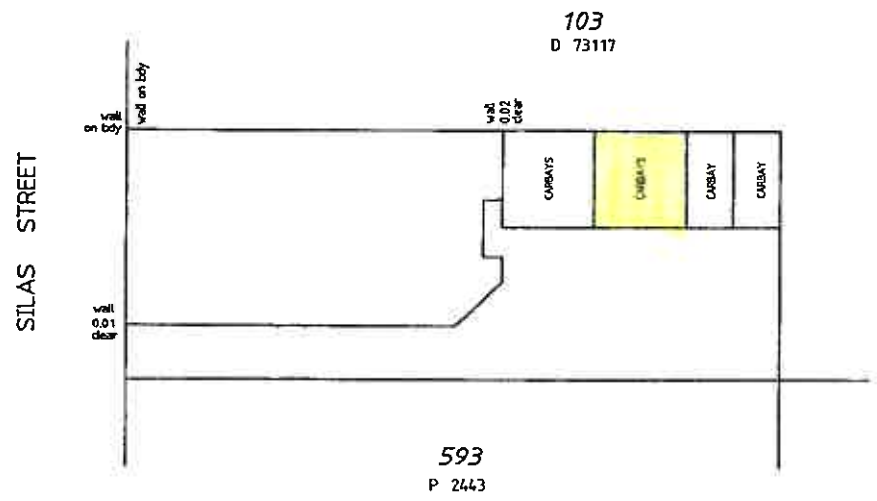
NAME OF SCHEME
 8 SILAS STREET
 EAST FREMANTLE

ADDRESS OF PARCEL
 8 SILAS STREET
 EAST FREMANTLE WA 6158

 Department of Land Administration

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

[Handwritten signature]
 11/03



GIUDICE
 8 Stirling Street
 FREMANTLE WA
 T: 9335 8222
 E: giudice@total.net.au
 LICENSED LAND SURVEYORS

[Signature] 8/10/03
 Licensed Surveyor Date
 JGA11134402-DWG344ST LASERJET 4V



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Oct 14 14:28:50 2016 JOB 52196952

Landgate
 www.landgate.wa.gov.au

STRATA PLAN 43673

SHEET 2 OF 4 SHEETS

THE STRATUM THE CARBAYS EXTENDS FROM 1m BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF UNIT 1 TO THE HORIZONTAL PROJECTION OF THE UPPER SURFACE OF THE FIRST FLOOR INCLUDING WHERE COVERED.

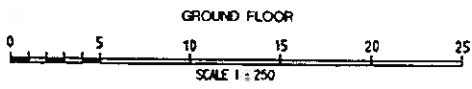
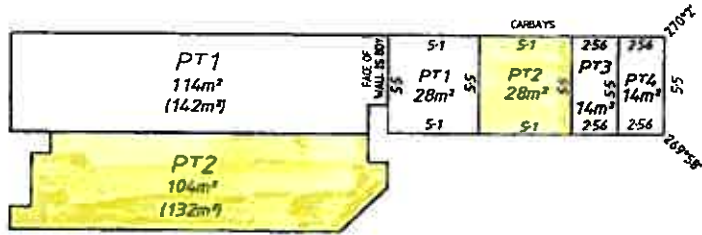
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE UPPER SURFACE OF THE FLOORS, THE UNDER SURFACE OF THE CEILING, THE EXTERNAL SURFACES OF THE WALLS AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, AS PROVIDED BY SECTION 3(2)(b) OF THE STRATA TITLES ACT, 1985.

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS

FOR OTHER PART LOTS SEE SHEETS 3 & 4

11/7/03



GIMBICE SURVEYS
LICENSED LAND SURVEYORS
M. J. J. J. 8/17/03
Licensed Surveyor Date

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Oct 14 14:28:50 2016 JOB 52196952

Landgate
www.landgate.wa.gov.au

STRATA PLAN 43673

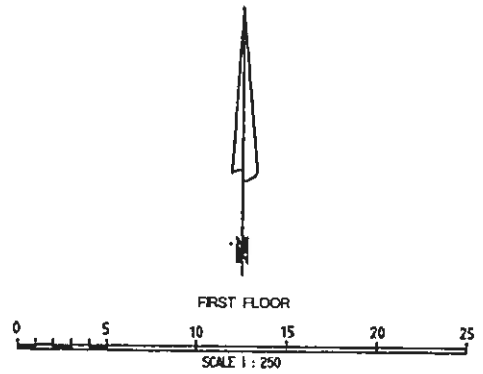
SHEET 3 OF 4 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE UPPER SURFACE OF THE FLOORS, THE UNDER SURFACE OF THE CEILING, THE EXTERNAL SURFACES OF THE WALLS AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, AS PROVIDED BY SECTION 3(2)(b) OF THE STRATA TITLES ACT, 1985.

~~11/7/03~~

FOR OTHER PART LOTS SEE SHEETS 2 & 4

PT3 28m ² BALCONY	PT3 71m ² (134m ²)
PT4 28m ² BALCONY	PT4 70m ² (133m ²)



GIBBICE SURVEYS
LICENSED LAND SURVEYORS

M. J. Gibbice 8/07/03
Licensed Surveyor Date

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Oct 14 14:28:50 2016 JOB 52196952

Landgate
www.landgate.wa.gov.au

STRATA PLAN 43673

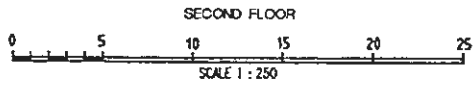
SHEET 4 OF 4 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE UPPER SURFACE OF THE FLOORS, THE UNDER SURFACE OF THE CEILING, THE EXTERNAL SURFACES OF THE WALLS AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, AS PROVIDED BY SECTION 312(b) OF THE STRATA TITLES ACT, 1985.

1/7/03

FOR OTHER PART LOTS AND TOTAL AREAS SEE SHEETS 2 & 3

PT3
21m²
PT4
21m²



GIUDICE SURVEYS
LICENSED LAND SURVEYORS
M. Omissani 8/7/03
Licensed Surveyor Date

FORM 3

STRATA PLAN NO. 43673

Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement	Office Use Only		
		Current Cs. of Title			Current Cs. of Title		
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	25	2541.118					
2	25	2541.119					
3	25	2541.120					
4	25	2541.121					
Aggregate	100						

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

TWO COMMERCIAL AND TWO RESIDENTIAL UNITS SITUATED ON LOT 592 ON PLAN 2443, AND HAVING AN ADDRESS OF 8 SILAS STREET, EAST FREMANTLE WA 6158

CERTIFICATE OF LICENSED VALUER STRATA PLAN

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

24 June 2003

 Date



 Signed

FORM 5

Strata Titles Act 1985
Sections 5B (1), 8A, 22 (1)

STRATA PLAN No. 43673

DESCRIPTION OF PARCEL & BUILDING

TWO COMMERCIAL AND TWO RESIDENTIAL UNITS SITUATED ON LOT 592
ON PLAN 2443, AND HAVING AN ADDRESS OF 8 SILAS STREET,
EAST FREMANTLE WA 6158

CERTIFICATE OF LICENSED SURVEYOR

I, MICHAEL J MISSON, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-


- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or

~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel -~~

- ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
- ~~(ii) the plan clearly indicates the existence of the encroachment and it's nature and extent; and~~
- ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s) on Strata Plan No registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

15/07/03
Date


Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985
Sections 5B (2), 8A (f), 23 (1)

TOWN OF EAST FREMANTLE STRATA PLAN No. 43673

PO/MS

DESCRIPTION OF PARCEL & BUILDING

TWO COMMERCIAL AND TWO RESIDENTIAL
~~FOUR RESIDENTIAL~~ UNITS SITUATED ON LOT 592 ON PLAN 2443, AND
 HAVING AN ADDRESS OF 8 SILAS STREET, EAST FREMANTLE WA 6158

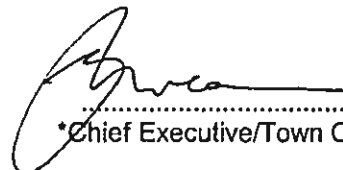
CERTIFICATE OF LOCAL GOVERNMENT

TOWN OF EAST FREMANTLE, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (1) (a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or
 - (b) ~~the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~
- (2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;
- (3) ~~where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~
- (4) (a) any conditions imposed by the Western Australian Planning Commission have been complied with; or
 - (b) ~~the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

3.7.2003

.....
 Date



 *Chief Executive/Town Clerk

*Delete if inapplicable

FORM 26

WAPC Ref. 281-03

STRATA PLAN NO. 43673

Strata Titles Act 1985
Sections 25 (1), 25 (4)

**CERTIFICATE OF GRANT OF APPROVAL BY WESTERN
AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN**

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25 (1) of the *Strata Titles Act 1985* to —

- * (i) the *Strata Plan/plan of re-subdivision/plan of consolidation submitted on 9/7/03 and relating to the property described below;
- * (ii) the sketch submitted on of the proposed *subdivision of the property described below into lots on a Strata Plan/re-subdivision/consolidation of the lots on the Strata Plan specified below, subject to the following conditions —

Property Description: Lot (or Strata Plan) No: LOT 592

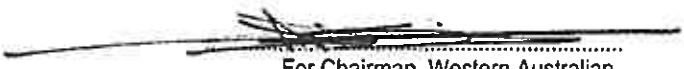
Location: SWAN LOCATION 71

Locality: EAST FREMANTLE

Local Government: TOWN OF EAST FREMANTLE

Lodged by: GIUDICE SURVEYS
LICENSED SURVEYORS

Date:


For Chairman, Western Australian
Planning Commission

11 JUL 2003

Date

(*To be deleted as appropriate.)

FORM 8

ANNEXURE	A	OF STRATA / SURVEY STRATA PLAN No	43673		REGISTRAR OF TITLES
SCHEDULE OF DEALINGS ON STRATA / SURVEY STRATA PLAN					
DEALINGS REGISTERED OR RECORDED ON STRATA / SURVEY STRATA PLAN	INSTRUMENT				SIGNATURE OF REGISTRAR OF TITLES
	NATURE	NUMBER	REGIST'D	TIME	

Note: Entries may be affected by subsequent endorsements.

FORM 8

ANNEXURE		OF STRATA / SURVEY - STRATA PLAN No		43573		REGISTRAR OF TITLES			
SCHEDULE OF ENCUMBRANCES ETC.									
INSTRUMENT			REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION				
NATURE	NUMBER				NATURE	NUMBER	REGIST'D	TIME	SIGNATURE OF REGISTRAR OF TITLES
STATEMENT	I563602	MANAGEMENT STATEMENT	22.7.2003	<i>J. Hyde</i>					

Note: Entries may be affected by subsequent endorsements.

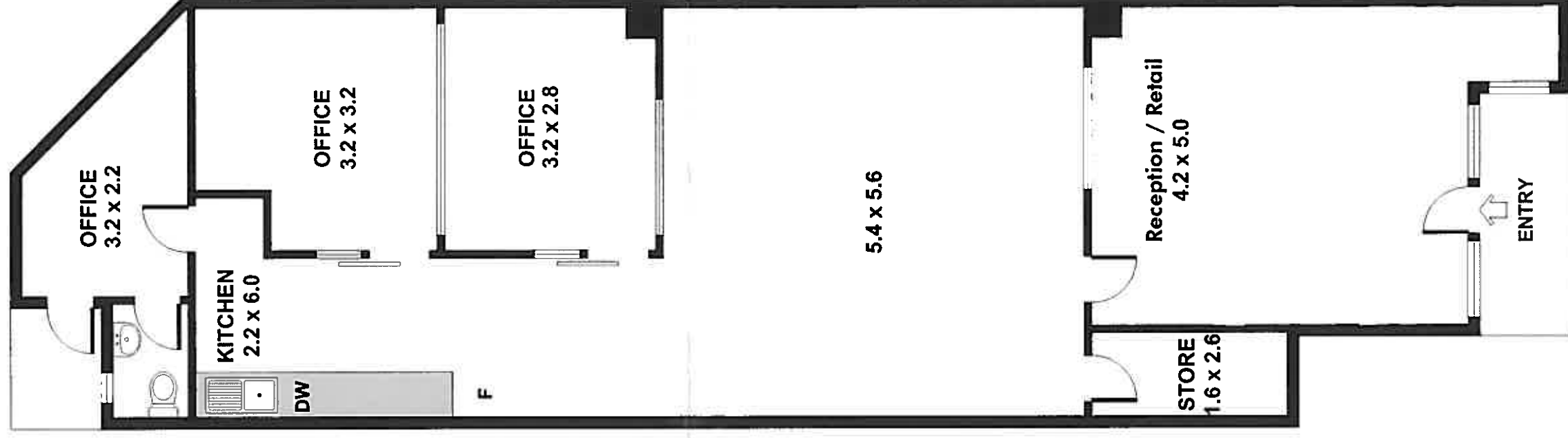
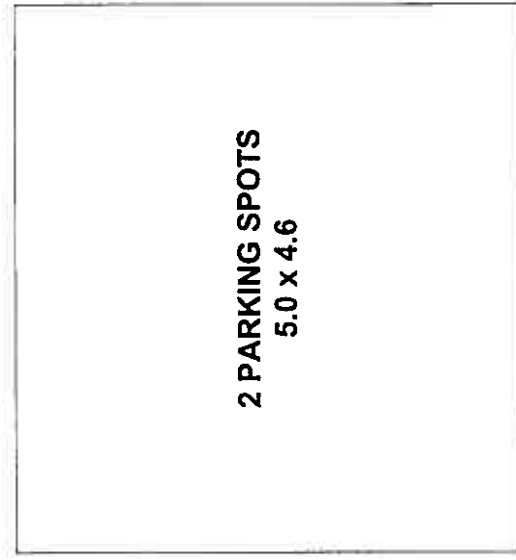


