



MINUTES

Town Planning Committee Tuesday, 1 November 2022 at 6:30 PM

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MINUTES

1 DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

Presiding member opened the meeting at 6.30 pm and welcomed members of the gallery.

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, present and emerging.”

3 ANNOUNCEMENT TO GALLERY

“Members of the gallery are advised that no Council decision from tonight’s meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision.”

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

The following members were in attendance:

Cr C Collinson	Presiding Member
Mayor J O’Neill	
Cr A Natale	
Cr D Nardi	
Cr A White	

The following staff were in attendance:

A Malone	Executive Manager Regulatory Services
K Culkin	Minutes Secretary

4.2 APOLOGIES

Nil

4.3 APPROVED LEAVE

Cr L Mascaro

5 MEMORANDUM OF OUTSTANDING BUSINESS

Nil

6 DISCLOSURES OF INTEREST

Nil

6.1 FINANCIAL

Mayor O'Neill declared a financial interest in the matter of Item 12.2, 97 King Street, as he has a contractual arrangement with the applicant, Mr John Chisolm.

6.2 PROXIMITY

Nil

6.3 IMPARTIALITY

Nil

7 7. PUBLIC QUESTION TIME

7.1 RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE

Nil

7.2 PUBLIC QUESTION TIME

Nil

8 PRESENTATIONS/DEPUTATIONS

8.1 PRESENTATIONS

Nil

8.2 DEPUTATIONS

Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 TOWN PLANNING COMMITTEE (6 SEPTEMBER 2022)

9.1 OFFICER RECOMMENDATION

Moved Cr White, seconded Mayor O'Neill

That the minutes of the Town Planning Committee meeting held on 6 September 2022 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

11 REPORTS OF COMMITTEES

Nil

12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 14 GEORGE STREET - ALTERATIONS AND ADDITIONS

Owner	William & Kylie Telfer
Applicant	Brennan Architecture
Report Reference Number	TPR-1119
Planning Reference Code	P73/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 1 November 2022
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 23 August 2022
4. Place record form
5. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 14 (Lot 2) George Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to 14 (Lot 2) George Street, East Fremantle. It is located within the George Street Designated Heritage Area that is zoned mixed use and has a density code of R40. A previous development application was approved on the site in 2022 proposing a larger development, however the applicant has subsequently sought approval for this redesigned small proposal.

There is an existing Category C heritage dwelling that is on site with old sheds at the rear and a carport at the side of the building. The works include the proposed demolition of the sheds and carport. The removal of these structures does not impact on the character or features of the heritage dwelling and do not negatively affect the heritage significance of the place as they were additions made much later than the original structure.

The original Category C heritage dwelling is being retained and enhanced to ensure that it is a more liveable dwelling. The existing dwelling will be renovated with a new ensuite, walk in robe and bathroom being added within the footprint of the existing dwelling. At the rear of the lot a ground floor addition will be added which has a new kitchen and dining area, combined laundry and pantry, and additional kids' living area. An upper storey with 2 bedrooms and 2 bathrooms will be located at the rear to minimise impact on the streetscape. A new single width garage, storage area and home gym will be constructed to the east of the heritage dwelling in the approximate location of the old carport. The following variations are requested to the Local Planning Scheme No 3 and Residential Design Codes Volume 1 with regards to this development;

- (i) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Laundry, Pantry, Kid’s Lounge – Ground Floor – Eastern Wall - 0m required, 1.2m provided
- (ii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback - Outdoor Store, Laundry, Pantry, Parapet Wall – North Wall- 1.5m required, 0m provided
- (iii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback - Bathrooms, Hall – East Wall – Upper Storey - 0m required, 1.2m provided
- (iv) Clause 5.8.3 – Local Planning Scheme No 3 – Plot Ratio – 0.5 required, 0.54 provided
- (v) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Wall Height – 5.5m required, 6.08m provided
- (vi) Clause 5.8.1 – Local Planning Scheme No 3 – Garage Setback – 0m required, 3.963m provided

It is recommended that Council support the proposed development subject to the conditions included in the final recommendation.

BACKGROUND

Zoning	Mixed Use R40
Site Area	450m ²
Heritage	Category C, George Street Designated Heritage Area
Fremantle Port Buffer	Area 2
Previous Decisions of Council and/or History of Issue Onsite	DA P100/21 - approved 1 February 2022 - alterations & additions

CONSULTATION

The proposed development was advertised from 24 August to 9 September 2022. No submissions were received.

Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

Nil

Internal Consultation

Comment was received from The Town’s Operations Department. There was concern that the widening of the driveway might result in the verge tree being struck by reversing vehicles. A condition and advice note has been included in the final recommendation that requires the tree to be left unaltered and cannot be lopped or shaped and must be protected during construction.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 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 Facilitates 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.

3.1.3 Plan for improved streetscapes.

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 within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback – existing heritage dwelling – no change			N/A
Garage setback	0m	3.963m	D
Minor incursions			N/A
Lot Boundary Setbacks			
Garage – eastern wall	0m	0m	A
Kids living, outdoor store/utility – eastern wall	0m	1.202m	D
Outdoor store, laundry, pantry, parapet wall – north wall	1.5m	0m	D
Window seat, bathroom – north wall	1.5m	>1.5m	A
Kitchen, dining – western wall	1.8m	5m	A
Bathrooms, hall – east wall – upper storey	0m	1.2m	D

Bathroom, bed 2 – north wall – upper storey	1.2m	1.636m	A
Bed 2 & 3 – west wall – upper storey	3m	5m	A
Open Space – Plot Ratio	0.5	0.54	D
Car Parking	2 car bays	2 car bays	A
Maximum roof height	8m	6.775m	A
Maximum wall height	5.5m	6.08m	D
Site Works			N/A
Visual Privacy			
Bedroom 2	4.5m	4.5m	A
Bedroom 3	4.5m	>4.5m	A
Overshadowing	25%	Overshadows subject lot	A
Roof form and pitch	Metal roof Roof to be concealed	Metal roof Roof concealed from front – skillion with shallow pitch	A
Materials and colours	As indicated on plans	As indicated on plans	A
Landscaping	2m x 2m planting zone and tree	2m x 2m planting zone and tree	A
Front fence – no change	Existing fence	Existing fence	N/A
Footpaths and crossovers – no change	N/A		
Drainage	To be conditioned		

From George Street Designated Heritage Area - General Principles

i. Maintenance, repairs, additions, and alterations to significant fabric is to be in accordance with conservation principles of the National Heritage Convention 2008 (HERCON) Criteria (refer to Appendix 3).	Condition
ii. Additions and alterations to contributory buildings are to duly consider the significance and character of the existing building, adjoining buildings, and its contribution to the character of the Heritage Area.	Complies
iii. The Place Record Form for each contributory building will be a primary source of information relevant to the place in the assessment of development applications.	Complies
iv. Additions and alterations to contributory buildings are to be of high-quality design with minimal interference to the existing building.	Complies
v. Alterations should not generally remove, change, or obscure significant materials or detailing other than as part of required conservation works.	Complies
vi. Alterations should not introduce new heritage detailing that is inconsistent with the style of building and/or the physical or documentary evidence.	Complies
vii. Where the opportunity arises, any features or elements that are intrusive to the heritage values of the Heritage Area should be removed, replaced, or altered to more sympathetic detailing.	Complies

viii. Restoration/reconstruction of original fabric is encouraged where such fabric has significantly deteriorated, previously been removed, or unsympathetically altered. Where deteriorated fabric requires replacement, a like for like approach based on physical or documentary evidence is encouraged.	Complies
ix. Additions are not to be dominant from the primary street.	Complies
x. Additions and alterations should visually contrast to a contributory place. Differentiation may be major or subtle.	Complies
xi. Additions and alterations are to respect and complement the scale, setbacks, bulk and proportions of the existing place and streetscape.	Complies
xii. Conservation of significant and contributory places is preferred and encouraged. Other than the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place, demolition of contributory buildings is not generally supported without significant justification.	Complies
xiii. Where a contributory building that was not originally designed for retail purposes is proposed be converted to include a shopfront, the Town may require a Heritage Impact Statement to be prepared by the applicant.	N/A

This development application proposes alterations and additions to 14 (Lot 2) George Street East Fremantle. It is located within the George Street Designated Heritage Area that is zoned mixed use and has a density code of R40. There is an existing Category C heritage dwelling that is on site with old sheds at the rear and a carport at the side of the building. The works include the proposed demolition of the sheds and carport. The removal of these structures does not impact on the character or features of the heritage dwelling and do not negatively affect the heritage significance of the place as they were additions made much later than the original structure.

The original Category C heritage dwelling is being retained and enhanced to ensure that it is a more liveable dwelling. The existing dwelling will be renovated with a new ensuite, walk in robe and bathroom being added within the footprint of the existing dwelling. At the rear of the lot a ground floor addition will be added which has a new kitchen and dining area, combined laundry and pantry, and additional kids' living area. An upper storey with 2 bedrooms and 2 bathrooms will be located at the rear to minimise impact on the streetscape. A new single width garage, storage area and home gym will be added to the east of the heritage dwelling in the approximate location of the old carport.

The existing heritage dwelling is being enhanced while the new additions have a more contemporary design that clearly differentiates between the old and new elements of the dwelling. The new development is setback from the street such that the heritage dwelling is not overwhelmed by the new additions. They have been designed in such a way that the skillion roof on top of the upper storey component faces away from the street, the garage roof is low and concealed and new single storey element of the design is hidden behind the existing dwelling. The exterior of the rear addition will be shrouded in black charred timber cladding with black timber window frames which will contrast with the limestone and metal roof of the original dwelling.

It is noted that there was a previous development application (DA P100/21) that was approved by Town Planning Committee in February of this year. This included a larger, higher and more ambitious development, however, a new development application has been submitted that presents a scaled back version of the original design; the third storey roof terrace and underground basement have been removed from the proposal.

The requirements of Local Planning Scheme No 3 in relation to mixed use zones, the George Street Designated Heritage Area Local Planning Policy 3.1.6, and the Residential Design Codes Volume 1 are required to be utilised for the assessment of the proposed development. In many instances, the below development criteria are for

commercial properties and therefore facilitate a development which is could be closer to the boundary and of a greater impact to neighbours. The proposal increases the planning requirement to provide for appropriate setbacks that would be akin to a residential area. Six variations to the Local Planning Scheme and Residential Design Codes requirements are requested in relation to lot boundary setbacks (3 locations) plot ratio, maximum wall height, and garage setback. The proposed development is supportable. It is noted that there were no submissions from advertising.

Lot Boundary Setback - Kids Living, Outdoor Store/Utility – Eastern Wall

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone for those properties that are adjacent to other mixed-use sites. In this case the lot boundary setback is 1.202m for this section of the dwelling. This property is intended to be residential and therefore the setback ensures that there is space between neighbouring properties and ensures that other services can be designed into the building, including the requirement for adequate space for rubbish bins, adequate space for air conditioning units, and a small garden. For this reason, the increased lot boundary setback can be supported.

Lot Boundary Setback - Outdoor Store, Laundry, Pantry, Parapet Wall – North Wall

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to meet the setbacks of the neighbouring residential site where it is zoned Residential R20. In this case the lot boundary setback is 1.5m for this section of the dwelling. Part of the wall is a parapet wall that is located on the boundary for 5.87m long and 3.11m high while there is a section that is 5.03m long that is setback 1.635m. The property is intended to be residential. The parapet wall will provide privacy for the neighbouring residential property to the north and sufficient setback for the laundry and storeroom to access the outdoors and have space to walk around the building. For this reason, the proposed lot boundary setback can be supported.

Lot Boundary Setback - Bathrooms, Hall – East Wall – Upper Storey

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be built up to the boundary (0m setback) within the mixed-use zone. In this case the lot boundary setback is 1.2m for this section of the dwelling which is 7.39m long and 6.08m high on the eastern side of the property. This property is intended to be residential and therefore the setback ensures that there is space between neighbouring properties that increases visual privacy and reduces amenity impacts. For this reason, the increased lot boundary setback can be supported.

Plot Ratio

In accordance with Local Planning Scheme No 3 the plot ratio of properties within mixed use zones in the Town are required to be 0.5. In this case the plot ratio is at 0.54 This is higher than permitted under Local Planning Scheme No 3 clause 5.8.3. Plot ratio is used rather than open space to consider not only site coverage but also height of the building. Nonetheless, the total open space that is provided is 172m² or 38% of the lot area. Although the open space is less than required for a typical R40 residential property it is more than nearby commercial properties in George Street. The property is located in close proximity to Glasson Park and whilst there is a variation to the plot ration requirement, the open space provided is considered of a high quality for the property. For this reason, the increased plot ratio can be supported.

Maximum Wall Height

Local Planning Scheme No 3 clause 5.8.2 (c) requires that the maximum wall height in a mixed-use zone is no more than 5.5m high. In this case the maximum wall height is 6.08m (for the wall of the double storey addition at the rear of the site). This is for a limited part of the dwelling and only marginally higher than the maximum wall height that is permitted for structures in the George Street mixed use zone. It is noted that the building is lower than the neighbouring property to the west, and the Harbour Heights development directly over the road from this proposed development.

Garage Setback

In accordance with Local Planning Scheme No 3 clause 5.8.1 buildings are required to be located on the front boundary. To lessen the impact of the additions that are proposed to the existing dwelling the garage has been setback 3.963m from the front boundary and approximately 2.5m behind the existing building line which ensures that the garage does not become the dominant feature of the proposed dwelling. By doing this the impact of the additions is lessened and the character and features of the heritage property are not denigrated.