15
AT ALL TIMES

AC
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15 sqm p
Availa
Slow
Sea

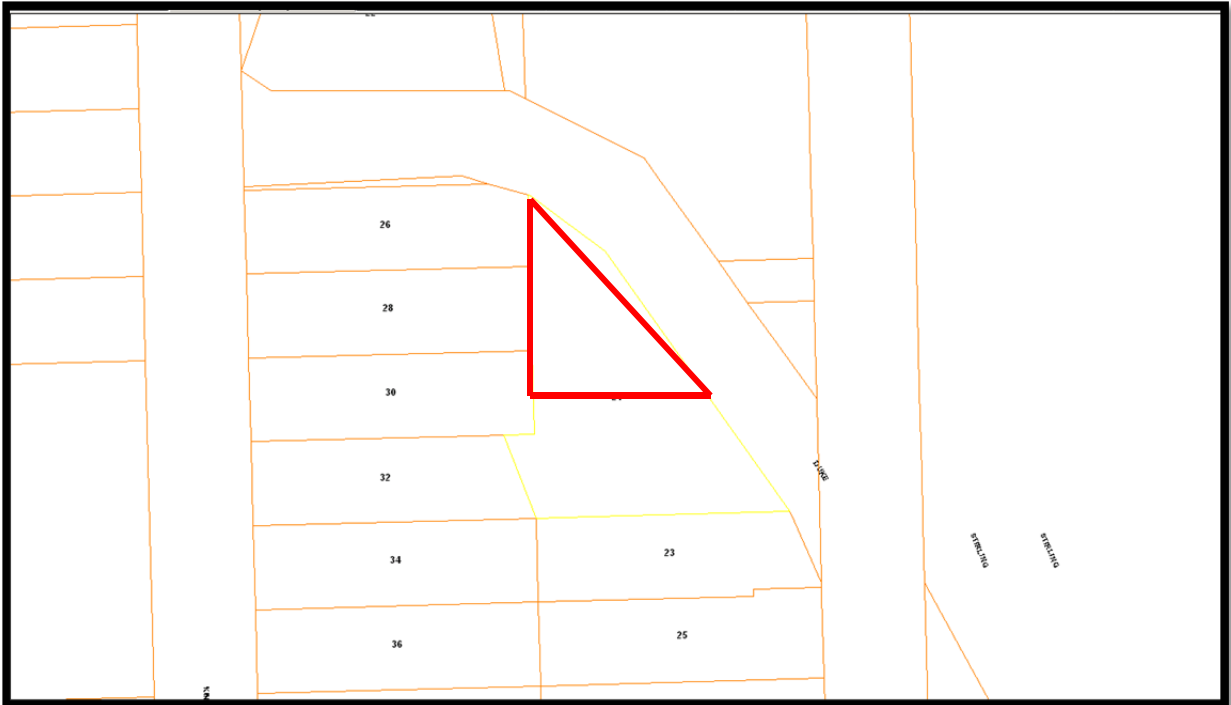
Monitoring
your health
Pharmacist
ce

2/8 Silas Street, East Fremantle

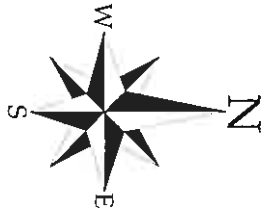


Plan of East Fremantle
09 NOV 2016
RECEIVED

NO. 19 (LOT 52) DUKE STREET – VACANT LOT – TWO STOREY RESIDENCE







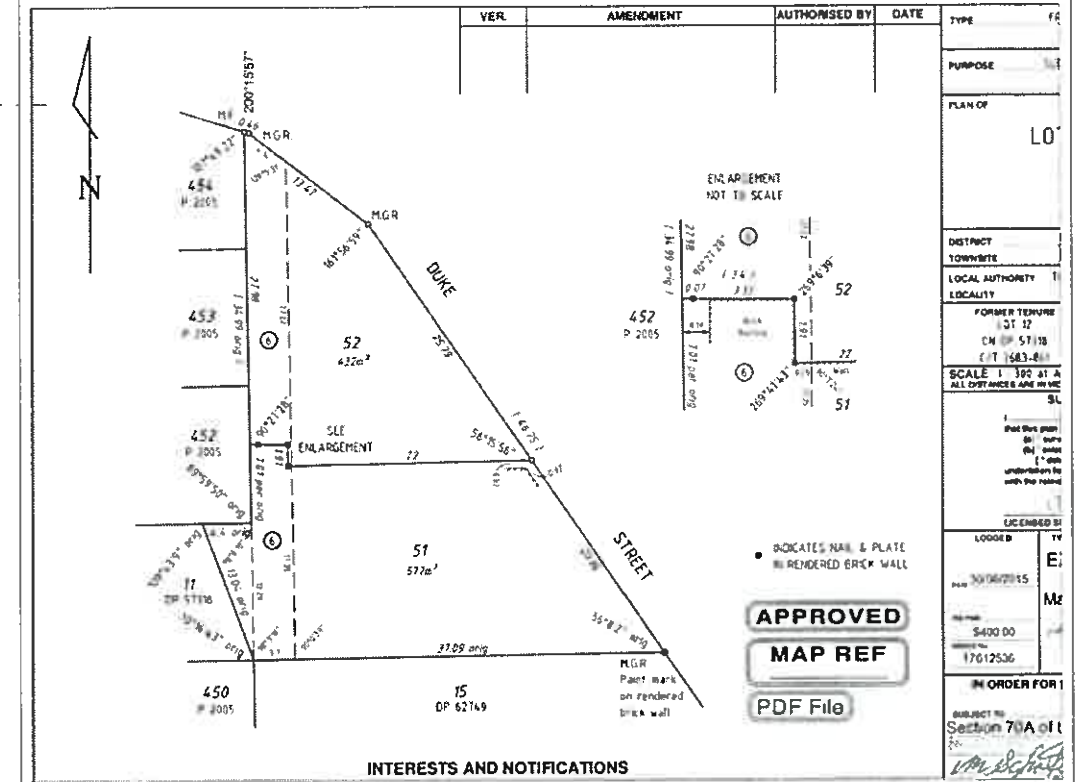
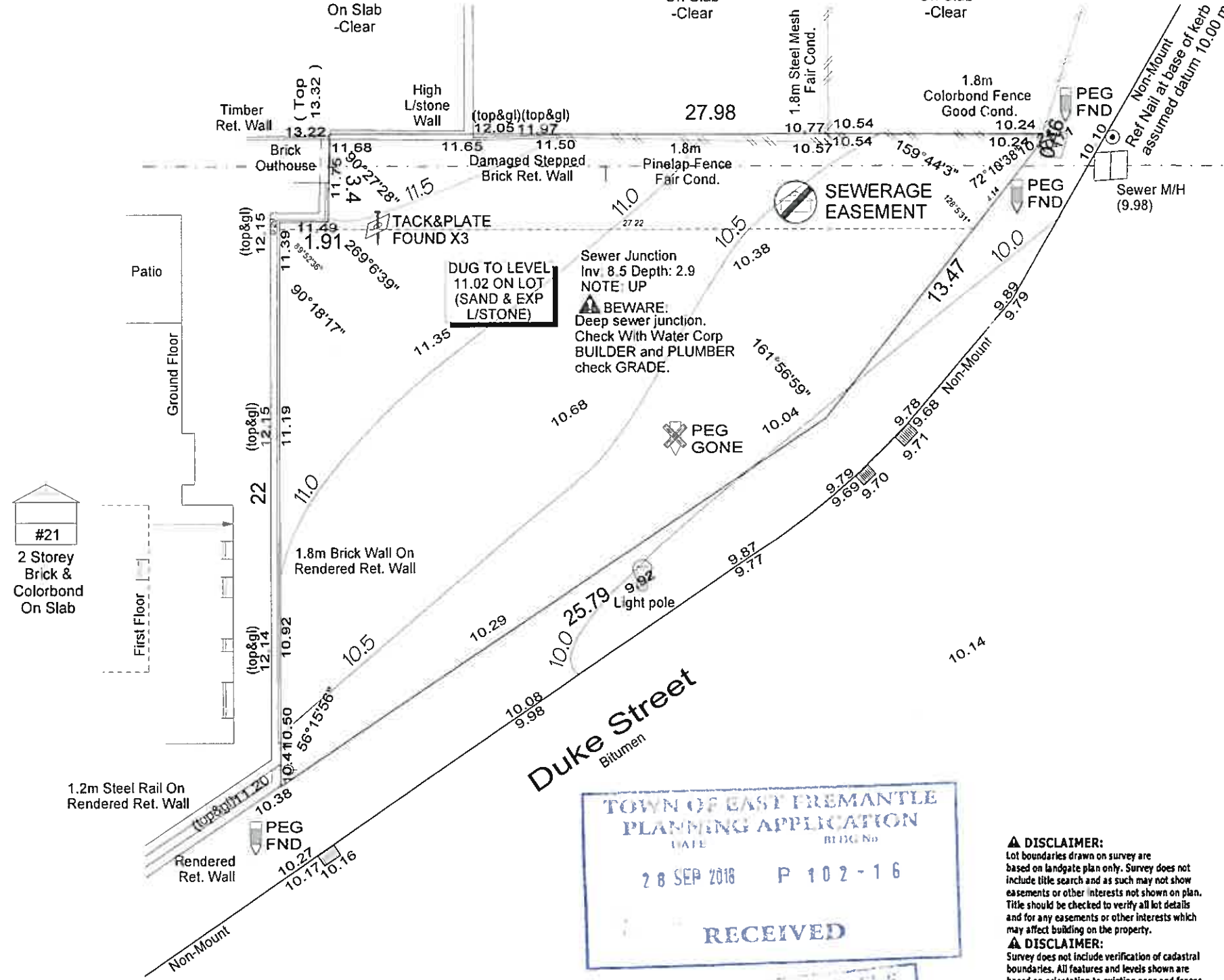
2 Storey
Weatherboard
& Galv.
On Slab
-Clear

2 Storey
Galv. & Galv.
On Slab
-Clear

2 Storey
Timber & Galv.
On Slab
-Clear

**G2 Building
Company Pty Ltd**

CLIENT _____ CONTRACT / JOB NO. _____
ATTACHMENT 3
 MAP REF 430 14/28
 SITE SURVEY **LOT 52** COASTAL NO _____
 #19 Duke Street
 Suburb East Fremantle
 Loc. Auth. TOWN OF EAST FREMANTLE
 D. Plan 406592 Volume 2882 Folio 74
 Location Check Title



Elec.	U/Ground	Water	Yes	Sewer	Yes
Gas	Alinta Gas Map indicates Gas in Area Check Your Lot call 131358	Phone Comms	Yes	Footpath	Nil
Road	Bitumen	Kerb	Non-Mount	Drainage	Good

LOT MISCLOSE
0.006 m

SOIL DESCRIPTION
Sand / L/Stone(Exp)
Medium Grass Cover

Scale 1:200
Date: 04 Apr 16

NOTE:
NOTIFICATION.
REFER TO SEC 70A T.L.A.
SEE DOCUMENT N52721
(FREMANTLE PORT BUFFER ZONE)

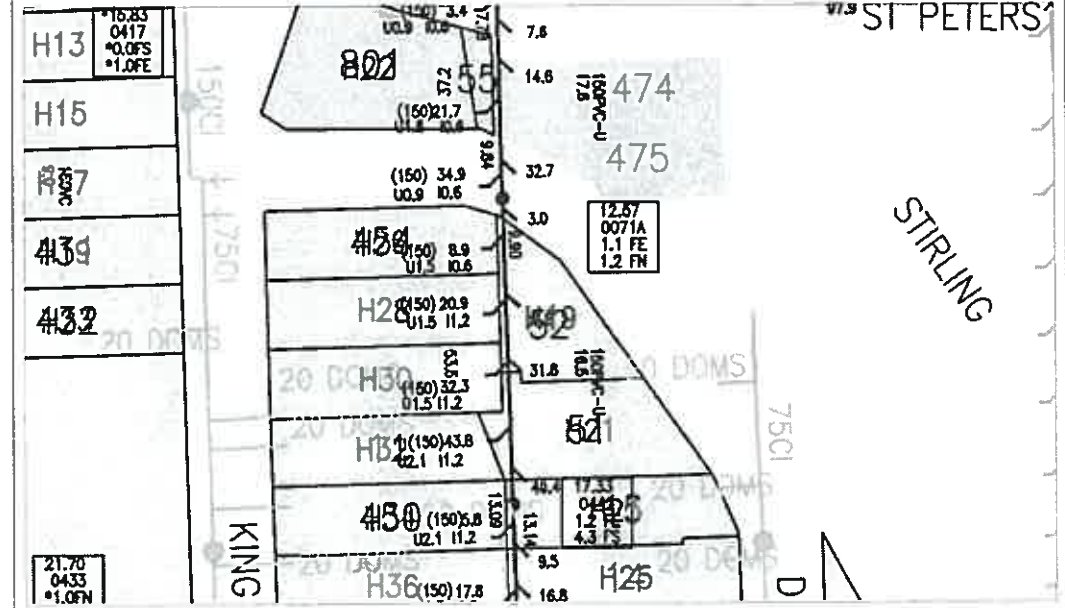
**TOWN OF EAST FREMANTLE
PLANNING APPLICATION**
DATE 28 SEP 2016 P 102-16
RECEIVED

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

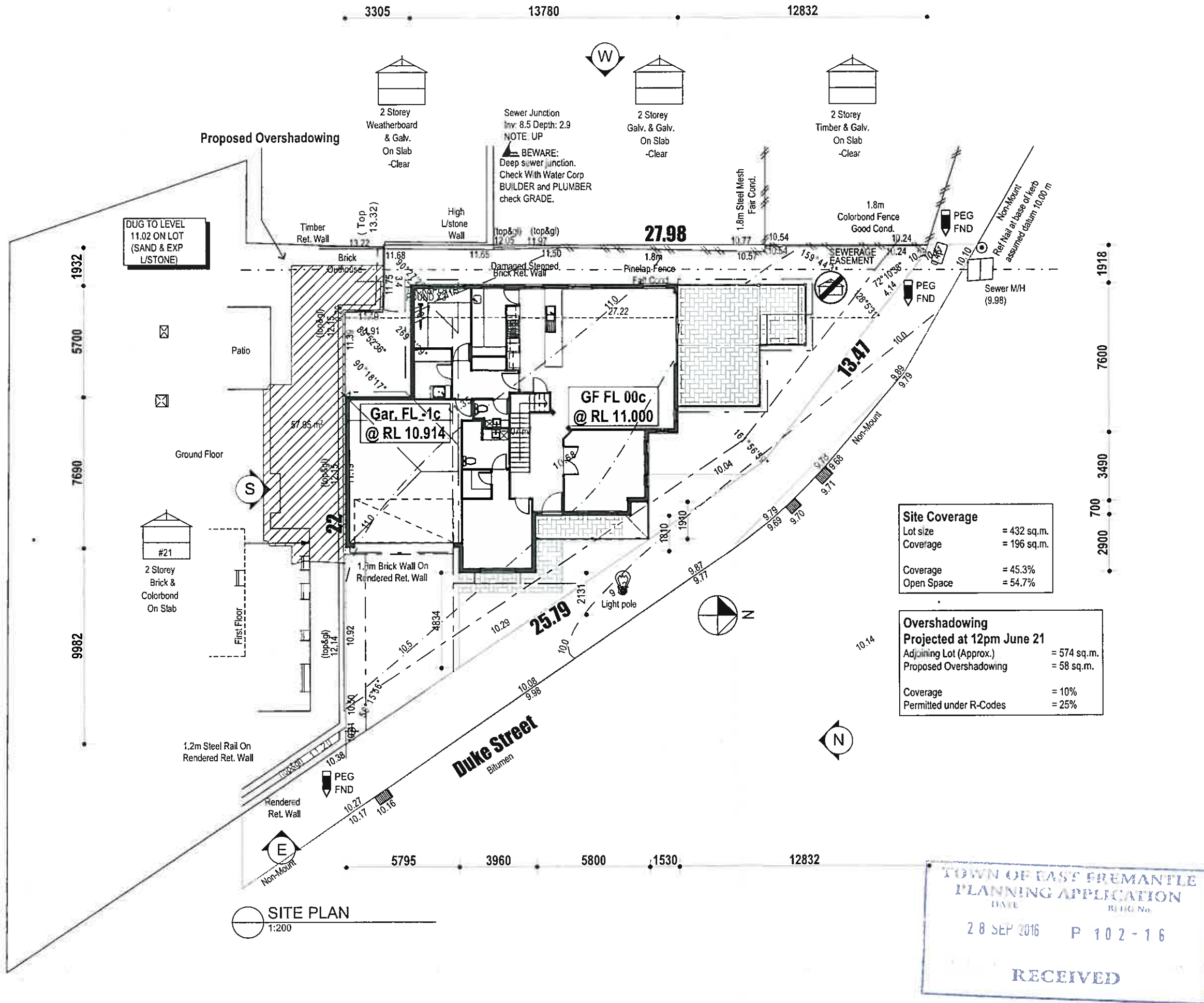
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors © J/No: 393099 Drawn: B. Saliba

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES, RETAINING WALLS, ETC. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



Site Coverage	
Lot size	= 432 sq.m.
Coverage	= 196 sq.m.
Coverage	= 45.3%
Open Space	= 54.7%

Overshadowing	
Projected at 12pm June 21	
Adjoining Lot (Approx.)	= 574 sq.m.
Proposed Overshadowing	= 58 sq.m.
Coverage	= 10%
Permitted under R-Codes	= 25%

1	planning	25/9/2016
REV.	AMENDMENT	DATE

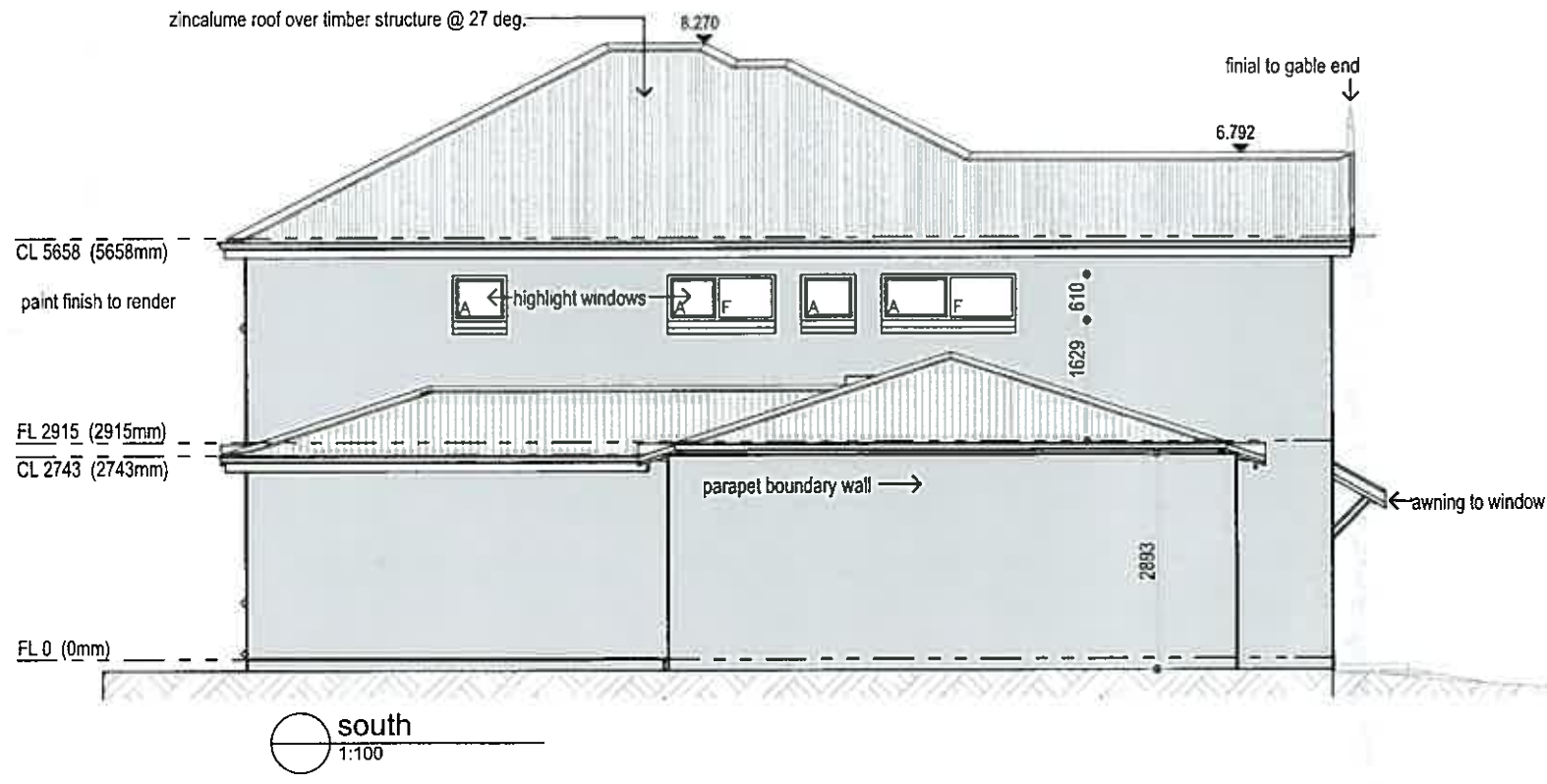
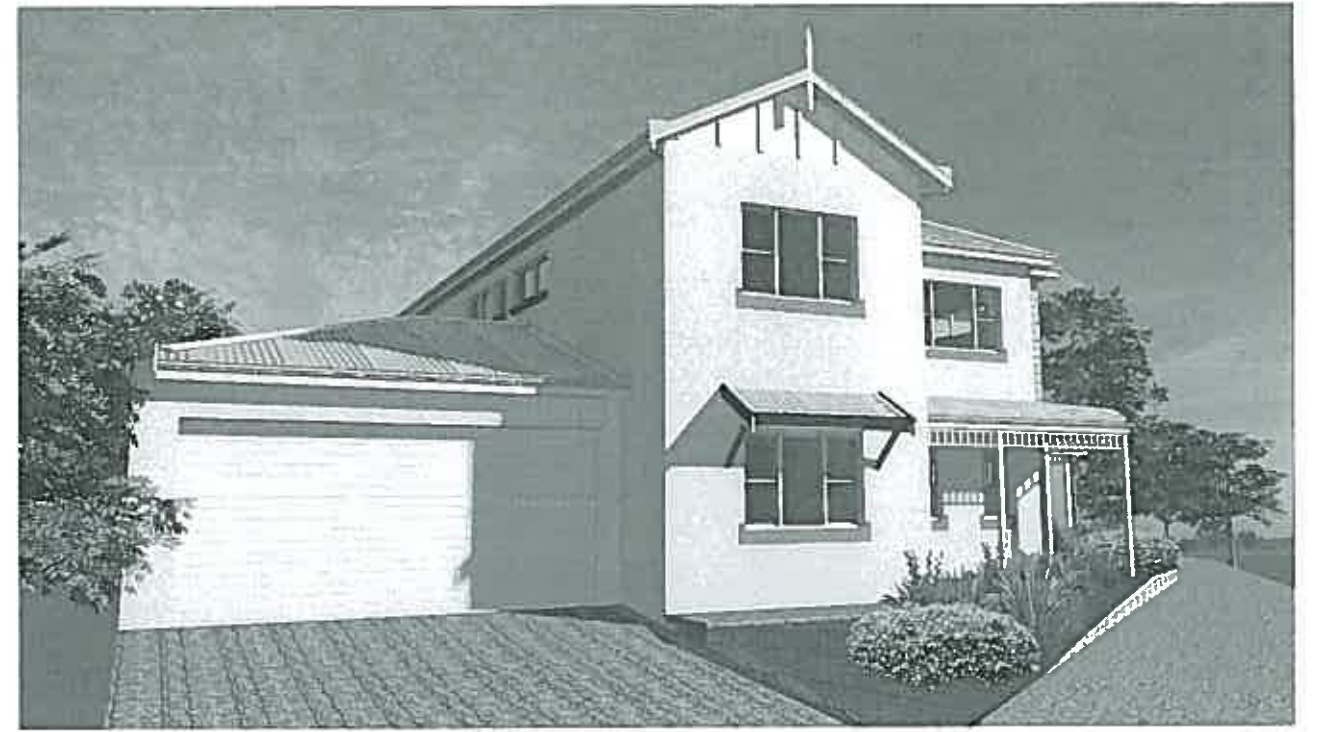
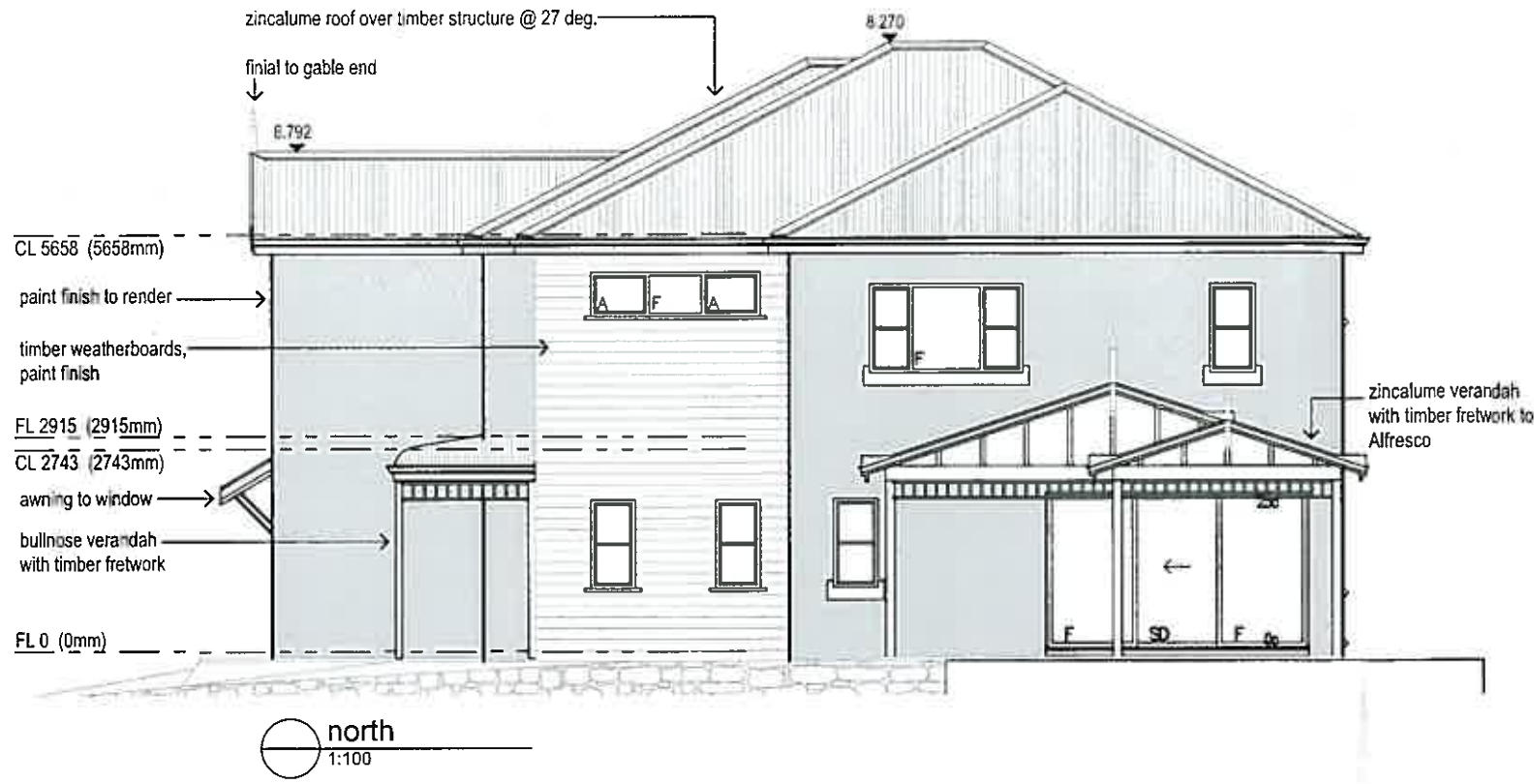
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jc@ionchisholm.com www.ionchisholm.com

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New Residence
19 Duke St.
East Fremantle

Drawing:
Site Plan

Date:	26/09/2016	Drwn:	JC		
Job No:	1612	Dwg No.:	A101	Rev:	1



planning	25/9/2016
REV AMENDMENT	DATE

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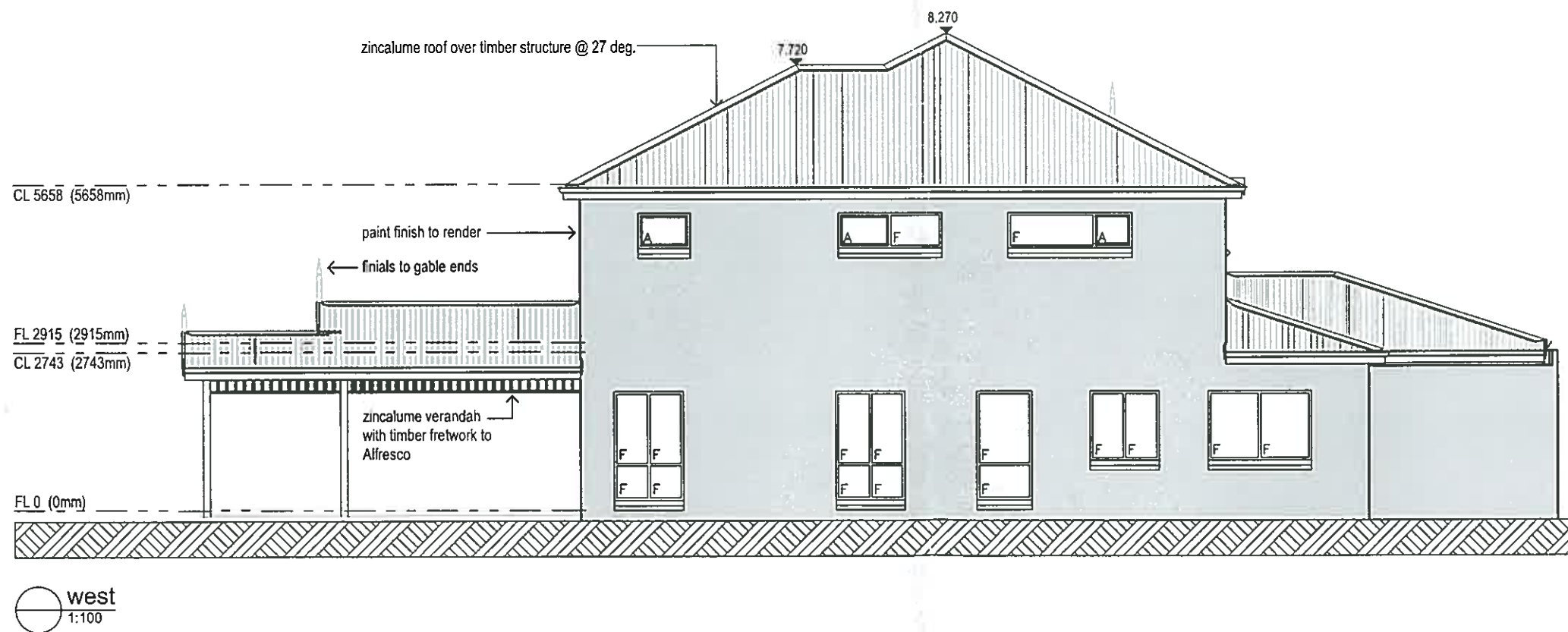


Project
New Residence
19 Duke St.
East Fremantle

Drawing
Elevations

Date 28/09/2016	Drwn JC
Job No 1612	Dwg No. A301 Rev 1





TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 28 SEP 2016 P 102-16
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Project: New Residence
19 Duke St.
East Fremantle

Drawing Elevations	
Date: 26/09/2016	Drawn: JC
Job No: 1612	Dwg No: A302 Rev: 1



1	planning	25/9/2016
REV	AMENDMENT	DATE

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Project:
New Residence
19 Duke St.
East Fremantle