CONCLUSION

Based on the preceding assessment and report the proposed development can be supported. The modifications to the design that were previously approved in DA P100/21 have reduced the impact of the design on the surrounding properties and George Street. The proposed development is a lower and less imposing development that protects the existing heritage dwelling (Category C) and will ensure that a dwelling on the western end of George Street is renovated and modernised. In many instances the above variations are actually greater than those required by the Local Planning Scheme, meaning the amenity to the streetscape and adjoining neighbours is enhanced.

The applicant has had multiple discussions with the Town, and adopted advice provided by the Town to produce a design that meets the Town's requirements which will ensure that the George Street precinct is enhanced, and heritage elements are protected. It is recommended that Council support the proposal with the attached conditions.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP011101

Moved Mayor O'Neill, seconded Cr Nardi

That development approval is granted, and Council exercises its discretion regarding the following.

- (i) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Laundry, Pantry, Kid's Lounge – Ground Floor – Eastern Wall - 0m required, 1.2m provided**
- (ii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback - Outdoor Store, Laundry, Pantry, Parapet Wall – North Wall- 1.5m required, 0m provided**
- (iii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback - Bathrooms, Hall – East Wall – Upper Storey - 0m required, 1.2m provided**
- (iv) Clause 5.8.3 – Local Planning Scheme No 3 – Plot Ratio – 0.5 required, 0.54 provided**
- (v) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Wall Height – 5.5m required, 6.08m provided**
- (vi) Clause 5.8.1 – Local Planning Scheme No 3 – Garage Setback – 0m required, 3.963m provided**

for alterations and additions at 14 (Lot 2) George Street, East Fremantle, in accordance with the plans submitted 23 August 2022, subject to the following conditions:

- (1) Maintenance, repairs, additions, and alterations to significant fabric is to be in accordance with conservation principles of the National Heritage Convention 2008 (HERCON) Criteria.**
- (2) Existing trees located within the verge are a Local Government asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Local Government.**
- (3) During construction the verge tree is to be protected with a cage to ensure that it is not damaged by surrounding works, vehicles, or materials.**
- (4) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a construction management plan addressing the following matters:**
 - a) How materials and equipment will be delivered and removed from the site.**
 - b) How materials and equipment will be stored on site.**

- c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (5) The crossover widths are not to exceed the width of the crossovers indicated on the plans submitted 23 August 2022 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
 - (6) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.
 - (7) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
 - (8) With regards 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 development approval, without those changes being specifically marked for Council's attention.
 - (9) All stormwater 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.
 - (10) If requested by Council within the first two years following installation, the 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.
 - (11) 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.
 - (12) 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.
 - (13) This development approval is 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:

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- (b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*

Crossover Specifications

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf

Residential Design Guidelines

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf

Urban Streetscape and Public Realm Style Guide

<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>

Application to Conduct Crossover Works

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf

- (d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner 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.***
- (e) *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).***
- (f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.***
- (g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.***

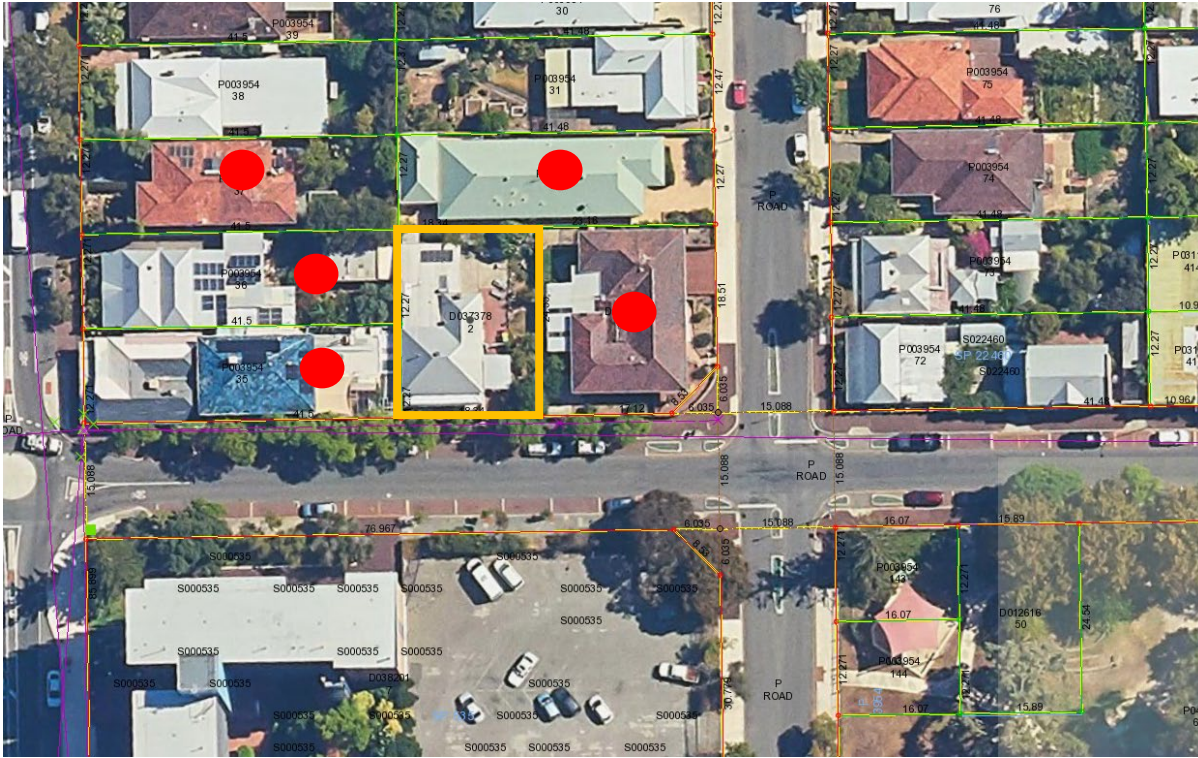
(CARRIED UNANIMOUSLY)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

14 George Street – Location and Advertising Plan

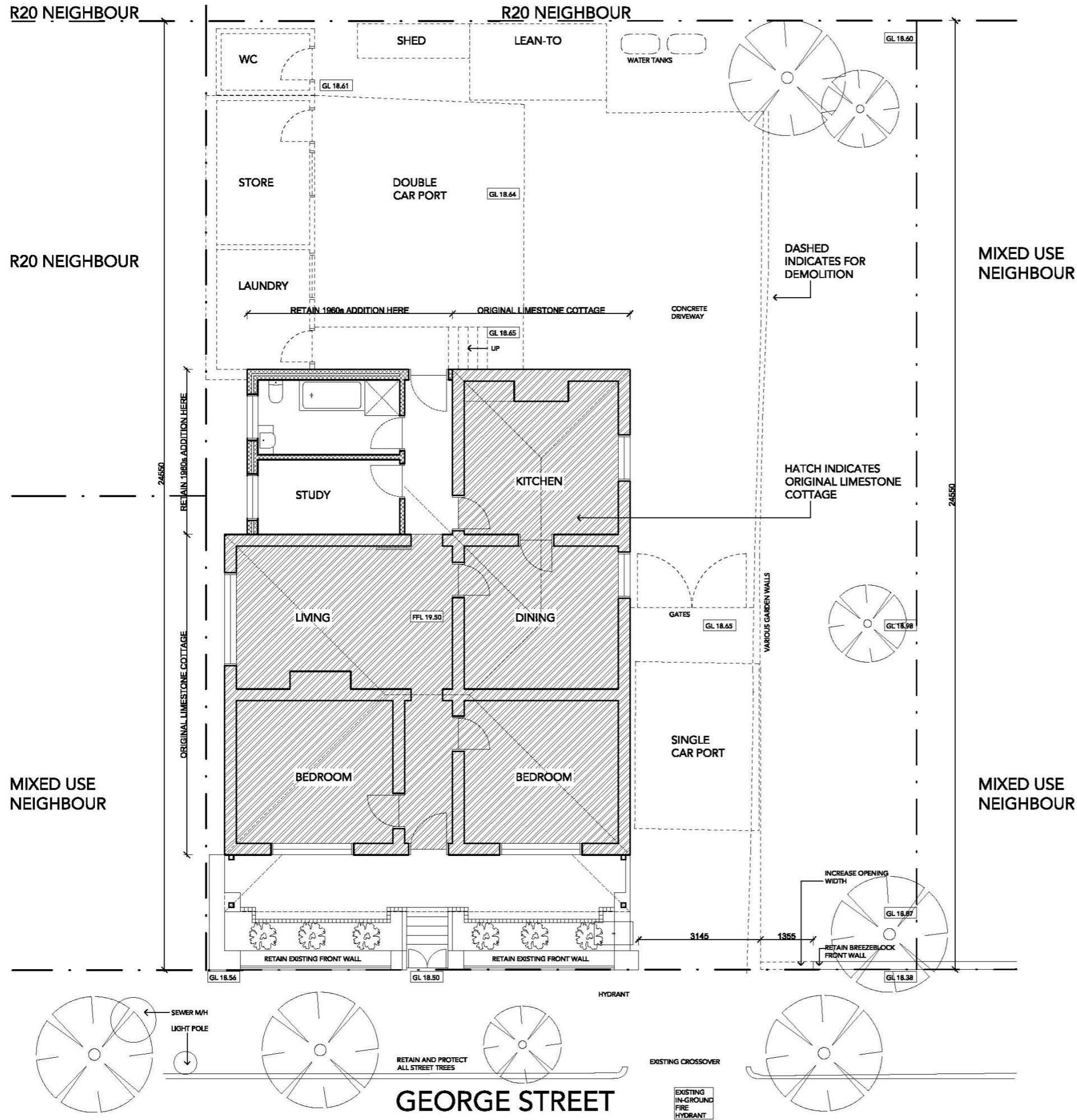


14 George Street – Photos



Attachment -2





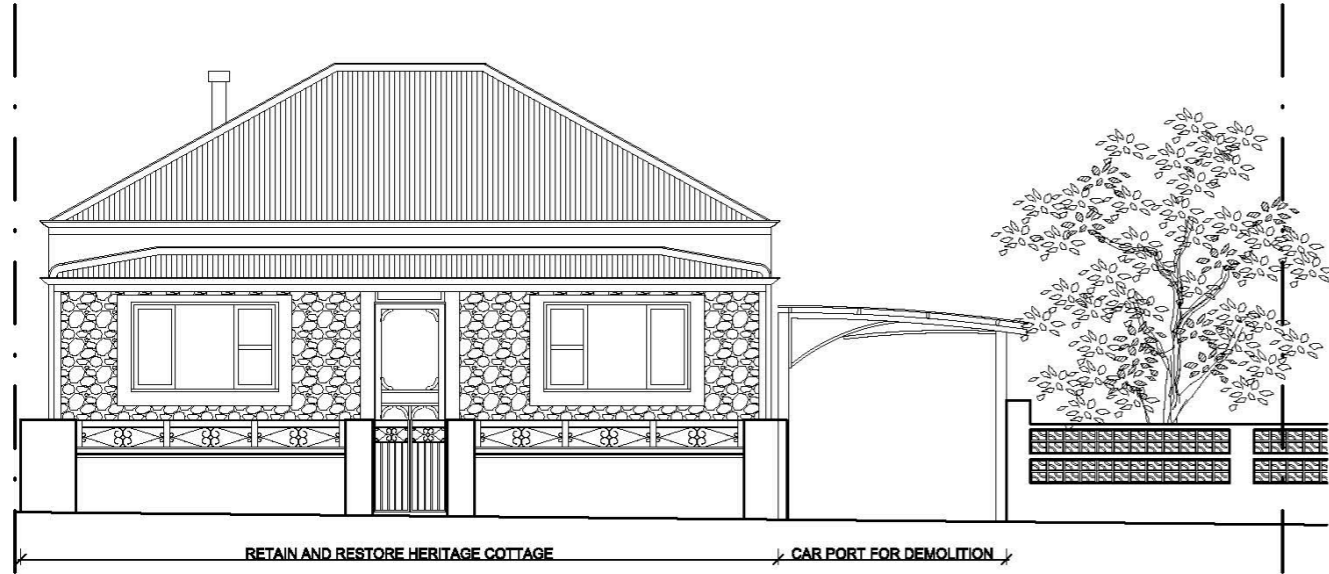
B			
A	19/08/22	Issue for Development Approval	
Rev	Date	Details	

BRENNAN ARCHITECTURE
ABWA 1952
 BrennanArchitecture@gmail.com
 0408 167 076

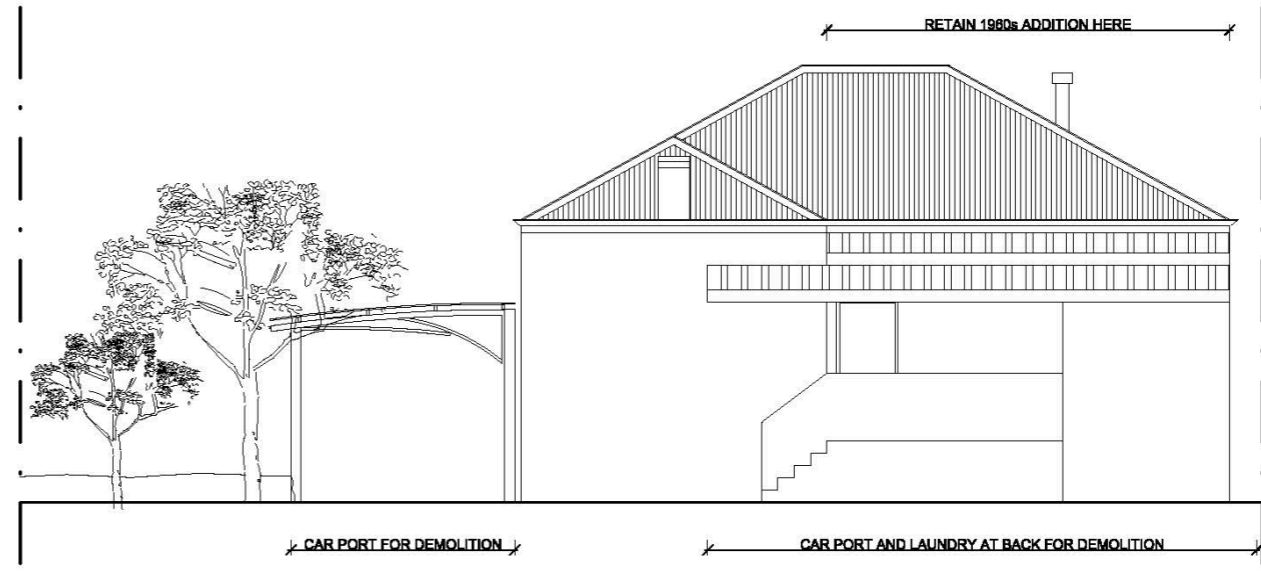
Existing House Floor Plan and Demolition

DA2.E.01 rA Jul 2022 1:100 @ A3





Existing Front Elevation (South)



Existing Back Elevation (North)



Existing Side Elevation (East)



Existing Side Elevation (West)

B		
A	19/08/22	Issue for Development Approval
Rev	Date	Details



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0408 167 076
BrennanArchitecture@gmail.com

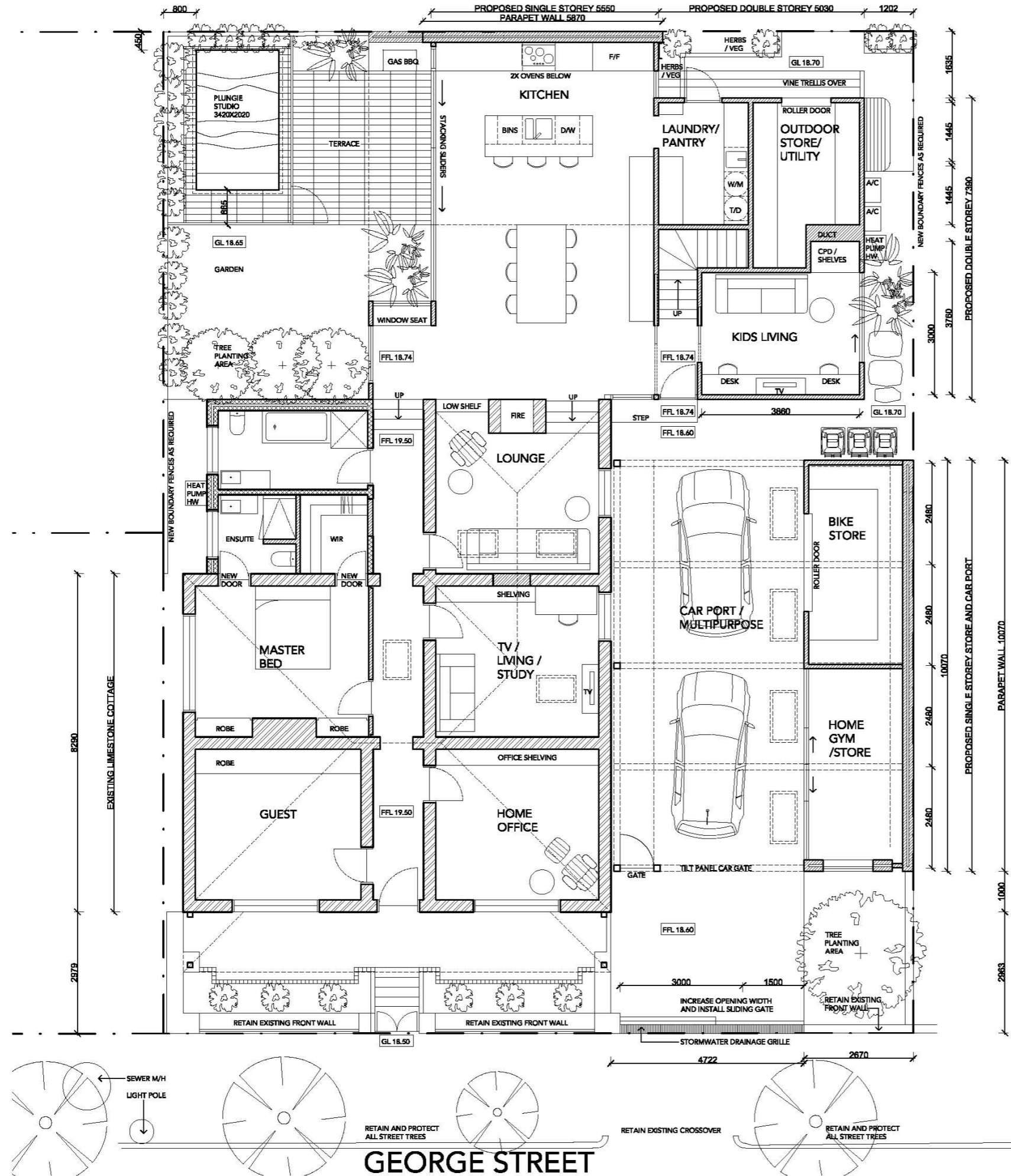
14 George Street, East Fremantle - Alterations and Additions

Existing House Elevations

DA2.E.02 rA

Jul 2022

1:100 @ A3



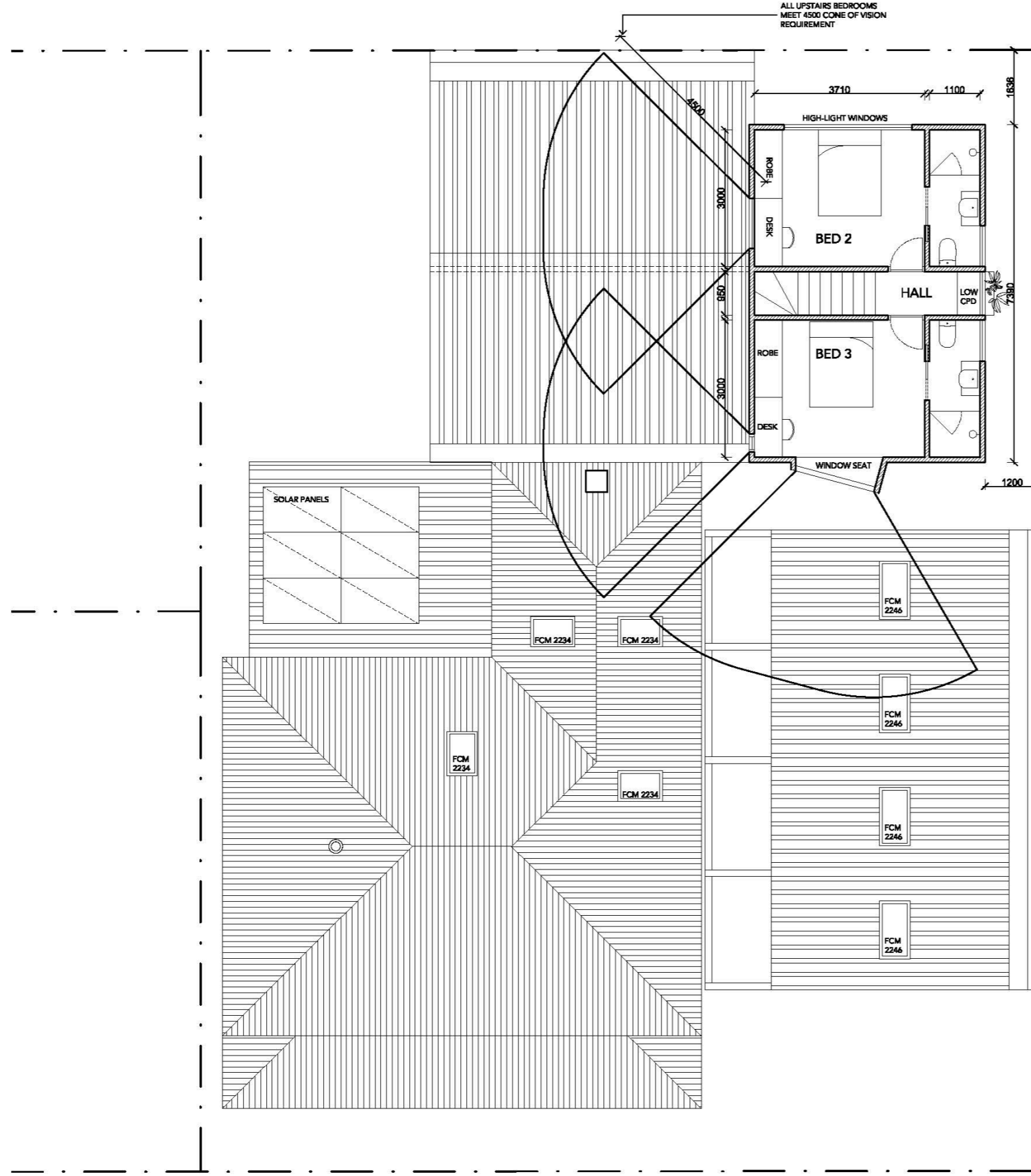
B	19/08/22	Issue for Development Approval	Details
A			
Rev	Date		