Drawing:
Perspectives

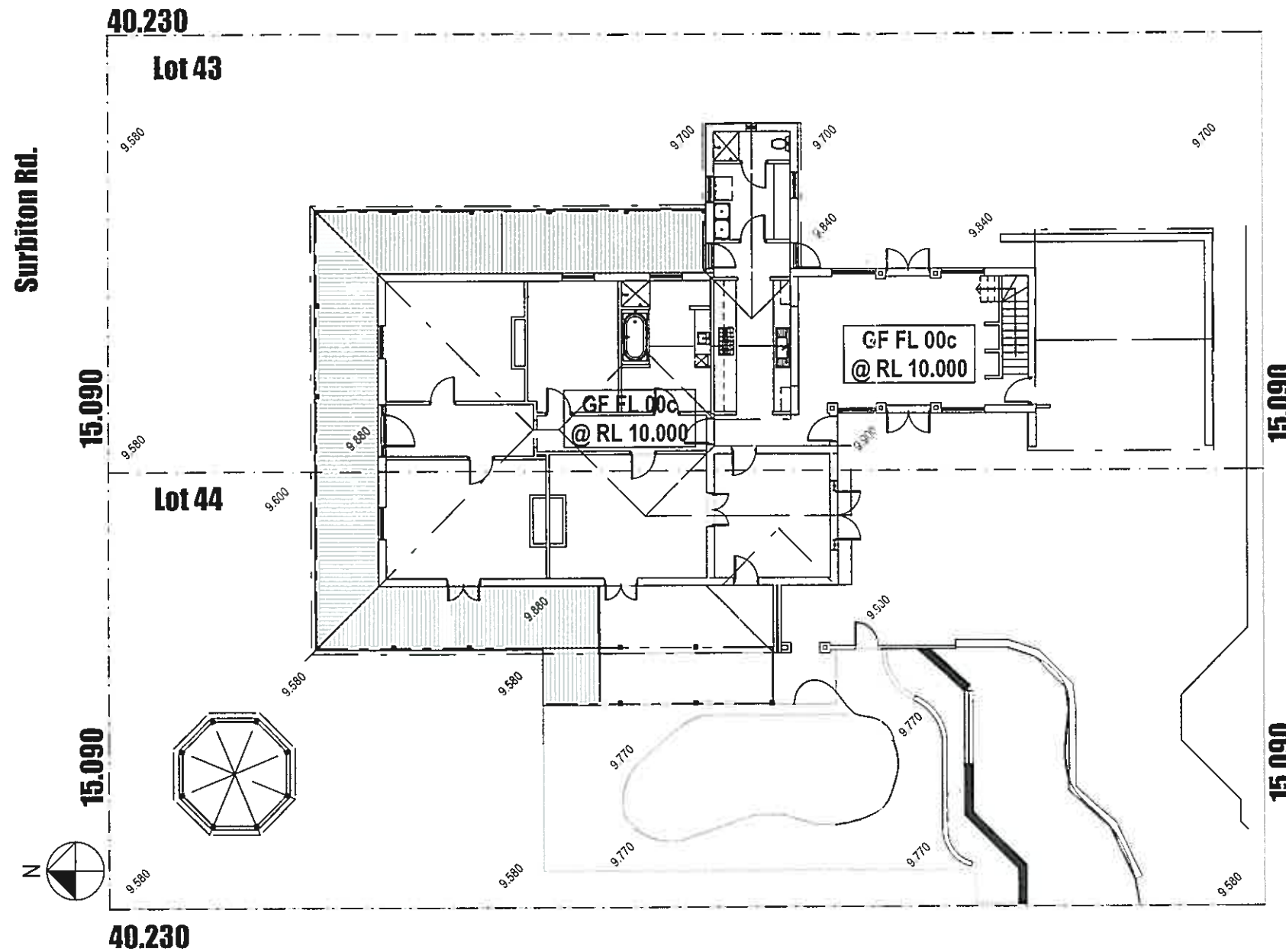
Date: 26/09/2016	Drwn. JC
Job No. 1612	Rev A303 1



NO. 20 (LOT 43) ANGWIN STREET – ADDITIONS 'B' LISTED

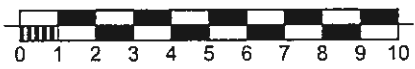






40.230

20 Angwin St.



Existing Site Plan
1:200

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DATE: - 5 OCT 2016 BLDG No. P 104-16
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1	planning	4/10/2016
REV.	AMENDMENT	DATE

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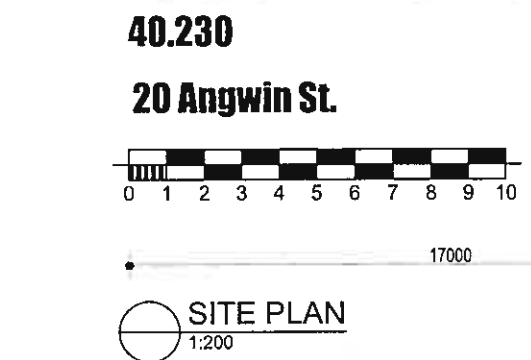
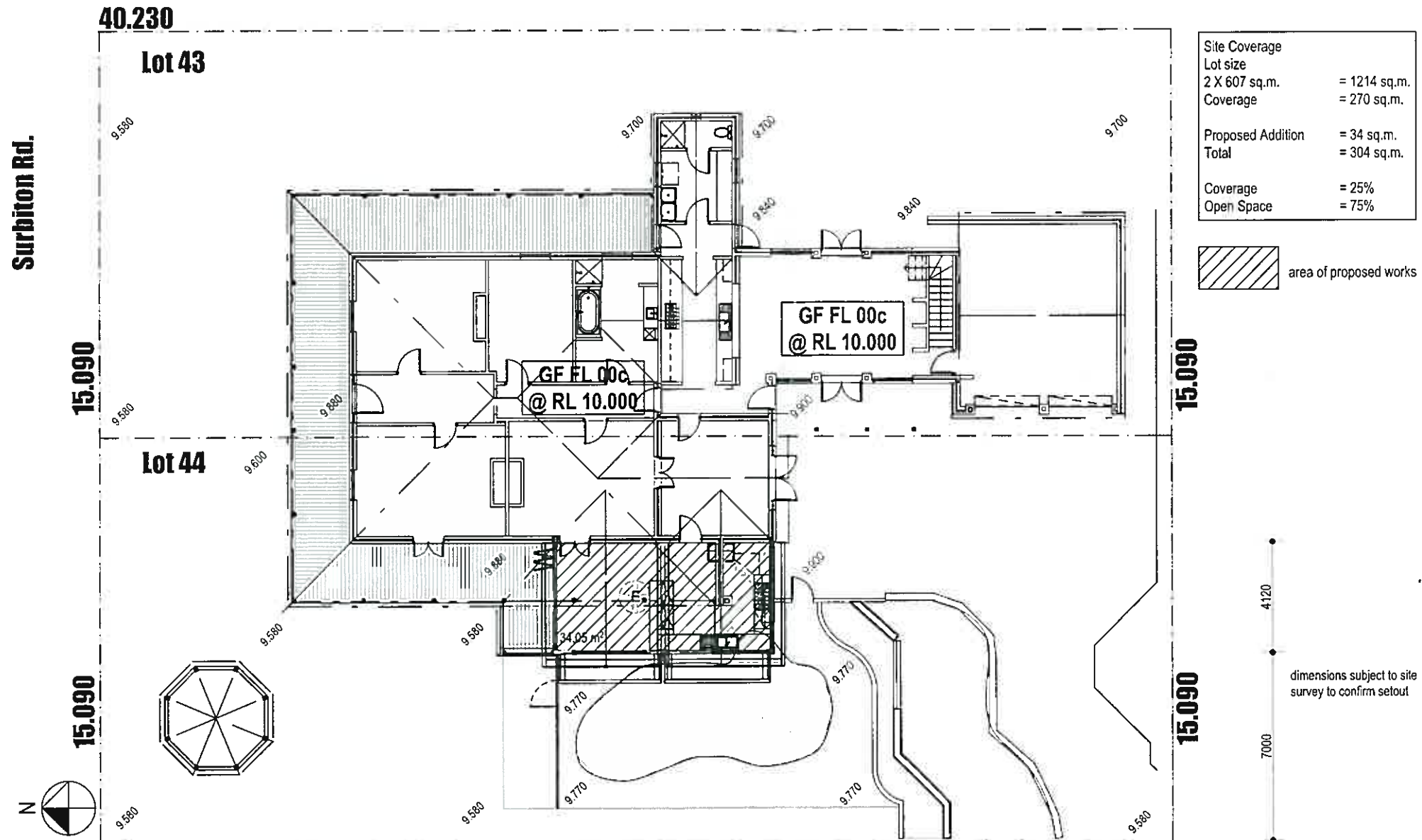
nabd NATIONAL ASSOCIATION OF BUILDING DESIGNERS
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Project:
Additions
20 Angwin St.
East Fremantle

Drawing:
Existing Site Plan

Date: 4/10/2016	Drawn: JC
Job No: 1602	Dwg No. Rev: EX101 1

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



planning 4/10/2016
 REV. AMENDMENT DATE

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Project:
Additions
20 Angwin St.
East Fremantle

Drawing
Site Plan

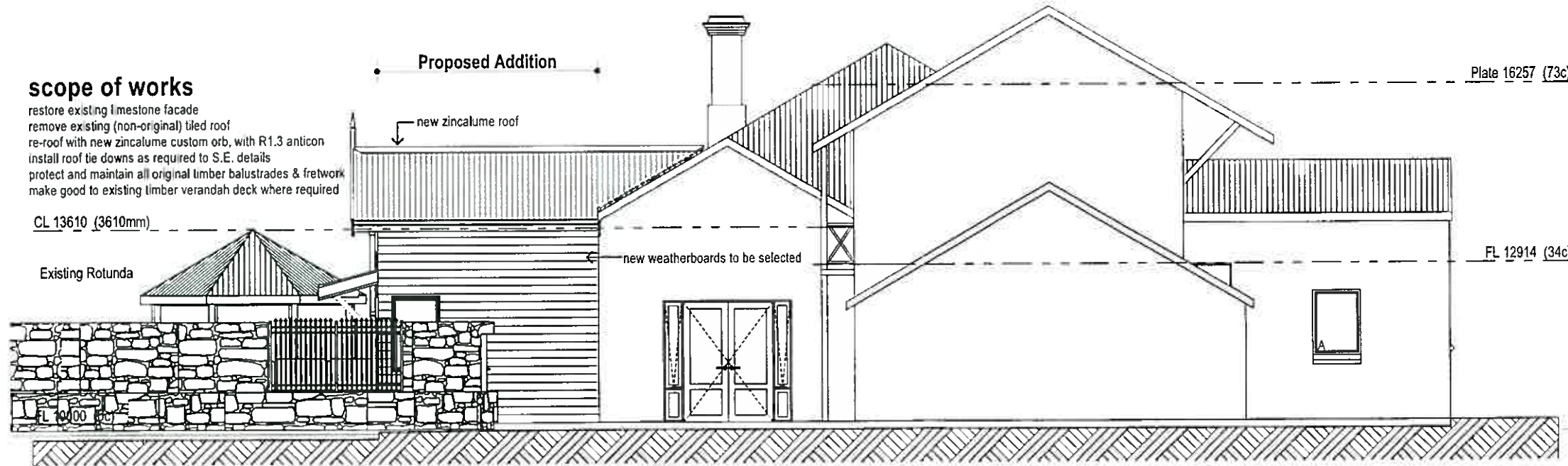
Date: 4/10/2016	Drwn: JC
Job No: 1602	Dwg No: A101 Rev 1

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



scope of works

restore existing limestone facade
 remove existing (non-original) tiled roof
 re-roof with new zincalume custom orb, with R1.3 anticon
 install roof tie downs as required to S.E. details
 protect and maintain all original timber balustrades & fretwork
 make good to existing timber verandah deck where required



1	planning	4/10/2016
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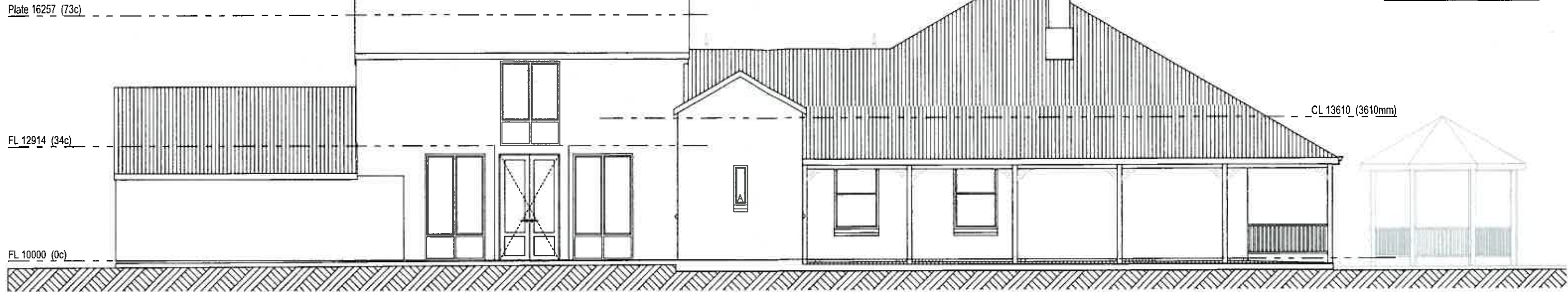
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 Project:

Additions
 20 Angwin St.
 East Fremantle

Drawing	
Elevations	
Date: 4/10/2016	Drawn: JC
Job No: 1602	Rev: 1
Dwg No: A301	

The builder must verify all dimensions on site before commencing any work or shop draw **96**



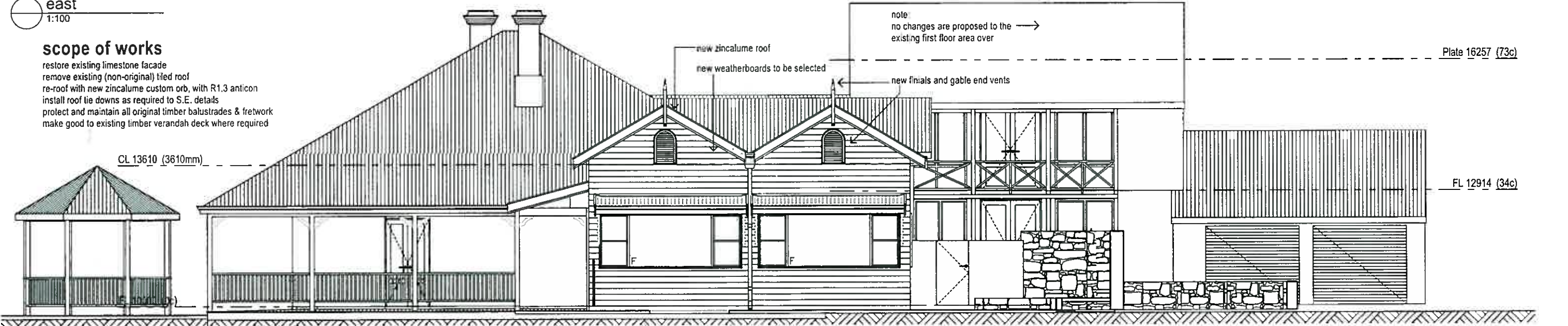


east
1:100

scope of works

- restore existing limestone facade
- remove existing (non-original) tiled roof
- re-roof with new zincalume custom orb, with R1.3 anticon
- install roof tie downs as required to S.E. details
- protect and maintain all original timber balustrades & fretwork
- make good to existing timber verandah deck where required

note
no changes are proposed to the
existing first floor area over



west
1:100

planning	4/10/2016
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Project:
Additions
20 Angwin St.
East Fremantle