BRENNAN ARCHITECTURE
ABWA 1952
0408 187 076
BrennanArchitecture@gmail.com

14 George Street, East Fremantle - Alterations and Additions

Proposed Ground Floor Plan

DA2.P.01 rA Jul 2022 1:100 @ A3



B		
A	19/08/22	Issue for Development Approval
Rev	Date	Details

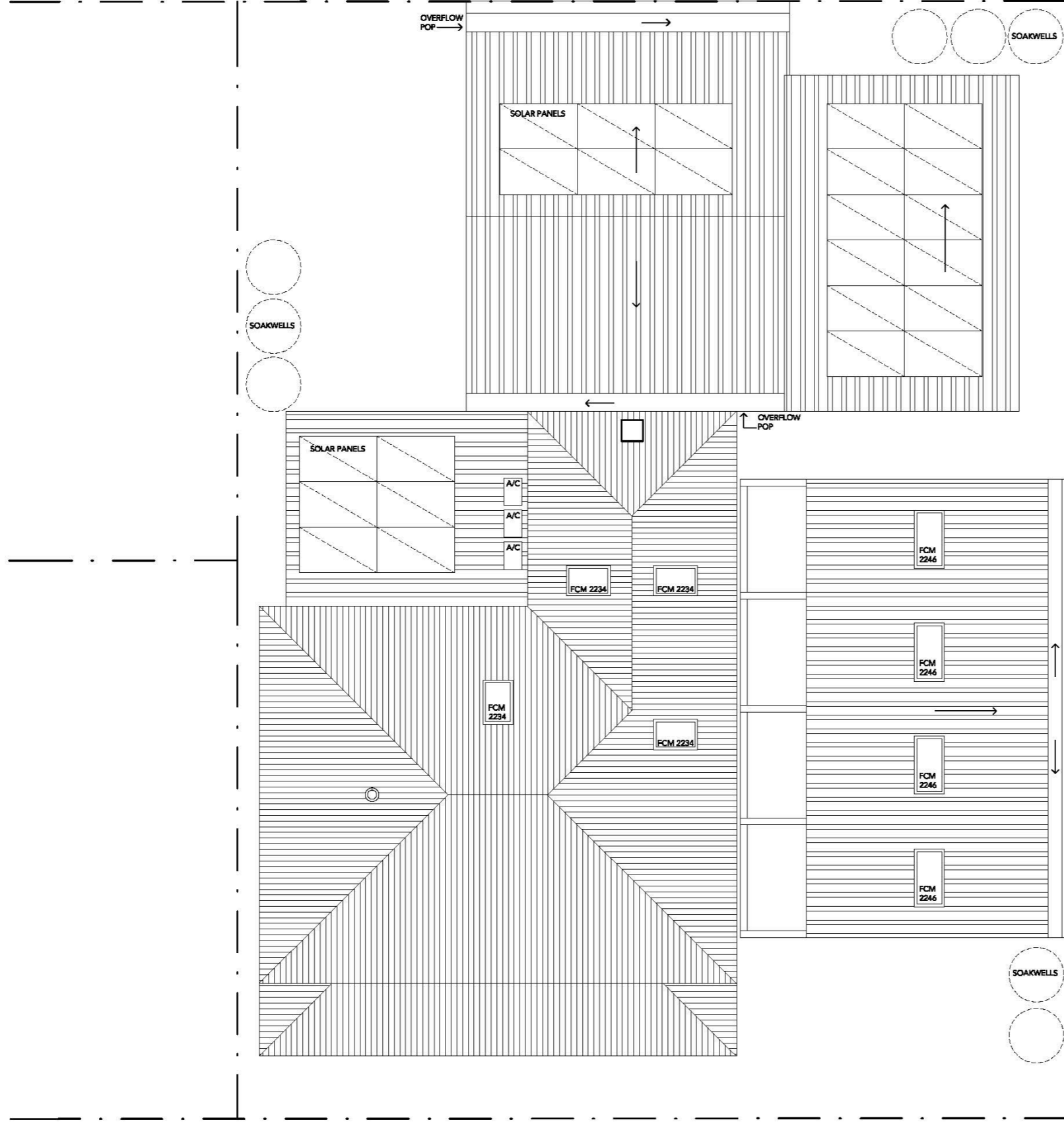


BRENNAN ARCHITECTURE
ABN/1952
 BrennanArchitecture@gmail.com

14 George Street, East Fremantle - Alterations and Additions

Proposed First Floor Plan

DA2.P.02 rA Jul 2022 1:100 @ A3



B		
A	19/08/22	Issue for Development Approval
Rev	Date	Details



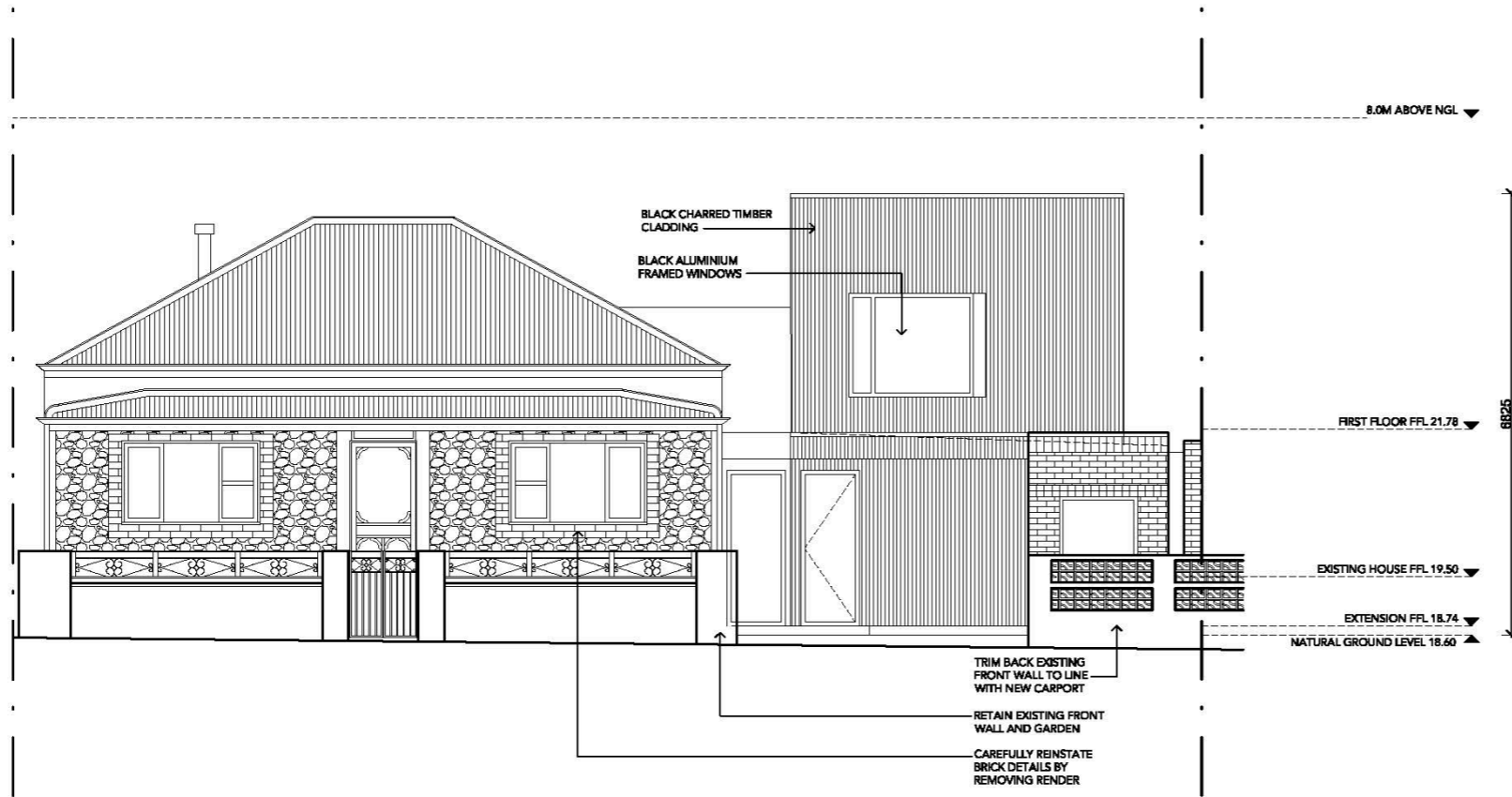
BRENNAN ARCHITECTURE
ABN 1952
 BrennanArchitecture@gmail.com

14 George Street, East Fremantle - Alterations and Additions

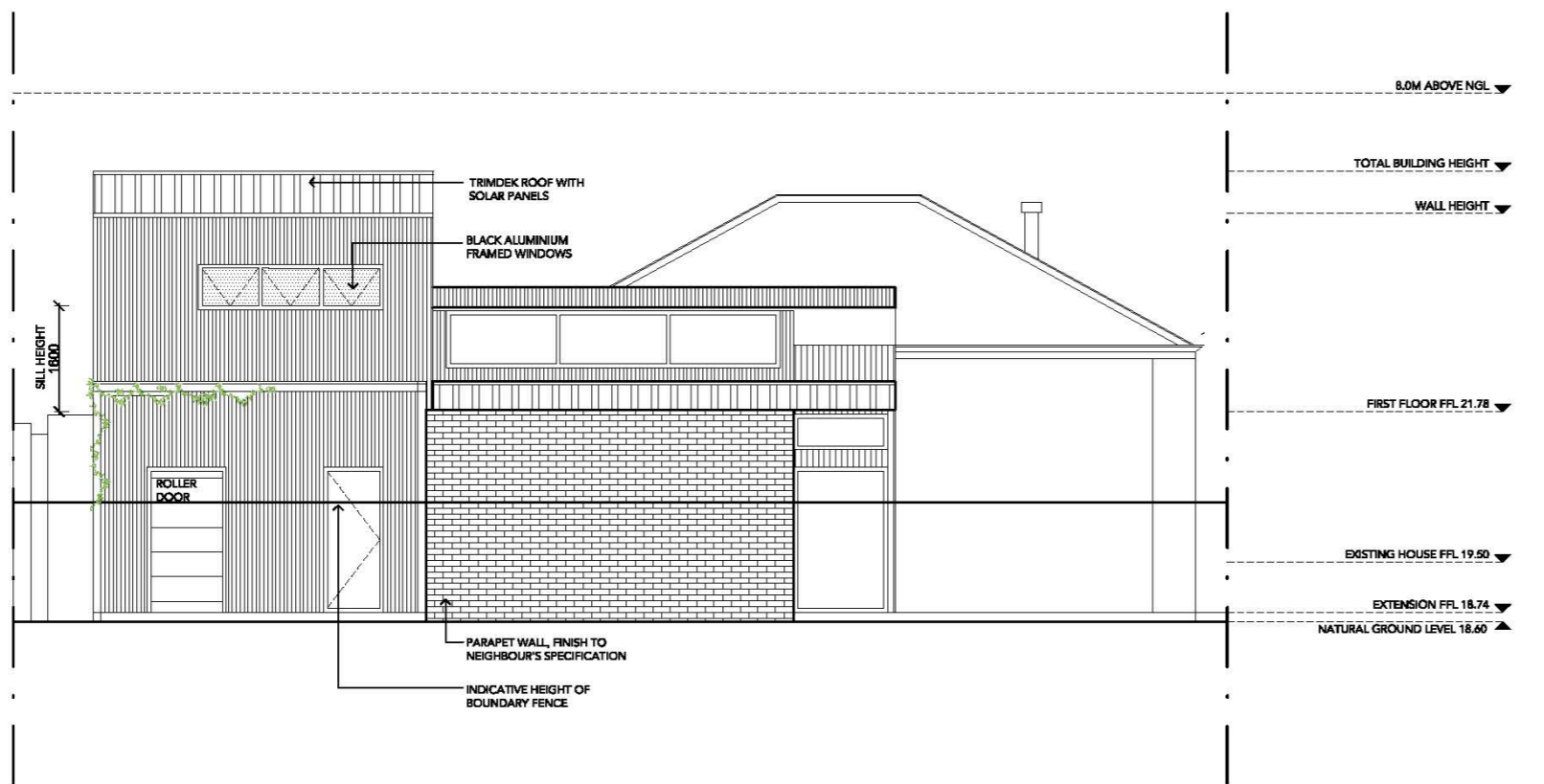
Proposed Roof Plan

DA2.P.03 rA Jul 2022

1:100 @ A3



Proposed Front / South Elevation
1:100



Proposed Back / North Elevation
1:100

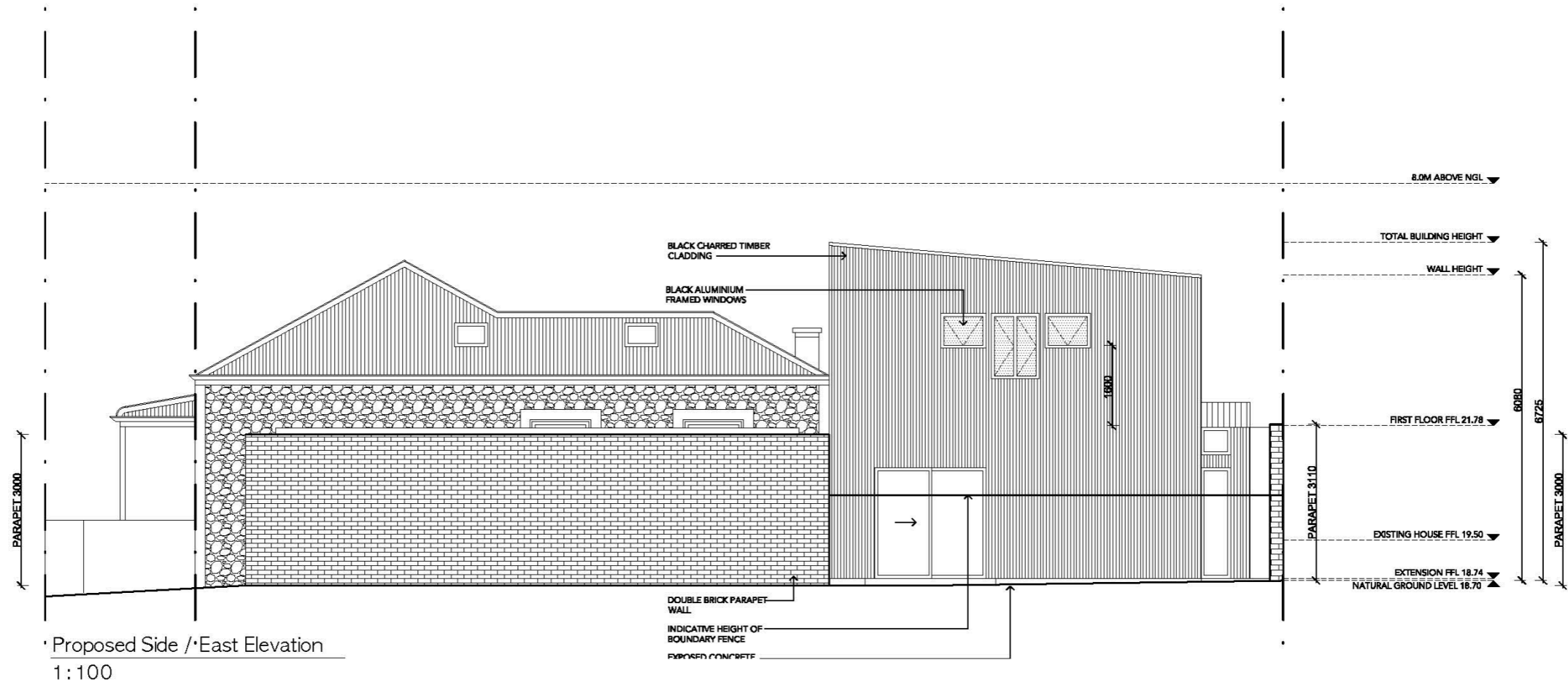
Rev	Date	Details
A	19/08/22	Issue for Development Approval
B		