Drawing
Elevations

Date: 4/10/2016	Drwn: JC
Job No 1602	Dwg No A302
	Rev 1

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



planning	4/10/2016
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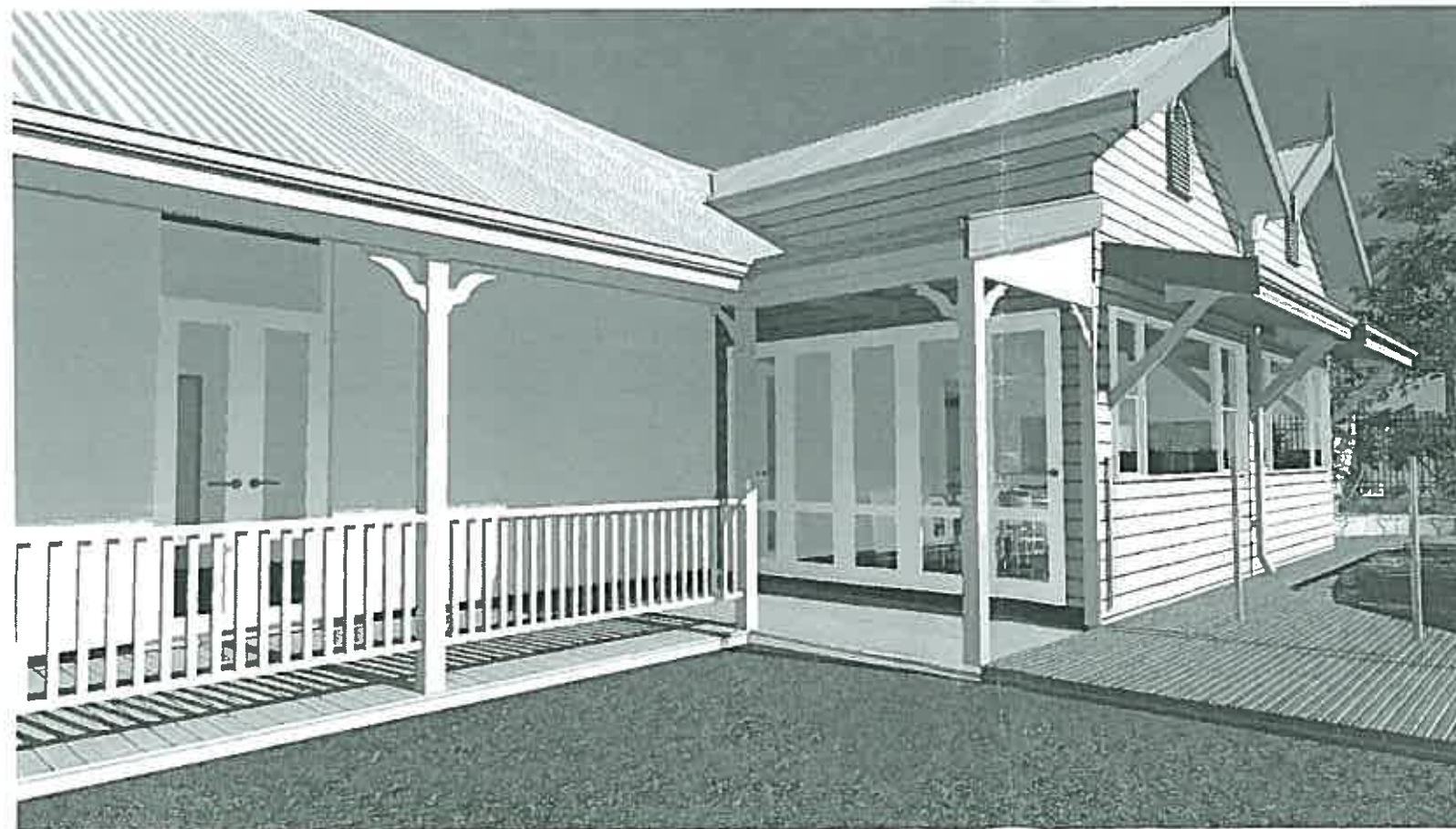
Project:
Additions
20 Angwin St.
East Fremantle

Drawing:
Perspectives

Date: 4/10/2016	Drawn: JC
Job No: 1602	Rev 1
	Dwg No: P1

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

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PLANNING APPLICATION
 DATE
 - 5 OCT 2016 P 104-16
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1	planning	4/10/2016
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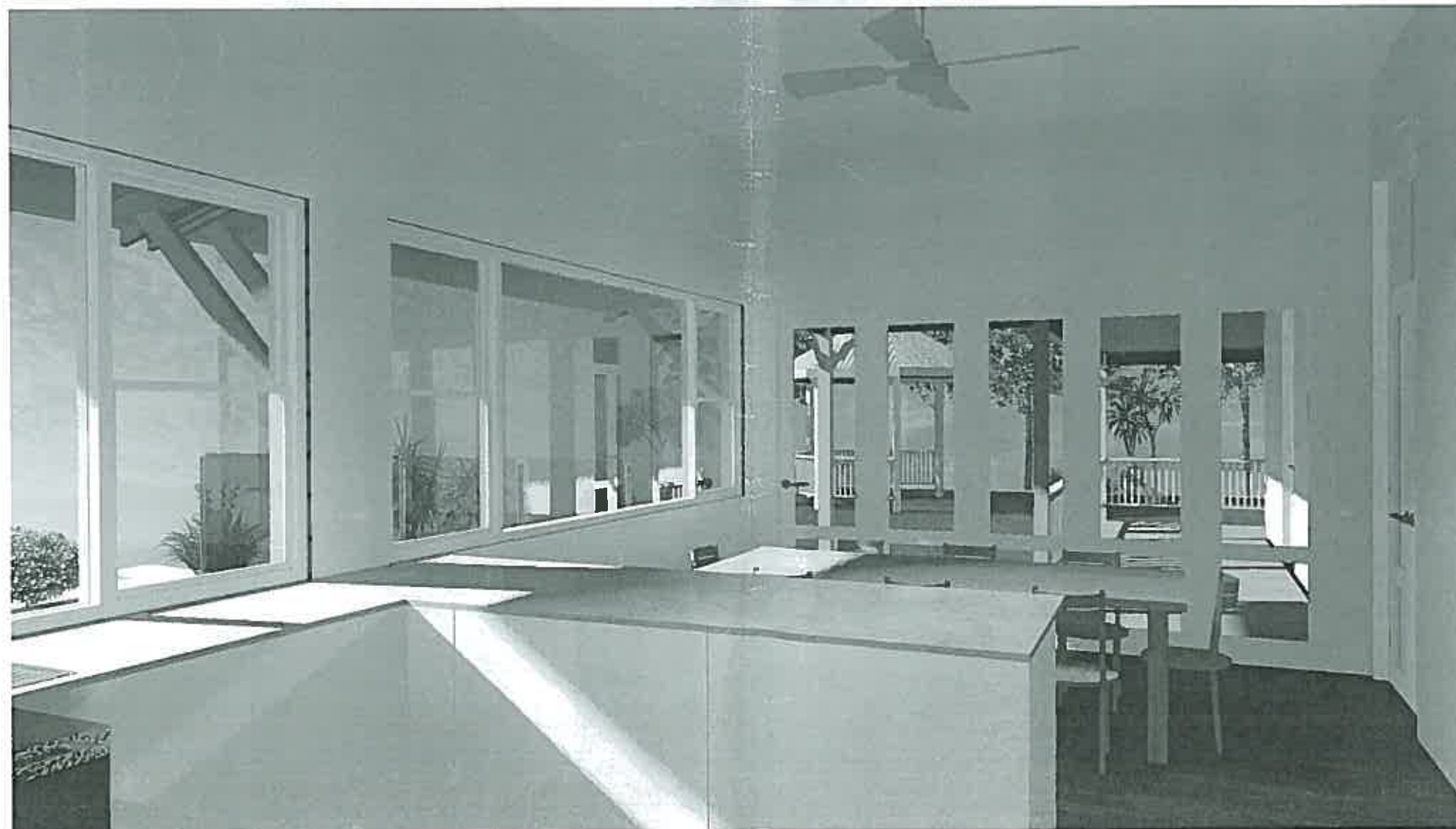
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Project:
Additions
20 Angwin St.
East Fremantle

Drawing:
Perspectives

Date: 4/10/2016	Drawn: JC
Job No: 1602	Dwg No. Rev P2 1

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



1	planning	4/10/2016
REV	AMENDMENT	DATE

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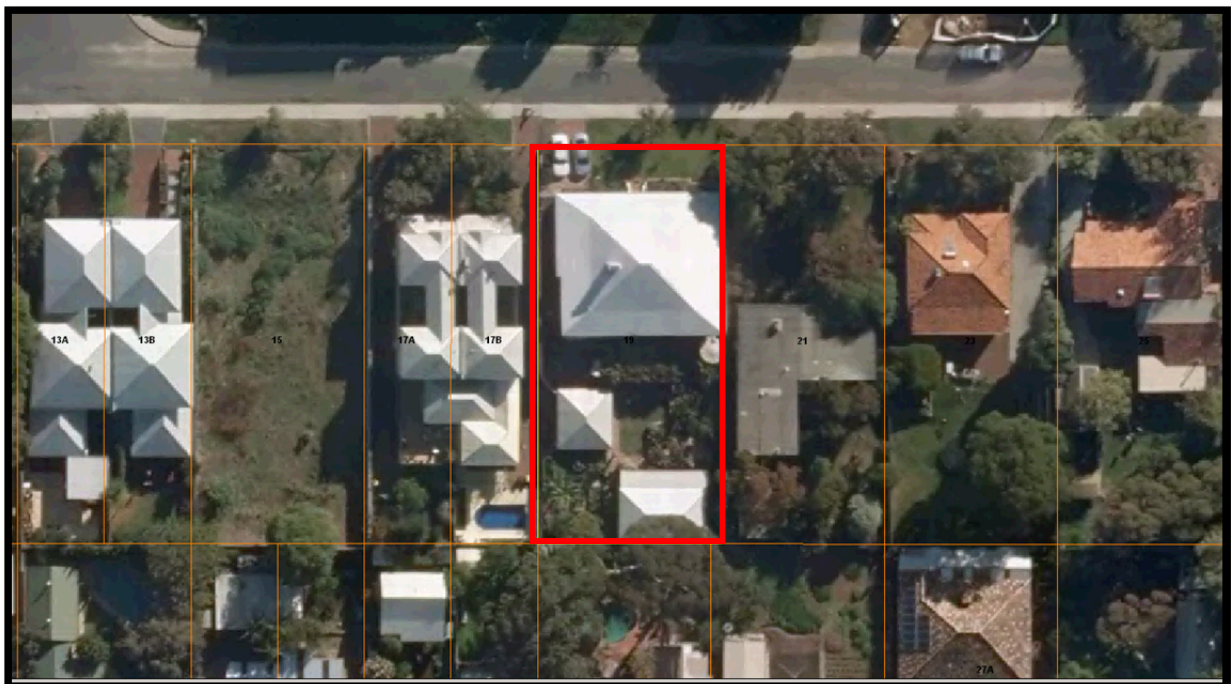
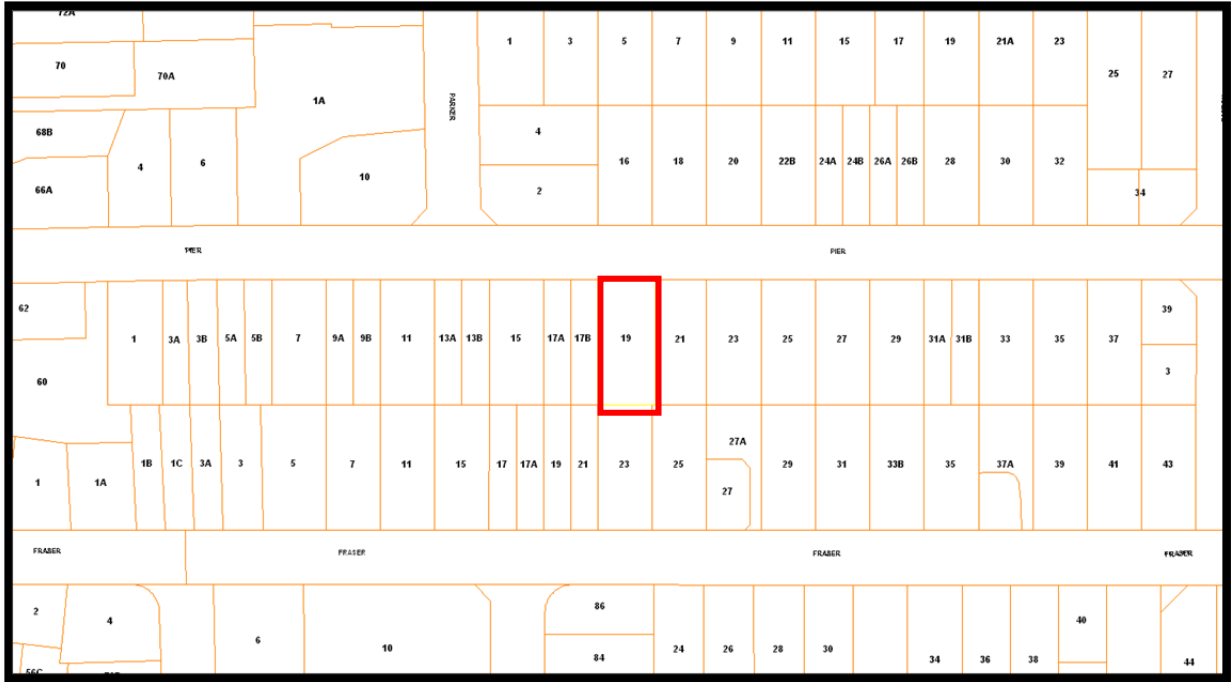
Project:
Additions
20 Angwin St.
East Fremantle

Drawing:
Perspectives

Date: 4/10/2016	Drawn: JC
Job No: 1602	Dwg No: P3
	Rev: 1

The builder must verify all dimensions on site before commencing any work or shop **d40**

NO. 19 (LOT 2) PIER STREET – 16 SOLAR PANELS, 'B' LISTED







alintaenergy

Your Solar PV System Quote Overview

Alinta Energy Renewables Pty Ltd ABN 85 606 349 580
Level 13, The Quadrant, 1 William Street, Perth, WA 6000
Email: solar@alintaenergy.com.au Fax 1800 651 161

Customer details

Mark Nevill

Address

19 Pier Street, East Fremantle WA 6157 Australia

Roof and Property Type

Tin Roof, Single Storey, Single Phase

Usage Profile

60% Daytime Usage

Date 11/04/2016

Nearmap Image



Our Recommendations based on your usage profile

Average Daily Units

31

Daytime Units

19

System Recommendation

Alinta4000

Inverter Type and Size

Evershine TL 5000

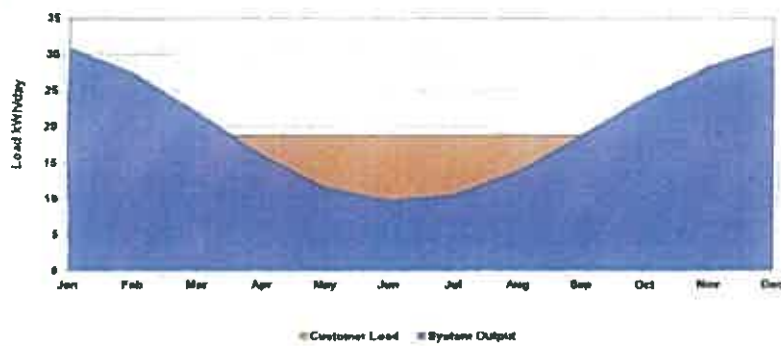
Panels

16 x Jinko JKM-260P

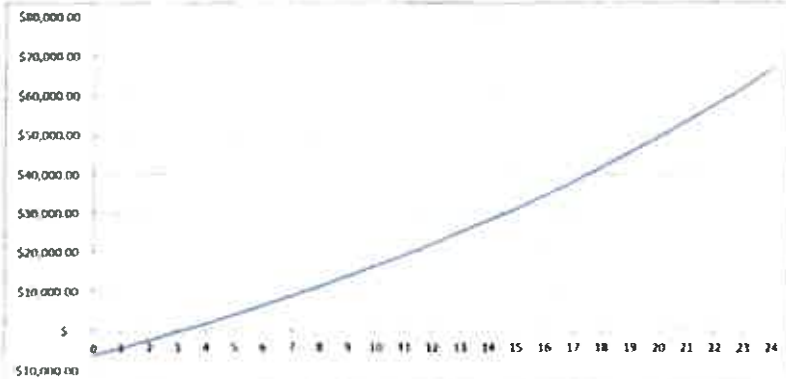
System Cost

\$6,250.00

Performance Estimate



System Payback - 2.95 Years



Your PV system is projected to save 1.3 tonnes of carbon in its first year and 33.6 tonnes over its lifetime

Inverter Evershine TL 5000

Panels Jinko JKM-260P

ROS Standard

Extras

Upgrade

SIC 86

Finance Payments

Weekly Finance Payments \$32.92

Monthly Finance Payments \$131.66

TOWN OF EAST FREMANTLE
PLANNING APPLICATION

DATE 28 OCT 2016 BRDG No. P 114-16

RECEIVED

Grant \$9,260.00

Credit \$3,010.00

Salary \$6,250.00

This quotation is valid for 14 days. Above calculations are based on figures provided by the clean energy council. These estimates are intended as a guide as solar generation varies on insolation levels, cloud cover and temperature.