BRENNAN ARCHITECTURE
ABWA 1992
 BrennanArchitecture@gmail.com
 0408 187 076

14 George Street, East Fremantle - Alterations and Additions

Proposed Elevations

DA2.P.04 rA Jul 2022 1:100 @ A3



B		
A	19/08/22	Issue for Development Approval
Rev	Date	Details

BRENNAN ARCHITECTURE
ABIA 1992
 BrennanArchitecture@gmail.com
 0408 187 076

14 George Street, East Fremantle - Alterations and Additions

Proposed Elevations

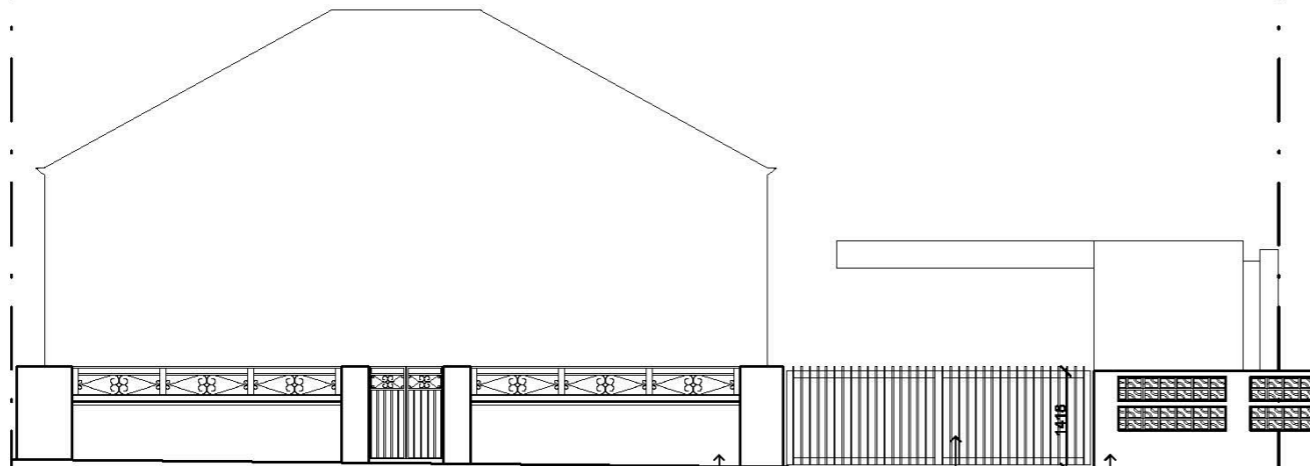
DA2.P.05 rA Jul 2022 1:100 @ A3



Proposed Carport Door Elevation

1:100

PROPOSED FLAT BAR
SECTIONAL CARPORT GATE
IN BLACK - 65% VISUALLY
PERMEABLE



Proposed Front Wall Elevation

1:100

PROPOSED FLAT BAR
SLIDING GATE IN BLACK -
65% VISUALLY PERMEABLE
EXISTING FRONT WALL

Rev	Date	Details
A	19/08/22	Issue for Development Approval

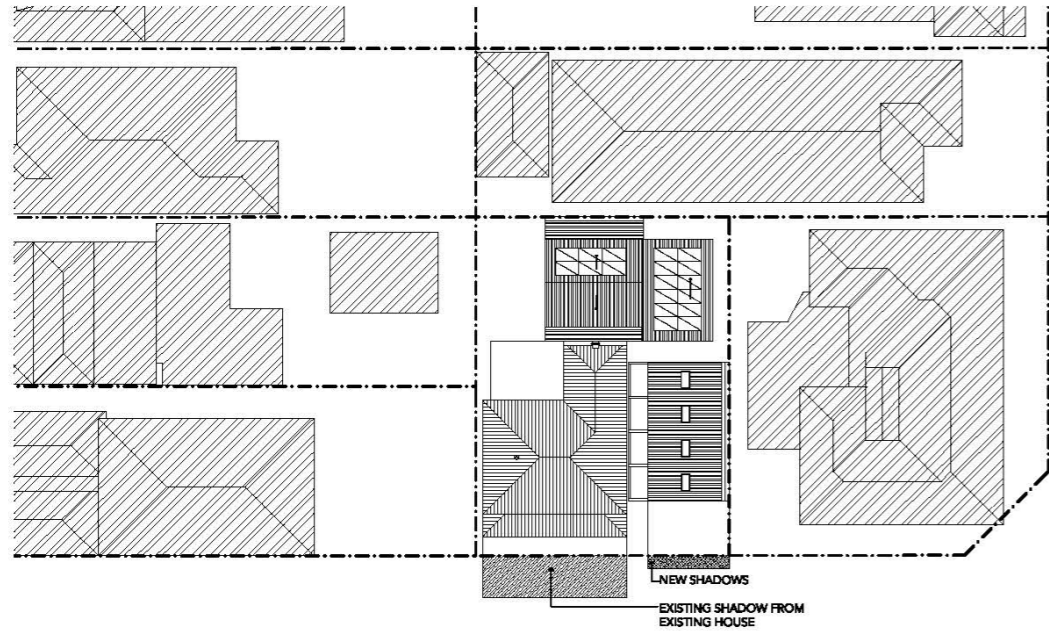
BRENNAN ARCHITECTURE
ABWA 1982
 BrennanArchitecture@gmail.com
 0408 187 076

14 George Street, East Fremantle - Alterations and Additions

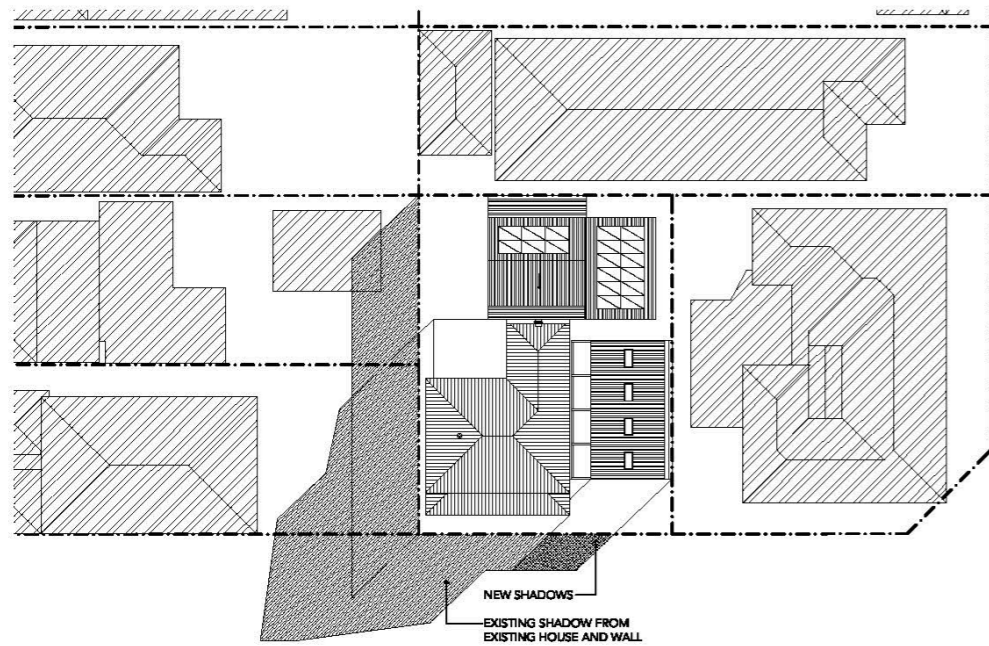
Proposed Elevations

DA2.P.06 rA Jul 2022

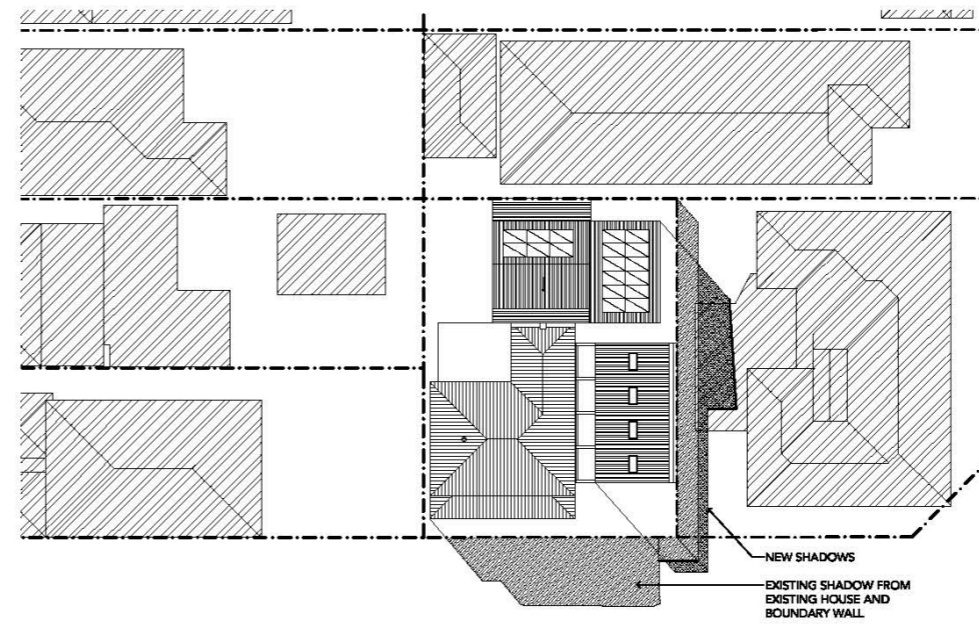
1:100 @ A3



Overshadowing 30th June, 12pm
1:500



Overshadowing 30th June, 9am
1:500



Overshadowing 30th June, 3pm
1:500

Rev	Date	Details
A	19/08/22	Issue for Development Approval

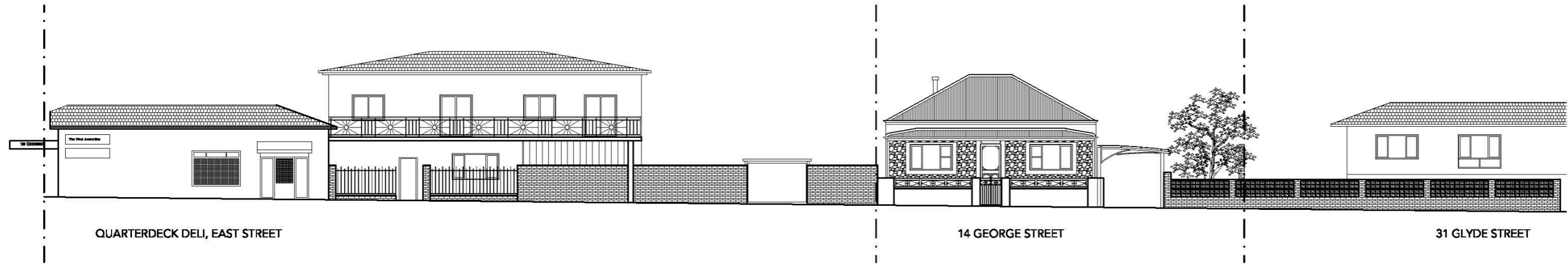


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ABNVA 1962
 BrennanArchitecture@gmail.com

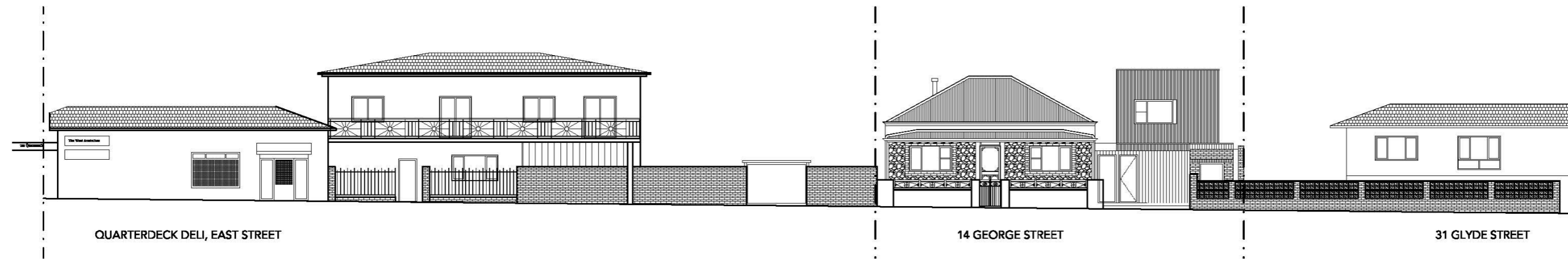
14 George Street, East Fremantle - Alterations and Additions

Overshadowing Diagrams

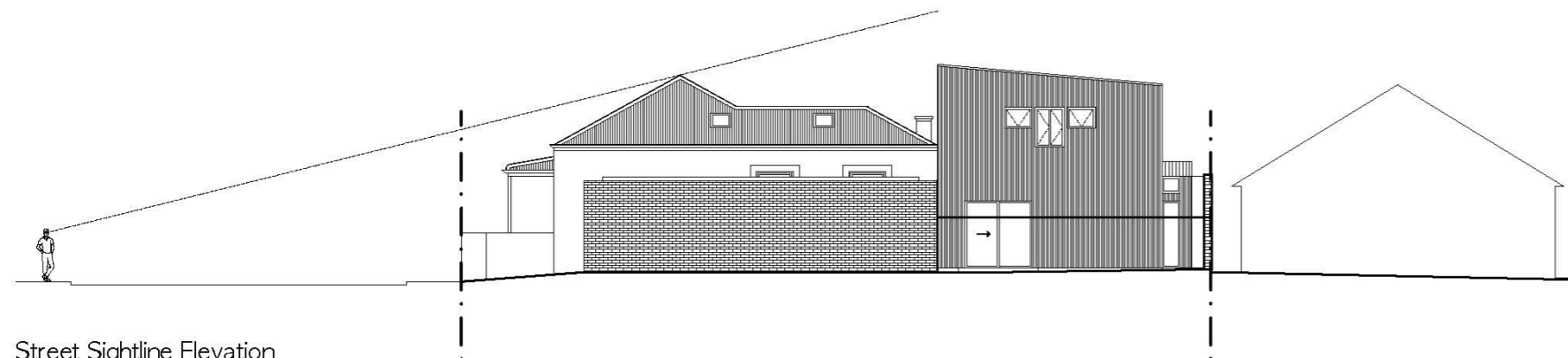
DA2.P.07 rA Jul 2022 1:500 @ A3



Existing Street View Elevation
1:200



Proposed Street View Elevation
1:200



Street Sightline Elevation
1:200

Rev	Date	Details
A	19/08/22	Issue for Development Approval
B		

BRENNAN ARCHITECTURE
ABNVA 1962
 BrennanArchitecture@gmail.com

14 George Street, East Fremantle - Alterations and Additions | Existing and Proposed Street Elevation, Sightline | DA2.P.08 rA Jul 2022 | 1:200 @ A3

PLACE RECORD FORM

PRECINCT	Plympton
ADDRESS	14 George Street
PROPERTY NAME	N/A
LOT NO	Lot 2
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1896
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	<p>No 14 George Street is a single storey residence constructed of limestone with a hipped corrugated iron roof. It is a good example of a Federation Bungalow style house partly restyled in the Inter-War period. The front elevation is symmetrically planned with a central door flanked by picture windows with casement and awning lights. The facade features a full width bullnose roof verandah supported on timber posts.</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 and an example of the capacity for adaptation of the first generation of houses.</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> <p>No 14 George Street is a good example of a house in the Federation Bungalow style adapted sympathetically in the Inter-War period.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Limestone</p> <p>Roof – Corrugated iron sheeting</p>
PHYSICAL SETTING	The residence is located on a sloping site with a low rendered retaining wall topped with decorative iron fencing at the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 14 George Street is a single storey residence constructed in limestone 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 some 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 moderate degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 14 George Street has some aesthetic value as a good example of Federation Bungalow style house that retains most of the characteristic features of the style.
HISTORIC SIGNIFICANCE	No 14 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 14 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 14 George Street is not rare in the immediate context, but Plympton has rarity value as a working class suburb.
CONDITION	No 14 George Street is in good condition.
INTEGRITY	No 14 George Street retains a moderate degree of integrity.
AUTHENTICITY	No 14 George Street retains a moderate to high degree of authenticity.
MAIN SOURCES	



Community Engagement Checklist

Development Application P73/22 – 14 George Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (<i>School / Playground</i>)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	9/09/2022	<input checked="" type="checkbox"/> Advertised to 5 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	



	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Evaluation			
Summary of...		Date Due	Completed / Attached
Feedback / Results/ Outcomes / Recommendations		9/09/2022	
Outcomes Shared			
Methods	Responsible	Date Due	Reference / Notes
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.
	<input type="checkbox"/>		
	<input type="checkbox"/>		
Notes			

Mayor O'Neill declared a financial interest in the matter of Item 12.2, 97 King Street, as he has a contractual arrangement with the applicant, Mr John Chisolm and left the meeting at 6.34pm.

12.2 97 KING STREET - ALTERATIONS AND ADDITIONS

Owner	John Farley
Applicant	John Chisholm Design
Report Reference Number	TPR-1117
Planning Reference Code	P74/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 1 November 2022
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 28 September 2022
4. Easement Plan
5. Place record form
6. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 97 (Lot 343) King Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions at 97 (Lot 343) King Street East Fremantle. The original dwelling is a Category B heritage listed property. The existing rear fibro lean to and old corrugated steel sheds in the backyard are to be demolished. These elements of the building do not have any significance to the heritage property according to the property's place record.

The heritage dwelling consists of a symmetrical front verandah and 4 main rooms which are all being retained. The front yard is enclosed by a low masonry fence. The proposed new additions are concentrated to the rear of the heritage dwelling and minimal changes are being undertaken on the original building. The new additions include 2 bathrooms, a laundry, kitchen and dining room, and new master bedroom.

No variations to either the Residential Design Codes or the Residential Design Guidelines are requested.

Nonetheless, a development application is required because the dwelling is on the heritage list which requires development to be assessed by way of a development application in accordance with the Planning and Development

(Local Planning Schemes) Regulations 2015 clause 61 (1) 7. The proposal requires consideration by Council because there was a submission received during the advertising period.

It is recommended that the proposed development be supported subject to the conditions included in the final recommendation.

BACKGROUND

Zoning	Residential R20
Site Area	508m ²
Heritage	Category B
Fremantle Port Buffer	Area 3
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

The proposed development was advertised from 25 August to 12 September 2022.

Submission	Applicant Response	Officer Response
<p>I have some concerns I wish to address.</p> <p>We note the entry door and side window in the new link between old and new build is clear glass. What are the plans with the courtyard - will there be a tall gate at entry to courtyard to provide privacy? If not, will obscure glass be considered for the door and side window?</p> <p>Can we please be notified in due course to contribute and review any decisions regarding the parapet wall.</p>	<p>This glass will be amended to obscure glass. There was no intention to put in a gate, and as the link / courtyard glass will be obscured, we felt this should provide adequate privacy for both property owners.</p>	<p>The design of the entry door, side windows and courtyard is as presented. There are no plans for a gate. The glazing in the door and window will be obscure glass as shown on amended plans. There is no requirement to achieve privacy setbacks or apply privacy screening or obscure glazing at this entry as it is not a habitable room that is connected to the door and window, but rather a corridor.</p> <p>Submitters will be notified of the presentation of the development application at Town Planning Committee before the meeting date.</p> <p>There are no variations to the Residential Design Codes or the Residential Design Guidelines being presented with regards to the proposed development. The design meets the deemed to comply and acceptable development provisions of the Residential Design Codes and the Residential Design Guidelines respectively.</p> <p>Despite the proposed development being in compliance with the Residential Design Codes and Residential Design Guidelines in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 all development related to heritage listed properties such as this requires a development application.</p> <p>The parapet wall is permitted in accordance with deemed to comply clause C3.2 iii of the Residential Design Codes.</p> <p>The proposed development is being presented to Town Planning Committee to make a final decision to either support or refuse the development application.</p> <p>A condition will be included in the final recommendation for the owner/applicant to</p>

		discuss and negotiate the wall finish and colour of the parapet wall.
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Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

Nil

Internal Consultation

Nil

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 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 Facilitates 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.

3.1.3 Plan for improved streetscapes.

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 within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENTStatutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern wall - kitchen	1.1m	1.5m	A
Southern wall – living, laundry, ensuite	1m	0m	A
Southern wall – bedroom 1	2.3m	2.3m	A
Western wall – bedroom 1	2m	3.091m	A
Northern wall – bedroom 1, study	1.5m	4.7m	A
Northern wall -alfresco, bathroom	1m	1.1m	A
Southern wall – yard/corridor	1m	6m	A
Northern wall – yard/corridor	1m	4.4m	A
Open Space	50%	51%	A
Car Parking	Does not have to be provided in Plympton	Not provided	A
Maximum roof height	10m	<7m	A
Maximum wall height	7m	<10m	A
Site Works	Maximum of 0.5m above ground level	No changes	N/A
Visual Privacy – development at ground level N/A			
Overshadowing	25% maximum	24%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Primary Street Setback		No change proposed	N/A
Roof form and pitch	28 to 36 degrees	30 degrees	A
Materials and colours	Colours and materials shown		A
Landscaping	2m x 2m planting zone and tree		A
Front fence		No change proposed	N/A
Pergolas			N/A
Footpaths and crossovers – no change	N/A		

Garages and carport	30% maximum lot width	No garage or carport proposed	N/A
---------------------	-----------------------	-------------------------------	-----

This development application proposes alterations and additions at 97 (Lot 343) King Street East Fremantle. The original dwelling is a Category B heritage listed property. The existing rear fibro lean to and old corrugated steel sheds in the backyard are to be demolished. These elements of the building do not have any significance to the heritage property according to the property's place record.

The proposed new additions are concentrated to the rear of the heritage dwelling and minimal changes are being undertaken on the original building. The heritage dwelling consists of a symmetrical front verandah and 4 main rooms which are all being retained. The front yard is enclosed by a low masonry fence. The new additions include 2 bathrooms, a laundry, kitchen and dining room, and new master bedroom. No variations to either the Residential Design Codes or the Residential Design Guidelines are requested. Nonetheless, a development application is required because the dwelling is on the heritage list which requires development to be assessed by way of a development application in accordance with clause 61 (1) 7 of the Planning and Development (Local Planning Schemes) Regulations 2015. The proposal requires consideration by Council because there was a submission received during the advertising period.

It is noted that the development does not have a carport or garage, however, this is not required in the Plympton precinct as the Residential Design Guidelines recognises that the area was established in the pre-car era and the Town does endeavour to emphasise the heritage dwellings in the area, rather than allow car storage to become the dominant feature of residential dwellings. It is also noted that there is a 2m easement located on the southern side of the property as indicated on the plans provided in this report (Attachment 4) and when combined with the easement on the northern side of the property to the south it creates a 4m driveway that can provide vehicle access to the rear yard of 99 King Street (southern property) and 97 King Street (subject property). In this case the new alterations and additions do not provide a carport or garage in the design and the rear yard of 97 King Street will not be able to be directly accessed from the easement. It is also noted that the easement is not a parking bay and vehicles should not be left parked in the easement at any time. It is an access way to ensure access to the rear yards of both 97 King Street and 99 King Street. It does not represent a substitute car park. Car parking will only be available on the street for 97 King Street if the proposed development is undertaken.

A submission was made from the neighbouring property regarding the proposed development.

CONCLUSION

Based on the preceding assessment and report the proposed development can be supported. The changes proposed are concentrated at the rear of the existing Category B heritage dwelling. There are minimal changes being made to the heritage dwelling and the rear extension is single storey. No variations are requested to either the Residential Design Codes or the Residential Design Guidelines, but a development application was required due to the heritage status of the subject property. It is considered that it will have minimal impacts on the surrounding properties but will significantly improve the existing property.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP021122

Moved Cr White, seconded Cr Nardi

That development approval is granted for alterations and additions at No. 97 King (Lot 343) King Street, East Fremantle, in accordance with the plans submitted 28 September 2022, subject to the following conditions:

- (1) The owner/applicant is to discuss and negotiate with the owner of 99 King Street the final surface finish and colour of the parapet wall at the rear of 97 King Street, East Fremantle.**

- (2) The crossover widths are not to exceed the width of the crossovers indicated on the plans submitted 23 & 26 August 2022 and to be in accordance with Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (3) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines. Any proposed new fencing or walls in the front setback area will require the submission of a development application for the consideration of the Town.
- (4) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council’s further approval.
- (5) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
- (6) With regards 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 development approval, without those changes being specifically marked for Council’s attention.
- (7) All stormwater 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.
- (8) If requested by Council within the first two years following installation, the 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) 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.
- (10) 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.
- (11) This development approval is 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.

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- (b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*

Crossover Specifications

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf

Residential Design Guidelines

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf

Urban Streetscape and Public Realm Style Guide

<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>

Application to Conduct Crossover Works

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf

- (d) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner 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.**
- (e) 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).**
- (f) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (g) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.**

(CARRIED UNANIMOUSLY)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

Mayor O'Neill returned to the meeting at 6.37pm. It was noted he did not speak or vote on the previous motion.