CANNING HIGHWAY 235



DUKE STREET 36-42



Agreement deferring conditions of Subdivision Approval: Lot 1851 (No. 235) Canning Highway, East Fremantle

Town of East Fremantle

Paintessa Developments Pty Ltd



McLEODS

Barristers & Solicitors

Stirling Law Chambers | 220-222 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

Email: mcleods@mcleods.com.au

Ref: FG:MB.EAST:36496

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Details

Parties

Town of East Fremantle

of PO Box 1097, Fremantle, Western Australia

(Town)

Paintessa Developments Pty Ltd (ACN 075 512 006)

of 25B Shields Crescent, Booragoon, Western Australia

(Owner)

Background

- A The Owner is registered as the proprietor of an estate in fee simple in land being Lot 1851 on Deposited Plan 40177 and being the whole of the land comprised in Certificate of Title Volume 2557 Folio 86 (**Land**).
- B The Owner applied to the Western Australian Planning Commission (**WAPC**) under application number 147124 for approval to subdivide the Land in accordance with Deposited Plan 400346 to create Lot 553, 554, 555 and 556 (**Lots**), which application was approved on 11 December 2013 (**Approval**), annexed hereto as **Annexure 1**, subject to conditions including the following:
- “2. All dwelling(s) being constructed to plate height prior to the submission of the diagram or plan of survey (deposited plan).”
- (Condition 2)
- C The Owner has requested that the Town recommend clearance of Condition 2 to the WAPC prior to the construction of all dwellings to plate height in accordance with the Approval.
- D The Town has agreed to the Owner’s request to defer the works required to be carried out by Condition 2 subject to the entry by the Owner into this Deed to ensure that all dwelling(s) are constructed to plate height within 18 months of the date of the issue of a building permit for any dwelling on the Land or within 2 years from the date of execution of this deed, whichever is the later.
- E The Owner enters into this Deed with the Town to secure compliance with Condition 2 of the Approval and to satisfy the Town’s requirements.

Agreed terms

1. Owner's Covenants

In consideration of the Town agreeing to recommend clearance of Condition 2 of the Approval to the WAPC the Owner COVENANTS AND AGREES with the Town that the Owner shall construct the dwelling(s) on the Lots created pursuant to the Approval to plate height in accordance with the Approval and to the satisfaction of the Town within 18 months of the issue of a building permit for the construction of the dwelling(s) on the Lots by the Town or within 2 years from the date of execution of this Deed, whichever is the later (**Works**).

2.. Owner's Acknowledgement

The Owner ACKNOWLEDGES AND AGREES with the Town that:

- (a) if the Town clears Condition 2 prior to the completion of the Works, such clearance in no way absolves the Owner from the requirement to construct all dwelling(s) on the Lots to plate height; and
- (b) if the Owner does not complete the Works referred to in clause 1 of this Deed to the satisfaction of the Town, the Owner will be in breach of Condition 2 and the terms of this Deed, and it will be open to the Town to take legal action against the Owner pursuant to the terms of this Deed.

3. Default

Without prejudice to any other rights held by the Town under this Deed or any written law, if the Owner does not construct the dwelling(s) on the Lots to plate height in accordance with the Approval and to the satisfaction of the Town (Non-conforming Dwelling), the Owner:

- (a) AUTHORISES the Town to demolish the Non-conforming Dwelling and for that purpose IRREVOCABLY APPOINTS the Town the Owner's attorney for a period of three (3) years from the date when the Non-conforming Dwelling was constructed for and on the Owner's behalf to enable the Town to:
 - (i) enter the Land or the Lots as the case may be that contains the Non-conforming Dwelling; and
 - (ii) demolish the Non-conforming Dwelling (**Demolition Works**),

and will indemnify the Town against any cost it may incur in carrying out such acts on the Owner's behalf should it exercise the power to do so. Furthermore, any such costs incurred by the Town shall be a liquidated debt owed to the Town by the Owner recoverable from the Owner in a court of competent jurisdiction;

- (b) notwithstanding the power of attorney granted by the Owner under paragraph (a) of this **clause 3**, the Town may require the Owner to rectify or remove any Non-conforming Dwelling and the costs of any rectification works and/or removal shall be borne by the Owner; and
- (c) the Town shall be at liberty to exercise any of the remedies provided pursuant to this clause and shall not be obligated to exercise the power of attorney granted by this clause in the event of a default by the Owner.

4. Disposal Restrictions

Until such time as the Works referred to in **clause 1** are completed to the satisfaction of the Town the Owner FURTHER COVENANTS with the Town that the Owner will not sell, transfer, lease, charge, assign or otherwise dispose of the Land or the Lots or any part or interest bearing to any person without the prior written consent of the Town, which consent shall not be withheld if the person to whom any such right or interest in the Land or the Lots is to be granted as first executed a Deed of Covenant (or in the case of mortgagee, an undertaking prepared by the Town's solicitors) at the cost of the Owner or that person, whereby that person covenants to observe and perform such of the covenants conditions and stipulations here and contained (including this covenant) as the Town shall require, as if that person had been a party to this Deed.

5. Town's Covenants and Acknowledgements

The Town covenants and agrees with the Owner that:

- (a) it will at the written request of the Owner and at the Owner's cost provide the Owner with a duly executed withdrawal of any caveat lodged pursuant to the terms of this Deed to enable the registration of a transfer, mortgage, lease, charge or other interest in the Land or the Lots provided:
 - (i) the Owner is not in default of the terms of this Deed;
 - (ii) the provisions of **clause 4** have been satisfied; and
 - (iii) the Town is entitled to relodge the caveat following the registration of such mortgage, transfer, charge or other encumbrance;
- (b) it will at the written request of the Owner and at the Owner's cost provide a duly executed withdrawal of any caveat lodged pursuant to the terms of this Deed upon completion of the Works to the reasonable satisfaction of the Town.

6. Charge and Caveat

The Owner CHARGES the Land in favour of the Town with the Owner's obligations under this Deed and with the payment of all moneys payable or which may become payable by the Owner to the Town and for the purpose of securing the due and punctual observance and performance by the Owner of all the covenants conditions and stipulations herein contained authorises the Town to lodge an absolute caveat at the Western Australian Land Information Authority trading as Landgate against the certificate of title to the Land in order to protect the rights and interests of the Town under this Deed.

7. Indemnity

In the event of default by the Owner in the completion of the Works in accordance with **clause 1** and the Town carrying out the Demolition Works in accordance with **clause 3(a)**, the Owner COVENANTS and AGREES to indemnify and keep indemnified the Town and any employees, contractors or agents authorised by the Town to enter onto the Land and carry out the Demolition Works in respect of all claims, demands, suits, actions or legal proceedings of whatsoever nature and howsoever arising in respect of any act done or attempted to be done in connection with the Demolition Works.

8. Costs

The Owner shall pay all reasonable costs of and incidental to the preparation, execution and stamping of this Deed, including the Town's solicitor's costs, and all stamp duties payable hereon

and all costs associated with the lodgement of the caveat lodged pursuant to **clause 6** of this Deed and any withdrawal and replacement thereof.

9. Interpretations

In this Deed:

Headings have been inserted for guidance only and shall be deemed not to form part of the context.

Where a reference to a party includes more than one person the rights and obligation of those persons shall be joint and several.

Reference to the parties includes their personal representatives, successors and lawful assigns.

The Schedule and Annexures (if any) form part of the Deed.



Signing page

EXECUTED by the parties as a Deed

26TH APRIL

2015

Executed by PAINTESSA DEVELOPMENTS
PTY LTD (ACN 075 512 006) in accordance
with section 127 of the Corporations Act:

MM Paino

Signature of director

PETER JOHN PAINO
Name of director (print)

[Signature]

Signature of director/company secretary

SAM MICHAEL PAINO
Name of director/company secretary (print)

THE COMMON SEAL of the TOWN OF
EAST FREMANTLE was hereunto affixed
in the presence of



[Signature]
MAYOR

JAMES O'NEIL
(Print Full Name)

[Signature]
CHIEF EXECUTIVE OFFICER

GAILY AWAN CLARK
(Print Full Name)

36496-14.10.27-NE-Deed

Annexure 1 – Approval

POSTED TO ACTOR 16/12/12
 WITH APPROVAL FORAM



Your Ref :
 Enquiries : Vicky Coleman (Ph 65519256)

Carlton Surveys
 Suite 4, 160 Burswood Road
 BURSWOOD WA 6100

Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 147124

Planning and Development Act 2005

Applicant	: Carlton Surveys Suite 4, 160 Burswood Road BURSWOOD WA 6100
Owner	: Paintessa Developments Pty Ltd 25B Shields Crescent BOORAGOON WA 6154
Application Receipt	: 30 November 2012

Lot Number	: 1851
Diagram / Plan	: DP 40177
Location	: -
C/T Volume/Folio	: 2557/86
Street Address	: Canning Highway, Corner Of Irwin Street, East Fremantle
Local Government	: Town of East Fremantle

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 30 November 2012 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 11 December 2016 or this approval no longer will remain valid.



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

1. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on at the time of subdivision approval being demolished and materials removed from all lots. (Local Government)
2. All dwelling(s) being constructed to plate height prior to the submission of the diagram or plan of survey (deposited plan). (Local Government)
3. The land being filled, stabilised, drained and/or graded as required to ensure that:
 - a) lots can accommodate their intended development; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.(Local Government)
4. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto Canning Highway being lodged on the certificate of title of proposed Lot 555 at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of Main Roads Western Australia, in accordance with the plan dated 30 November 2012 (attached) and the covenant is to specify:

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 9000; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: corporate@planning.wa.gov.au; web address <http://www.planning.wa.gov.au>
ABN 35 482 341 493



"No vehicular access is permitted from Canning Highway."
(Main Roads Western Australia)

5. The land required for the widening of Canning Highway as shown on the attached Main Roads Western Australia plan number 201232-0158 is to be set aside as a separate lot for acquisition pending future road widening requirements. An easement is to be provided over all of the lot to be set aside for the benefit of the remaining lot(s) for the purpose of providing right of pedestrian access, water, sewer, drainage, gas, electricity, television, telecommunications and other necessary service infrastructure, pending construction of the future road widening. (Western Australian Planning Commission)
6. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
7. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
8. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)

ADVICE:

1. In regard to Condition 1, planning approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.
2. In regard to Condition 5, the landowner/applicant is advised to contact Main Roads Western Australia for information on purchase option(s).
3. In regard to Conditions 6 and 7, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
4. In regard to Condition 8, Western Power provides only one underground point of electricity supply per freehold lot.
5. Main Roads Western Australia advises the landowner/applicant with regard to the Canning Highway road reserve, that:
 - a) no earthworks are to encroach onto the road reserve;
 - b) no stormwater drainage is to be discharged onto the road reserve; and



- c) the landowner/applicant shall make good any damage to the existing verge vegetation within the road reserve.
 - d) no development other than landscaping shall be permitted on the land required for future road purposes as shown on the attached Main Roads drawing 201232-0158.
6. A portion of the subject land is reserved 'Primary Regional Roads' in the Metropolitan Region Scheme. A planning study to review and define widening requirements for Canning Highway is currently being undertaken and it is anticipated that an amendment to the Metropolitan Region Scheme will follow in order to modify the extent of the reservation. The applicant should therefore liaise with Main Roads Western Australia and the Department of Planning regarding the extent of the existing and proposed reservations, and the timing and process of amending the Metropolitan Region Scheme.

A handwritten signature in black ink, appearing to read "T. Hillyard".

Tim Hillyard
Secretary
Western Australian Planning Commission
11 December 2013

FORM W1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

WITHDRAWAL OF CAVEAT

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 553 on Deposited Plan 400346	Whole	2882	892
Lot 554 on Deposited Plan 400346	Whole	2882	893
Lot 555 on Deposited Plan 400346	Whole	2882	894
Lot 556 on Deposited Plan 400346	Whole	2882	895

CAVEATOR (Note 2)

TOWN OF EAST FREMANTLE

CAVEAT NUMBER (Note 3)

N093155

STATE WHETHER WHOLE OR PART OF LAND IN CAVEAT

Whole

The CAVEATOR HEREBY WITHDRAWS the said Caveat from the Land above described

Dated this _____ day of _____ Year _____

SIGNATURE OF CAVEATOR (Note 4)

The COMMON SEAL of the Town of East Fremantle was hereto affixed in the presence of:

MAYOR (Print Full Name)

CHIEF EXECUTIVE OFFICER (Print Full Name)

INSTRUCTIONS

1. If insufficient space in any section, additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
2. **CAVEATOR**
State full name of the Caveator(s).
3. **CAVEAT NUMBER**
State registration number of the Caveat being withdrawn.
4. **CAVEATOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.



EXAMINED

OFFICE USE ONLY

WITHDRAWAL OF CAVEAT

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY McLeods

ADDRESS PO Box 165
CLAREMONT WA 6910

PHONE No. 9383 3133 FAX No. 9383 4935

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Lodged pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

APPLICATION

DESCRIPTION OF LAND (Note 1)

LOT 601 ON DIAGRAM 94449

EXTENT	VOLUME	FOLIO
WHOLE	2129	279

APPLICANT (Note 2)

MANOTEL PTY LTD (ACN 009 208 164) of 1 Grainger Drive MOUNT CLAREMONT WA 6010


REASON FOR APPLICATION (Note 3)


THE APPLICANT HEREBY APPLIES pursuant to section 136J of the Transfer of Land Act 1893 to discharge from the land described above the Easement for a right of carriageway over the area depicted with the letter 'A' on Diagram 94449, created pursuant to section 136C of the Transfer of Land Act 1893 and Instrument G629081, which benefits Lot 602 on Diagram 94449.

Dated this 17th day of November Year 2016

SIGNATURE OF APPLICANT/S (Note 4)

Executed by MANOTEL PTY LTD)
(ACN 009 208 164) in accordance with)
Section 127 of the Corporations Act)


Signature of Director


Signature of Director/Secretary

PETER JOHN UNSWORTH
Print name of Director

SUSANNE LEE UNSWORTH
Print name of Director/Secretary

INSTRUCTIONS

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The Volume and Folio or Crown Lease number to be stated.
2. **APPLICANT**
State full name of the Applicant/Applicants and the address/ addresses to which future notices can be sent.
3. **REASON FOR THE APPLICATION**
The request to amend the register to be clearly stated. When referring to the land use the words, "land above described".
4. **APPLICANTS EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.



OFFICE USE ONLY

APPLICATION

LODGED BY:

ADDRESS:

PHONE NO.:

FAX NO.:

REFERENCE NO.:

ISSUING BOX NO.:

PREPARED BY: MICHAEL HUGHES LEGAL

ADDRESS: UNIT 4A
166 STIRLING HIGHWAY
NEDLANDS WA 6009

PHONE No.: 9386 8009

FAX No.: 9386 9003

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

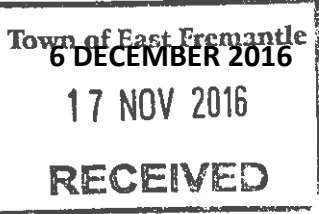
Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

Town of East Fremantle

17 NOV 2016

RECEIVED



FORM B1
B6052
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED



ADDITIONAL PAGE TO APPLICATION

Landgate

Dated

MANOTEL PTY LTD (ACN 009 208 164) of 1 Grainger Drive MOUNT CLAREMONT WA 6010 as registered proprietor of Lot 602 on Diagram 94449 and being the whole of the land comprised in Certificate of Title Volume 2129 Folio 280 **CONSENTS** to this Application pursuant to Section 136J of the Transfer of Land Act 1893 to discharge from from Lot 601 on Diagram 94449 the Easement for a right of carriageway over the area depicted with the letter 'A' on Diagram 94449, created pursuant to section 136C of the Transfer of Land Act 1893 and Instrument G629081, which Easement benefits Lot 602 on Diagram 94449

Dated the 17th day of November 2016

Executed by MANOTEL PTY LTD)
(ACN 009 208 164) in accordance with)
Section 127 of the Corporations Act)

[Signature]
Signature of Director

[Signature]
Signature of Director/Secretary

PETER JOHN UNSWORTH
Print name of Director

SUSANNE LEE UNSWORTH
Print name of Director/Secretary

TOWN OF EAST FREMANTLE of care of McLeods, Solicitors, 222 Stirling Highway CLAREMONT WA 6010 as Caveator pursuant to Caveat M878457 lodged against Lot 602 on Diagram 94449 and being the whole of the land comprised in Certificate of Title Volume 2129 Folio 280 **CONSENTS** to this Application pursuant to Section 136J of the Transfer of Land Act 1893 to discharge from from Lot 601 on Diagram 94449 the Easement for a right of carriageway over the area depicted with the letter 'A' on Diagram 94449, created pursuant to section 136C of the Transfer of Land Act 1893 and Instrument G629081, which Easement benefits Lot 602 on Diagram 94449.