REPORT ATTACHMENTS

Attachments start on the next page

97 King Street – Location and Advertising Plan

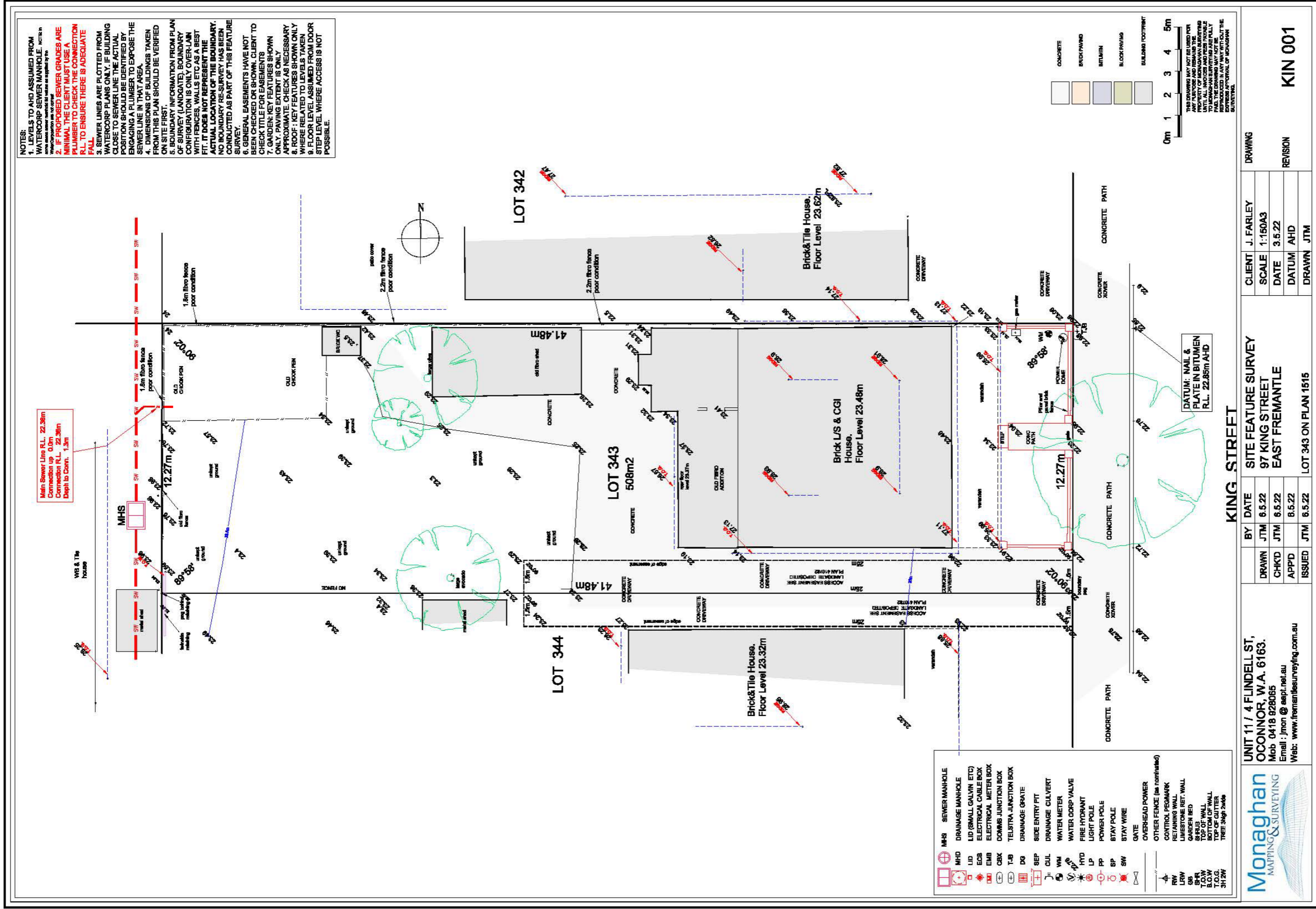


Attachment -2
97 King Street – Photos

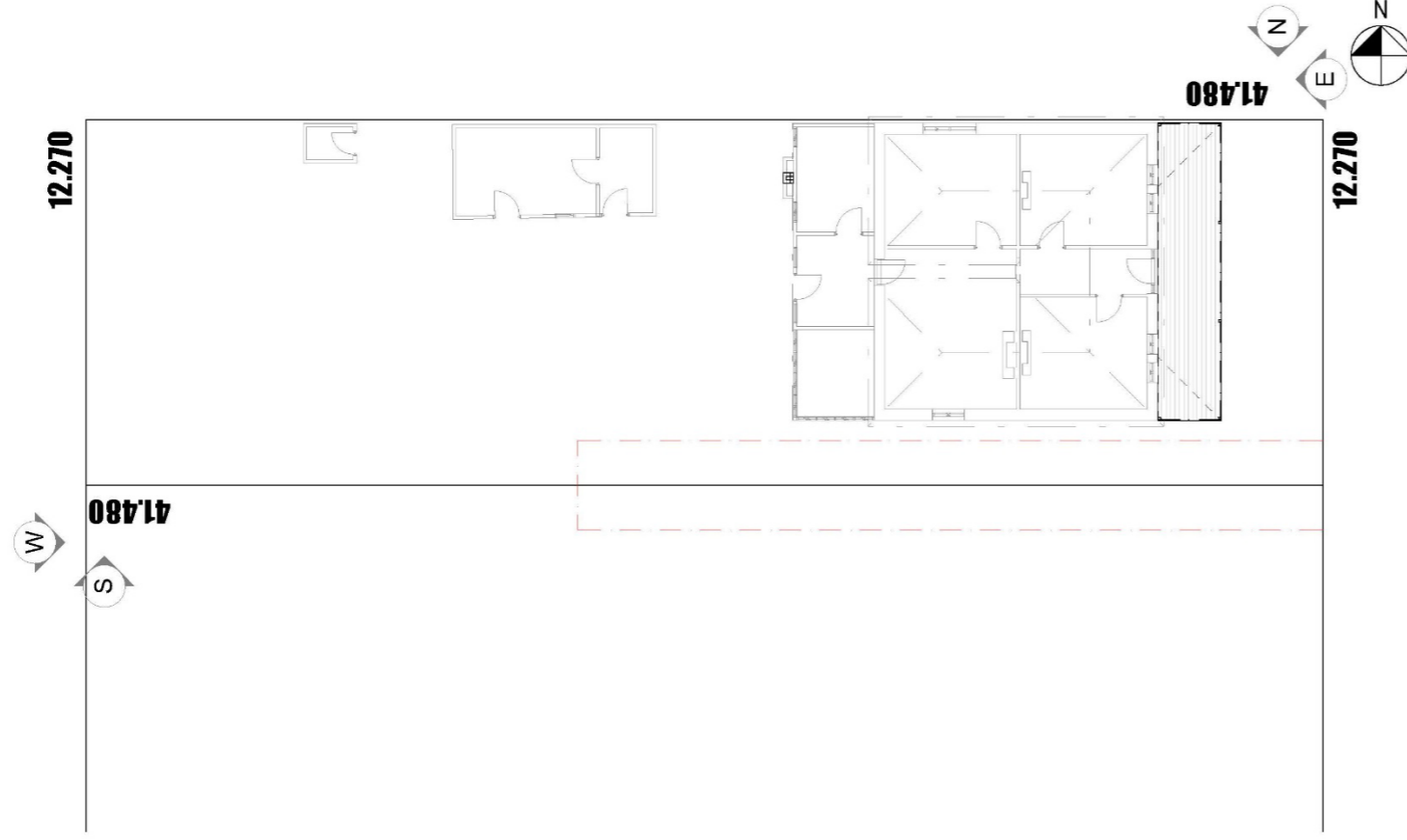


Attachment -2





planning



97 King St. East Fremantle

C.O.T. volume 150 / folio 188
Lot 343 508 sq.m.



john
Chisholm design
environmental heritag contemporary
0438 833 399
j.c@johnchisholm.com johnchisholm.com

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nabtd
NATIONAL ASSOCIATION
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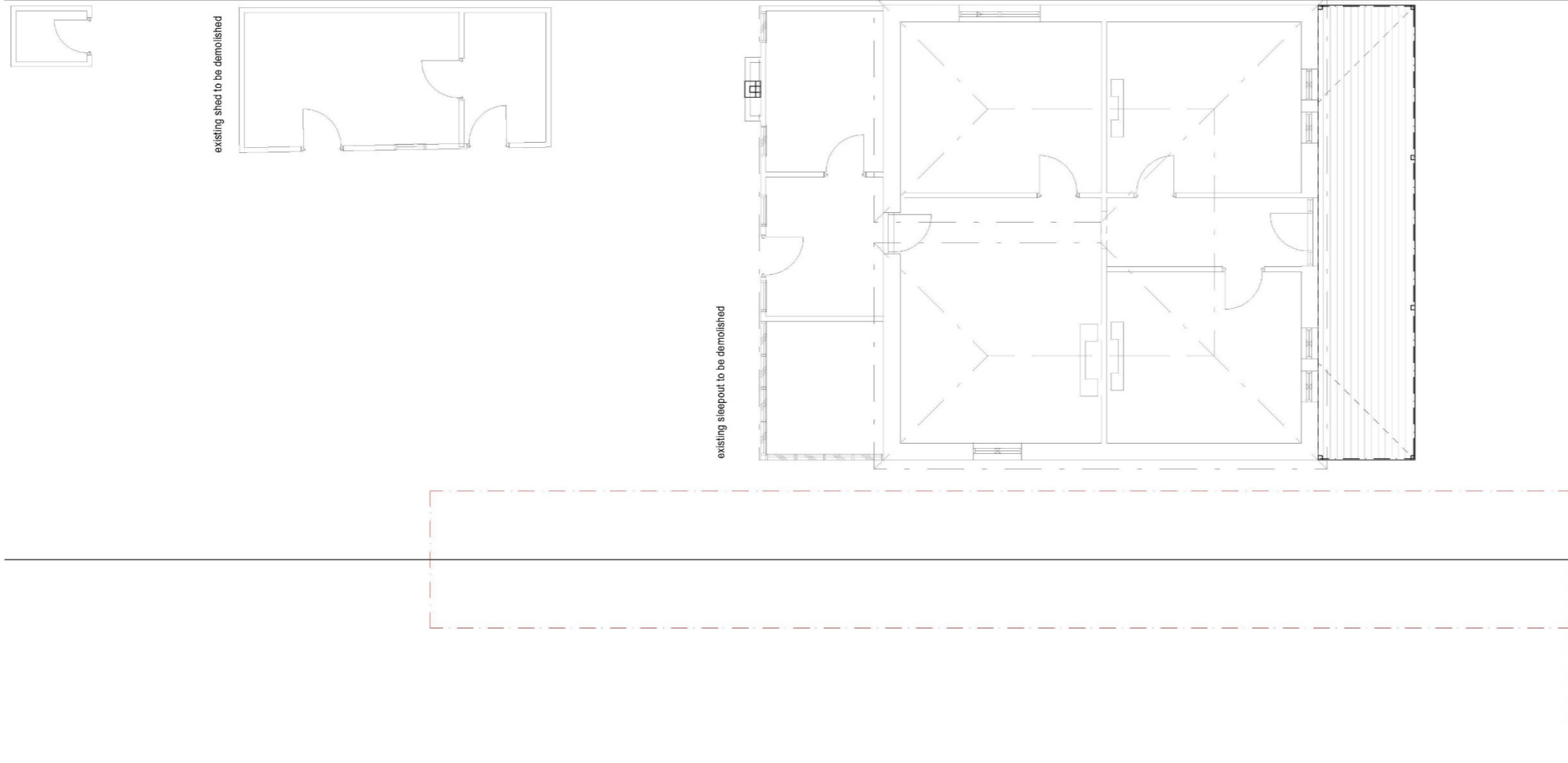
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Project:
Alterations & Additions
97 King St.
East Fremantle

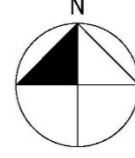
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1	planning	22/8/2022					
				Date:	22/08/2022	Drawn:	JC
				Job No.:	2225	Draw No.:	EX100
				Rev: 1			
The builder must verify all dimensions on site before commencing any work or stop works.							



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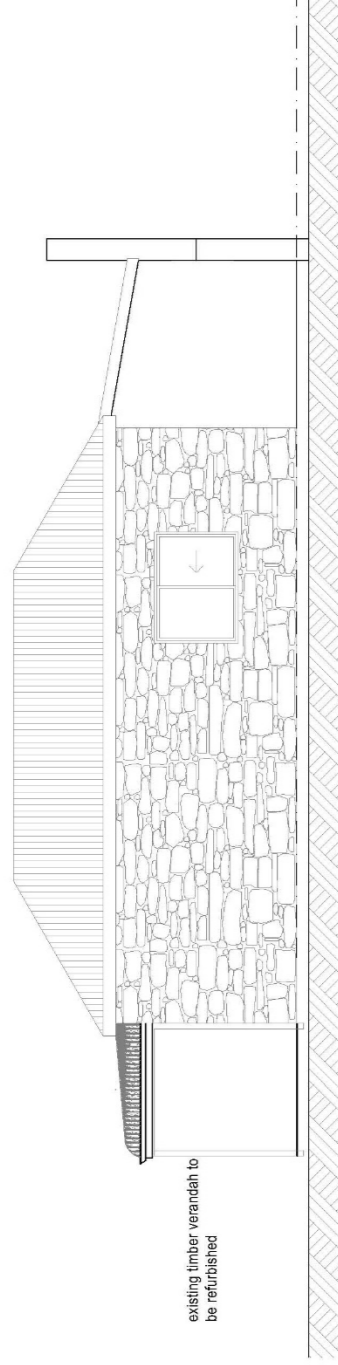


Existing Plan
1:100

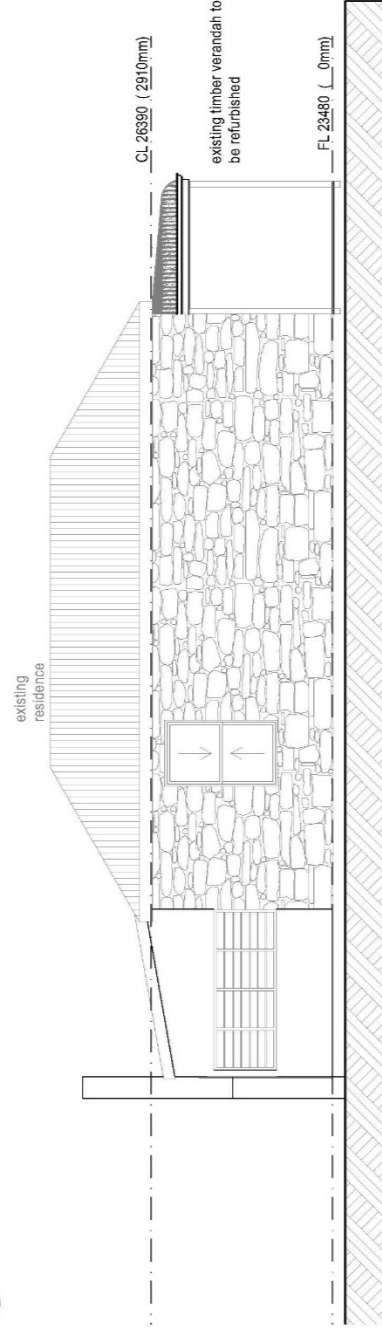


 <p>John Chisholm design environmental 0409 833 999 heritage J.C@jorchisholm.com contemporary jpeddisholm.com</p>	 <p>NATIONAL ASSOCIATION OF BUILDING DESIGNERS OF WESTERN AUSTRALIA INC. © Copyright</p>	Project: Alterations & Additions 97 King St. East Fremantle		Date: 22/08/2022 Job No: 2225 1 planning 22/8/2022 REV. AMENDMENT DATE	Dwn: JC Dwg No: EX201 Rev 1 The builder must verify all dimensions on site before commencing any work or shop dwgs.
		© Copyright			