Dated the _____ day of _____ 2016

The COMMON SEAL of the Town of East Fremantle was hereto affixed in the presence of:

MAYOR

(Print Full Name)

CHIEF EXECUTIVE OFFICER

(Print Full Name)



APPLICATION

DESCRIPTION OF LAND (Note 1)

LOT 602 ON DIAGRAM 94449

EXTENT

WHOLE

VOLUME

2129

FOLIO

280

APPLICANT (Note 2)

MANOTEL PTY LTD (ACN 009 208 164) of 1 Grainger Drive MOUNT CLAREMONT WA 6010

REASON FOR APPLICATION (Note 3)

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Dated this 17th day of November Year 2016

SIGNATURE OF APPLICANT/S (Note 4)

Executed by MANOTEL PTY LTD)
 (ACN 009 208 164) in accordance with)
 Section 127 of the Corporations Act)


 Signature of Director


 Signature of Director/Secretary

PETER JOHN UNSWORTH
 Print name of Director

SUSANNE LEE UNSWORTH
 Print name of Director/Secretary

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OFFICE USE ONLY

APPLICATION

LODGED BY:

ADDRESS:

PHONE NO.:

FAX NO.:

REFERENCE NO.:

ISSUING BOX NO.:

PREPARED BY: MICHAEL HUGHES LEGAL

ADDRESS: UNIT 4A
166 STIRLING HIGHWAY
NEDLANDS WA 6009

PHONE No.: 9386 8009

FAX No.: 9386 9003

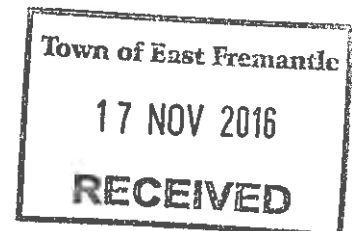
INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

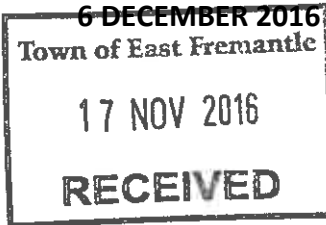
- | | |
|----------|-----------------|
| 1. _____ | Received Items |
| 2. _____ | Nos. |
| 3. _____ | |
| 4. _____ | |
| 5. _____ | Receiving Clerk |
| 6. _____ | |

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED



FORM B1
B6052
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED



ADDITIONAL PAGE TO APPLICATION

Landgate

Dated

MANOTEL PTY LTD (ACN 009 208 164) of 1 Grainger Drive MOUNT CLAREMONT WA 6010 as registered proprietor of Lot 601 on Diagram 94449 and being the whole of the land comprised in Certificate of Title Volume 2129 Folio 279 **CONSENTS** to this Application pursuant to Section 136J of the Transfer of Land Act 1893 to discharge from from Lot 602 on Diagram 94449 the Easement for a right of carriageway over the area depicted with the letter 'B' on Diagram 94449, created pursuant to section 136C of the Transfer of Land Act 1893 and Instrument G629081, which Easement benefits Lot 601 on Diagram 94449

Dated the 17th day of November 2016

Executed by MANOTEL PTY LTD)
(ACN 009 208 164) in accordance with)
Section 127 of the Corporations Act)

Signature of Director

Signature of Director/Secretary

PETER JOHN UNSWORTH
Print name of Director

SUSANNE LEE UNSWORTH
Print name of Director/Secretary

TOWN OF EAST FREMANTLE of care of McLeods, Solicitors, 222 Stirling Highway CLAREMONT WA 6010 as Caveator pursuant to Caveat M878457 lodged against Lot 601 on Diagram 94449 and being the whole of the land comprised in Certificate of Title Volume 2129 Folio 279 **CONSENTS** to this Application pursuant to Section 136J of the Transfer of Land Act 1893 to discharge from from Lot 602 on Diagram 94449 the Easement for a right of carriageway over the area depicted with the letter 'B' on Diagram 94449, created pursuant to section 136C of the Transfer of Land Act 1893 and Instrument G629081, which Easement benefits Lot 601 on Diagram 94449.

Dated the 17th day of November 2016

The COMMON SEAL of the Town of East Fremantle was hereto affixed in the presence of:

MAYOR

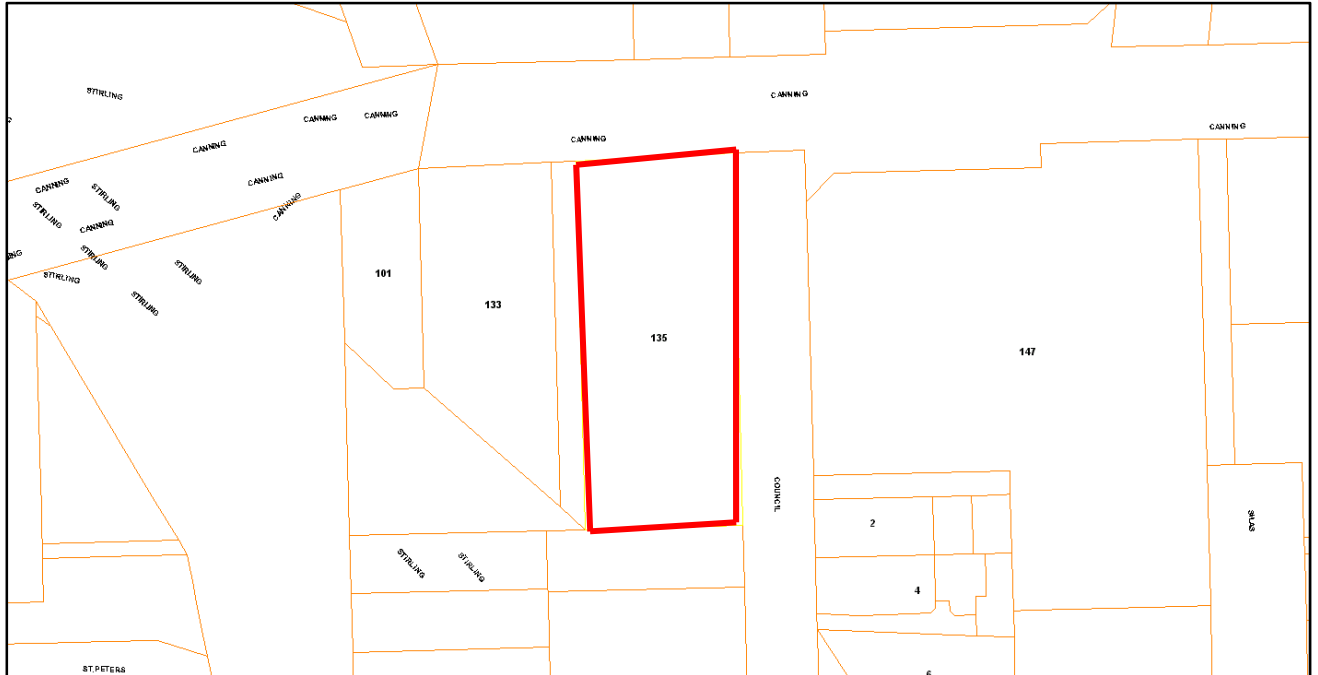
(Print Full Name)

CHIEF EXECUTIVE OFFICER

(Print Full Name)



NO. 135 (LOT 1714) CANNING HIGHWAY – ALTERATIONS AND ADDITIONS TO TOWN HALL



From: lucy.duckham@stateheritage.wa.gov.au [<mailto:lucy.duckham@stateheritage.wa.gov.au>]
Sent: Tuesday, 15 November 2016 3:35 PM
To: Andrew Malone <amalone@eastfremantle.wa.gov.au>
Subject: East Fremantle Town Hall

Hi Andrew,

Thanks for sending through all the information. It's a little difficult to give advice as this early stage, but I can certainly give some general comments.

The demolition drawings generally shows the removal of contemporary lightweight partitions and fixtures and fittings. These have been marked as intrusive in the conservation plan and so their removal could be supported.

There are some areas of demolition that might cause more problems, namely a section of original wall. If original walls are approved to be demolished it is normal for us to condition that a portion of wall and bulkhead be retained so that the original plan can still easily be read.

The external courtyard has been identified as being intrusive in the Conservation Plan, so I do not see a problem with infill in this location. As it is intrusive, there is an opportunity for it's demolition and perhaps a more suitable sensitive addition could be constructed in its place.

I hope this information is helpful, but please note that these comments are provided to assist the owner in its application to the decision-making authority and are not provided under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*. These comments do not replace the need for any required approvals from the decision-making authority.

We look forward to receiving further information as the design progresses.

Kind regards,

Lucy Duckham

Senior Technical and Heritage Officer (Tuesday and Wednesday)

State Heritage Office

Tel: +61 8 6552 4068

Fax: +61 8 6552 4001

Email: lucy.duckham@stateheritage.wa.gov.au

Web: www.stateheritage.wa.gov.au



Follow us @StateHeritage





HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Permanent Entry

1. **DATA BASE No.** 0789
2. **NAME** *Public Buildings, East Fremantle* (1899-1902)
FORMER NAMES Police Station, Town Hall; Mechanics' Institute and Library and Post Office Group (1899, 1900 and 1902, and 1901); State Emergency Headquarters.
3. **LOCATION** 133, 135 and 101 Canning Highway, East Fremantle
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 Portion of Swan Location 4274, being the whole of the land comprised in Certificate of Title Volume 1594 Folio 799.

 Swan Location 1714, being the whole of the land comprised in Certificate of Title Volume 196 Folio 52.

 Swan Location 3219, being Crown Reserve 19771 and being the whole of the land comprised in Crown Land Record Volume 3044 Folio 542.

 Swan Location 2351, being Crown Reserve 10799 and being the whole of the land comprised in Crown Land Record Volume 3044 Folio 288.
5. **LOCAL GOVERNMENT AREA** Town of East Fremantle
6. **OWNER** Commissioner of Main Roads (Loc 4274)
 Town of East Fremantle (Locs 3219 & 1714)
 The State of Western Australia (Loc 2351)
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 24/03/2000
 Permanent Entry 23/06/2000
 - National Trust Classification: Recorded 02/07/1979
 - Town Planning Scheme: Gazetted 1982
 - Municipal Inventory: Adopted 21/11/ 1995
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Public Buildings, East Fremantle (1899-1902), comprising a single storey limestone construction and iron roof former Police Station (1899), a two storey rendered brick and Colorbond roof Town Hall (1900), and a two storey brick and rendered brick corrugated asbestos roofed former Post Office (1901), has cultural heritage significance for the following reasons:

the group is significant in the occupation of Western Australia, as the public buildings of the Town of East Fremantle (founded 1897), which was brought about by the rapid expansion of Fremantle following the Western Australian Gold Boom;

the group, and in particular the former East Fremantle Post Office in its prominent position at the corner of Canning Highway and King Street, now the junction with Stirling Highway, provides a visual focal point with strong aesthetic value and is a notable landmark;

the Town Hall has a fine façade rendered in the Federation Free Classical Style; the former Police Station is a competently executed Federation Bungalow style building, which retains much of its original external detail; and the former Post Office is a finely designed two-storey Federation Classical style building, with much of its exterior and interior detailing intact;

the Town Hall building is one of the more important works of prominent immigrant architect J. F. Allen; and,

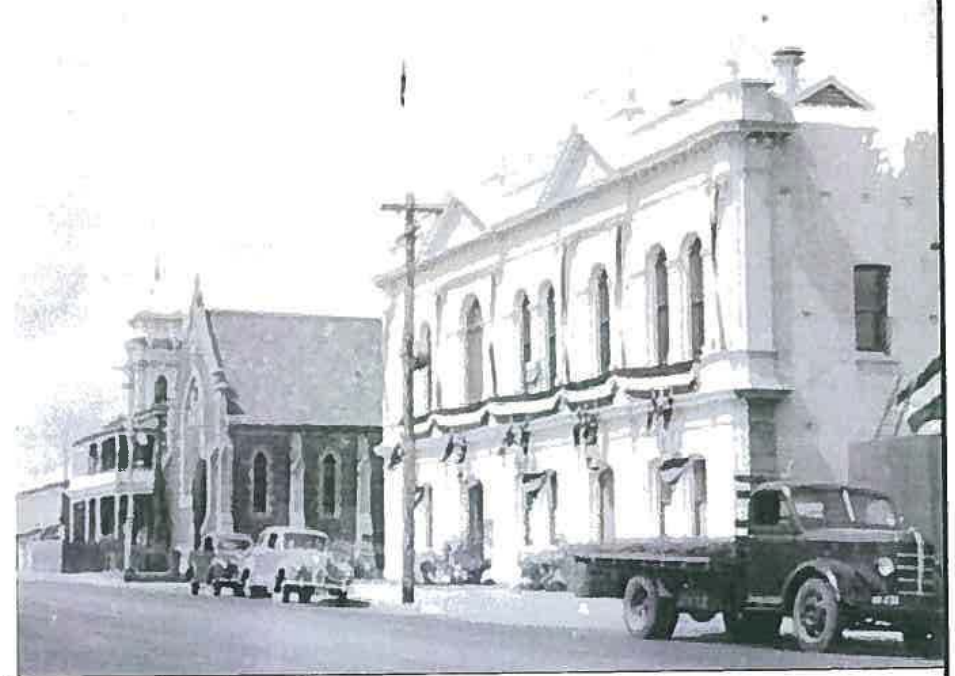
the group has some rarity value as a group of civic places built in a very close timeframe of three years, and because the outward appearance of each of the buildings in the group has changed very little.

The landscaping to the rear of the Town Hall, pergola to the former Police Station and the landscaping to the rear of the former Post Office have low significance. The streetscaping works to Canning Highway have low significance and the Main Roads direction signage is intrusive. The Post Office sorting room to the rear of the Post Office building has little significance.



ATTACHMENT 5
TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: 18 NOV 2016 REG No: P 124-16
RECEIVED

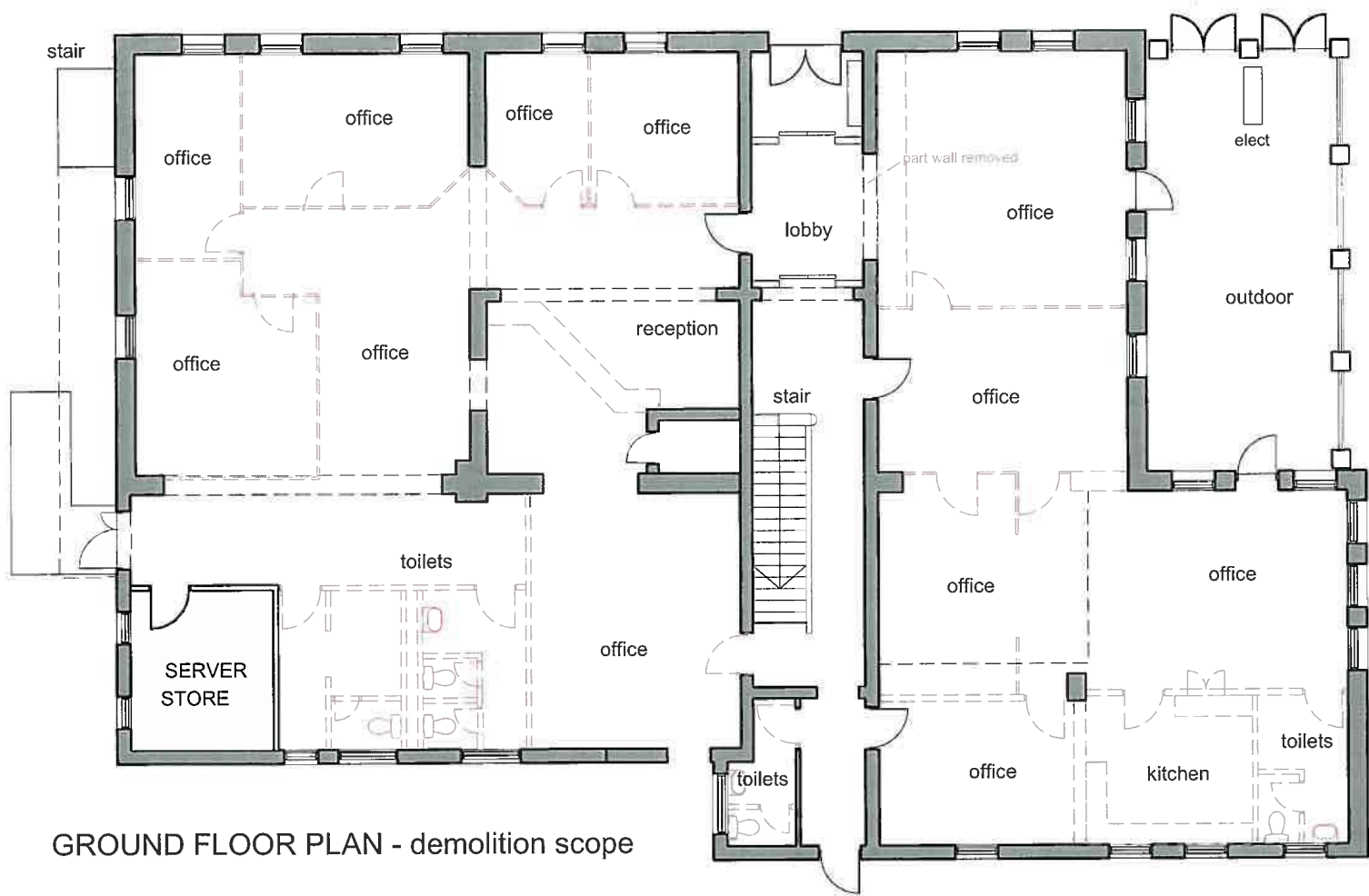
Planning Submission



Town Hall Internal Refurbishment & Office fitout
for the Town of East Fremantle

peter hunt architect
17 November 2016

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 18 NOV 2016 P 124-16
 RECEIVED



GROUND FLOOR PLAN - demolition scope

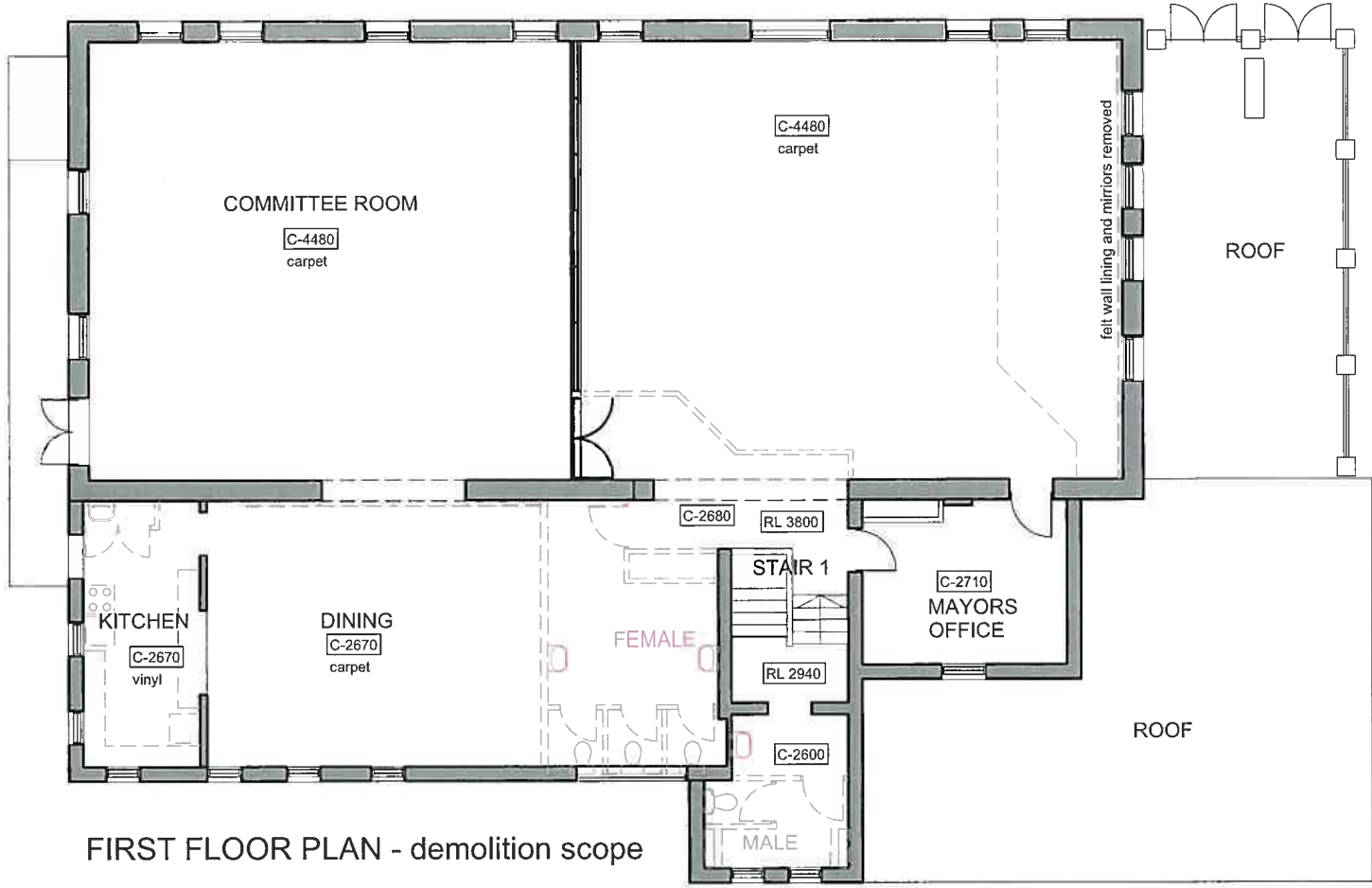
0 1 2 3 4 5m
 note - internal load bearing walls to be confirmed
 380 sqm internal



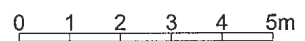
Town Hall Internal Refurbishment & Office fitout
 for the Town of East Fremantle

peter hunt architect
 3 October 2016

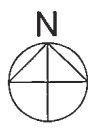
SK-01



FIRST FLOOR PLAN - demolition scope



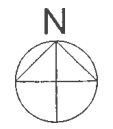
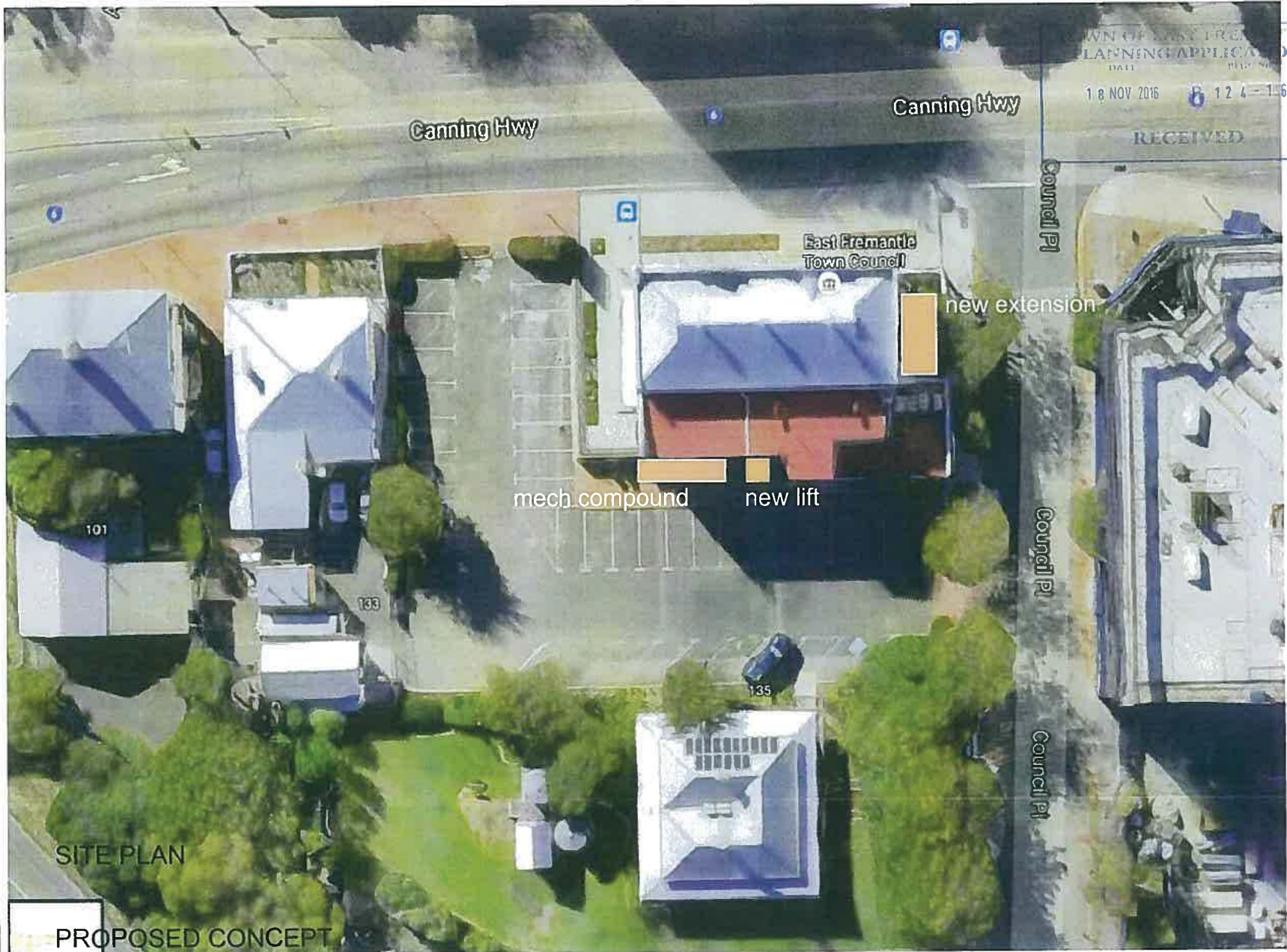
316 sqm internal area



Town Hall Internal Refurbishment & Office fitout
 for the Town of East Fremantle

peter hunt architect
 3 October 2016

SK-02



PROPOSED CONCEPT

Town Hall Internal Refurbishment & Office fitout
for the Town of East Fremantle

peter hunt architect
17 November 2016

SK-01



CANNING HWY

B

new extension
APPROX 24SQM NET

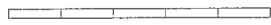
existing masonry screen
retained

lobby

Reception /
Customer Service

COUNCIL PLACE

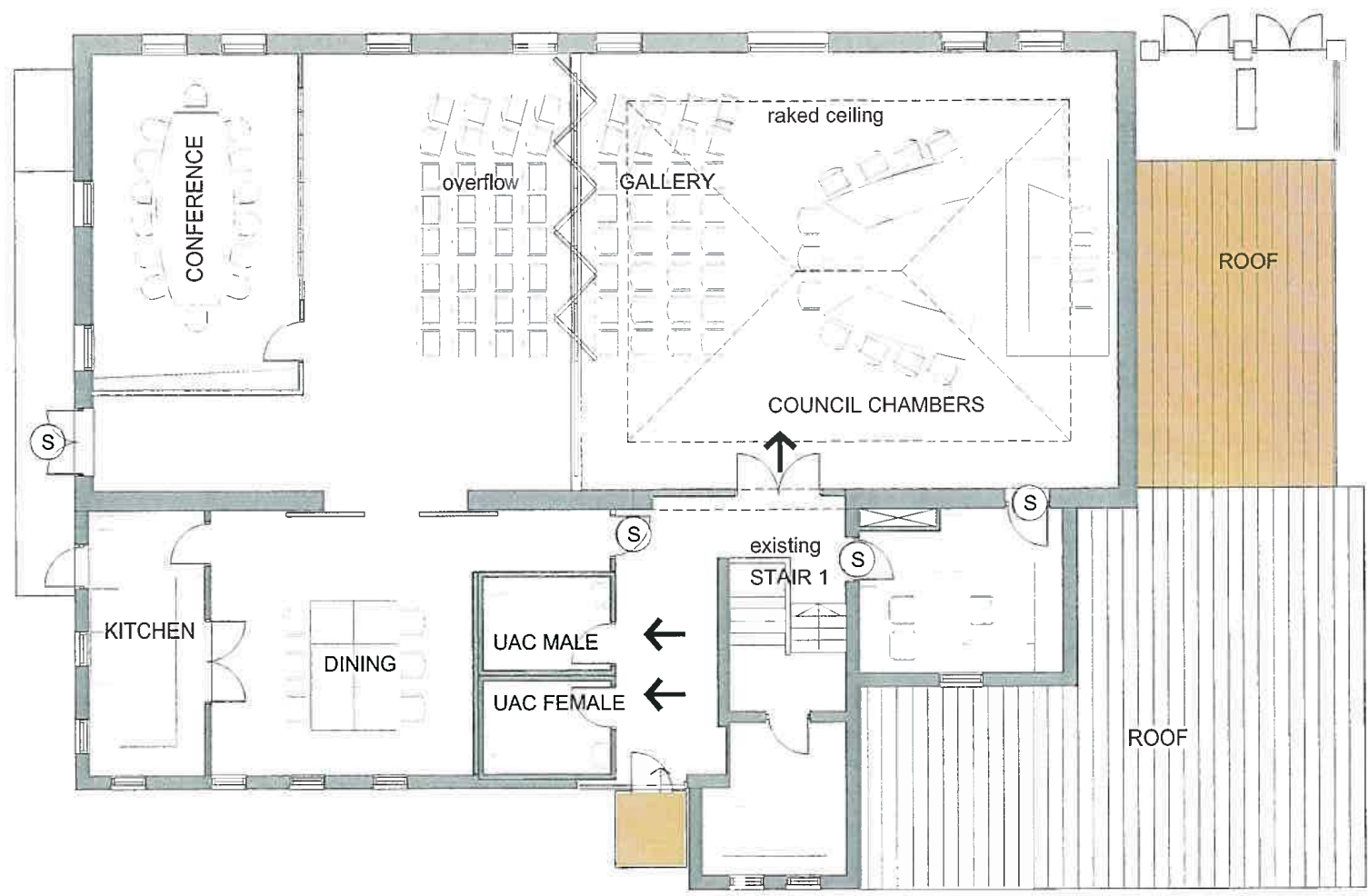
TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 18 NOV 2016 B/DG No. P 124-16
RECEIVED



79

peter hunt architect

SK-02



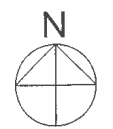
public area
 new extension
 staff area only

FIRST FLOOR PLAN

0 1 2 3 4 5m

PROPOSED CONCEPT

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE 18 NOV 2016 P 124-16
 RECEIVED



Town Hall Internal Refurbishment & Office fitout
 for the Town of East Fremantle

peter hunt architect
 17 November 2016

SK-03

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE: 18 NOV 2016 REG NO: P 124-16
RECEIVED

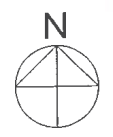
REPORT 11.6

6 DECEMBER 2016

ATTACHMENT 5



rear elevation - car park side



TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE: 18 NOV 2016 BLDG. No: P 124-16
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