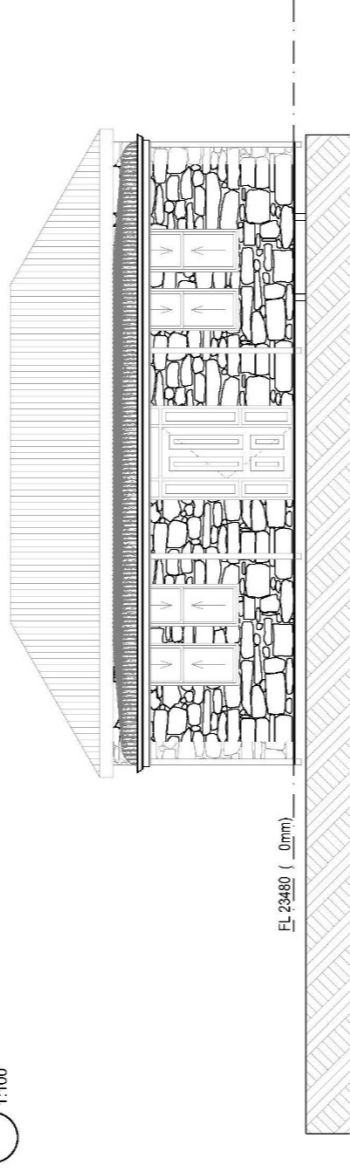
planning



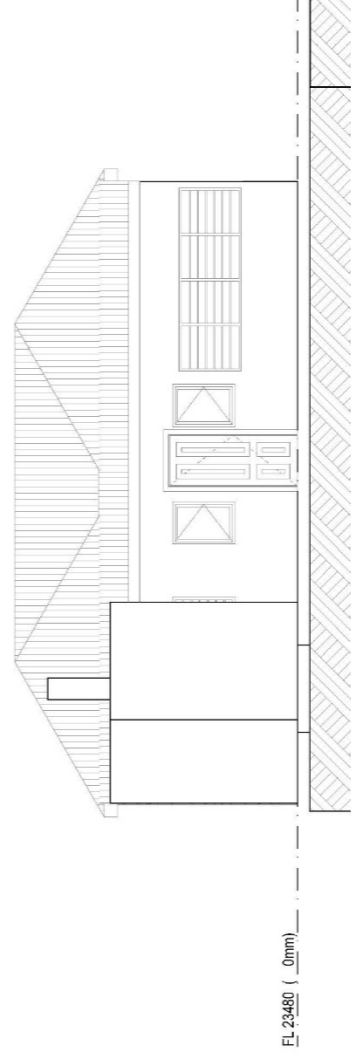
north existing
1:100



south existing
1:100



east existing
1:100



west existing
1:100

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environmental heritage contemporary
0408 833 399 jf@chisholm.com |pchisholm.com

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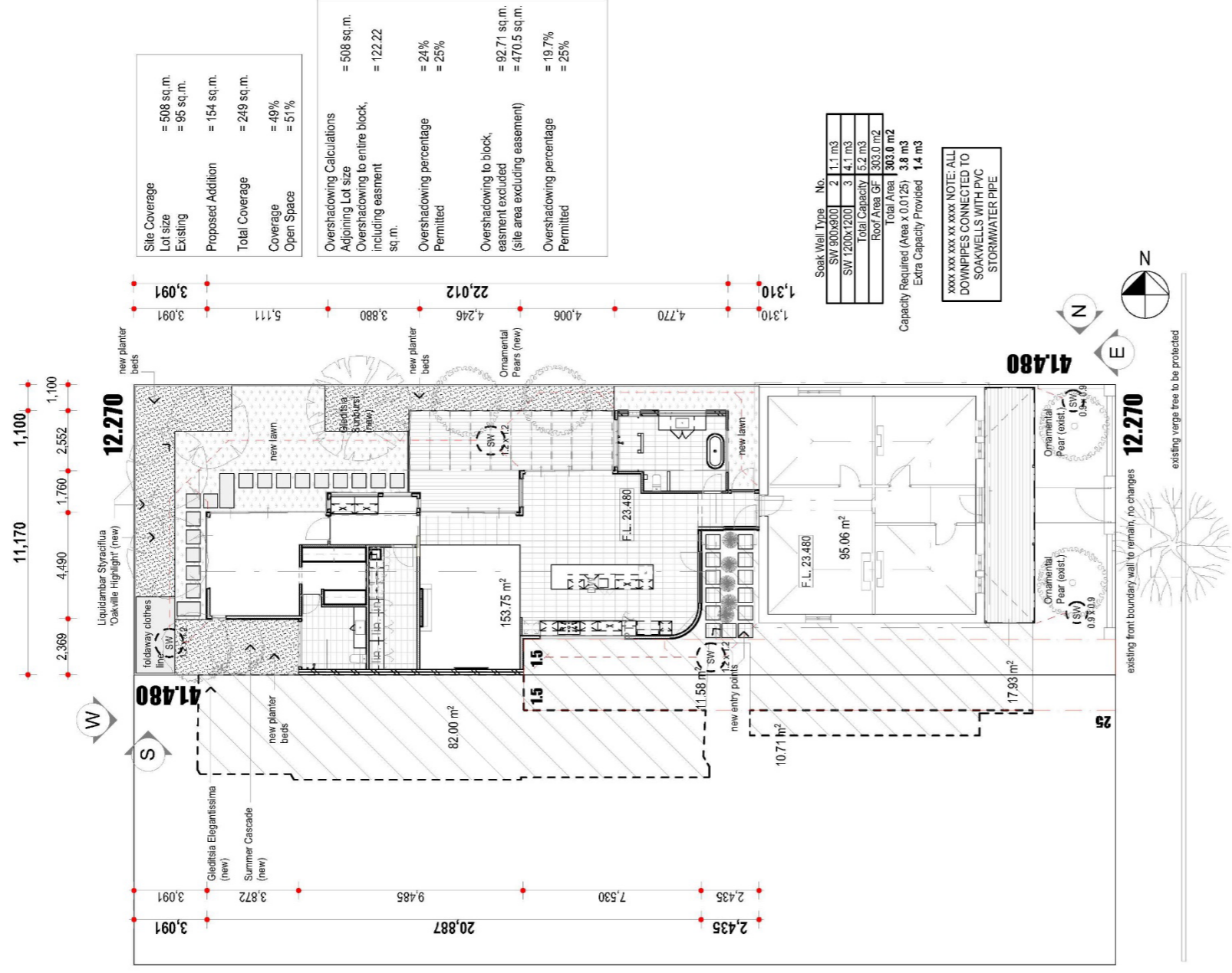
Project: **Alterations & Additions
97 King St.
East Fremantle**

Date:	22/08/2022	Dwn:	JC
Job No:	2225	Dwg No.:	EX301
Rev		Rev	1
The builder must verify all dimensions on site before commencing any work or shop dwgs.			
REV.	AMENDMENT	DATE	DATE
1	planning	22/08/2022	

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planning



97 King St. East Fremantle
C.O.T. volume 150 / folio 188
Lot 343 508 sq.m.



SITE PLAN
1:200

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heritage jf@chisholm.com
contemporary jpd@chisholm.com

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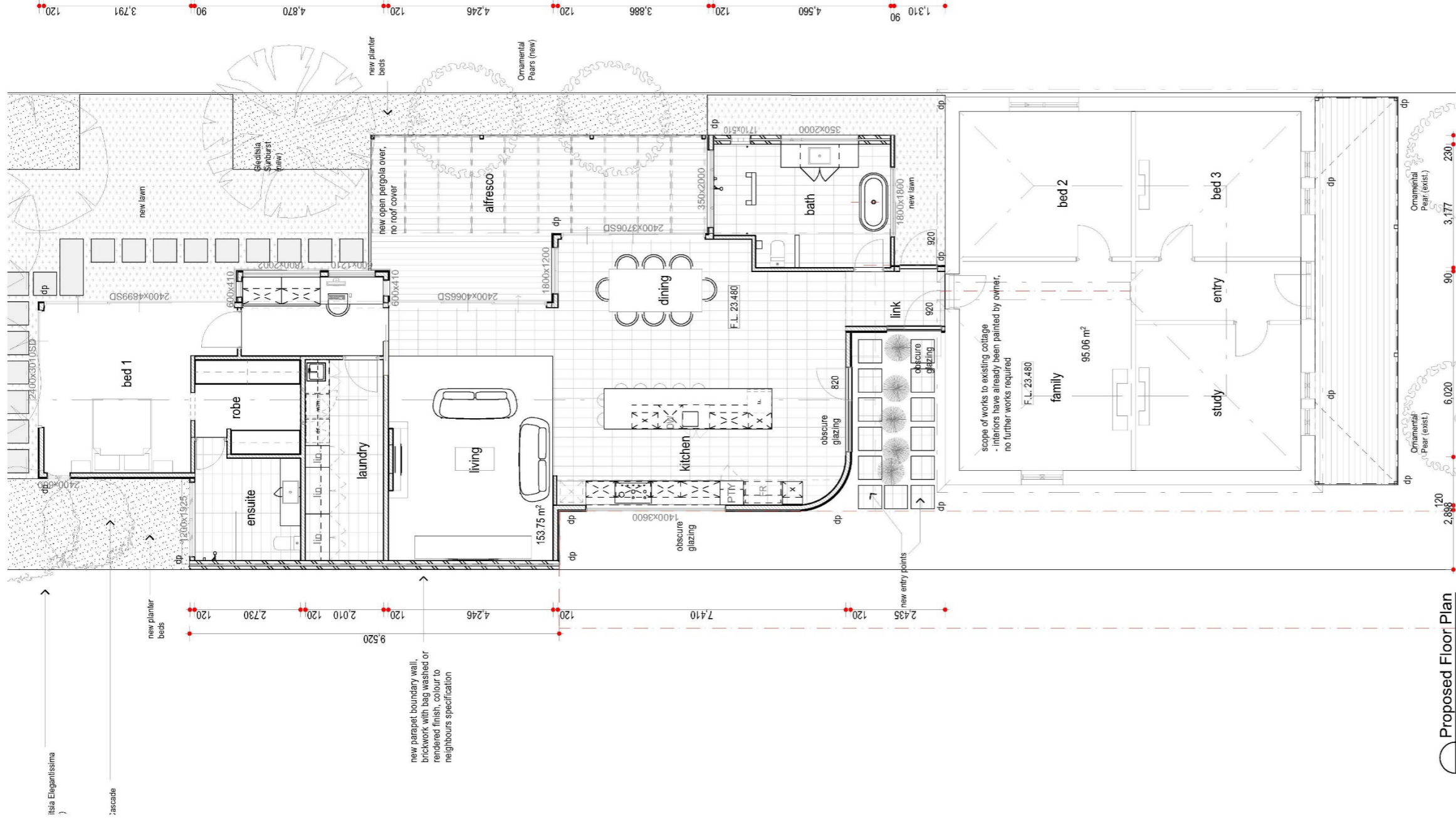
Project: **Alterations & Additions**
97 King St.
East Fremantle

REV.	AMENDMENT	DATE	REV.	AMENDMENT	DATE
2	planning	21/09/2022			
1	planning	22/8/2022			

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

Date:	21/09/2022	Drawn:	JC
Job No.:	2225	Dwg No.:	A101
Rev:	2	Rev:	2

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Proposed Floor Plan
1:100

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john.fairley@chisholm.com.au
environmental heritage contemporary
08 8 533 379

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97 King St.
East Fremantle

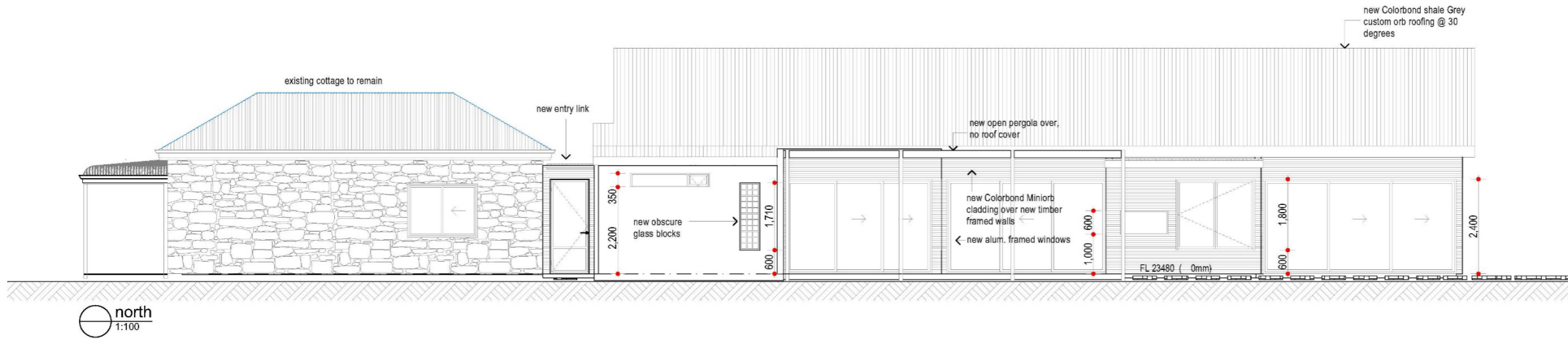
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2	planning	21/9/2022		

Date: 21/09/2022
Dwn: JC
Job No: 2225
Dwg No: A201
Rev: 2

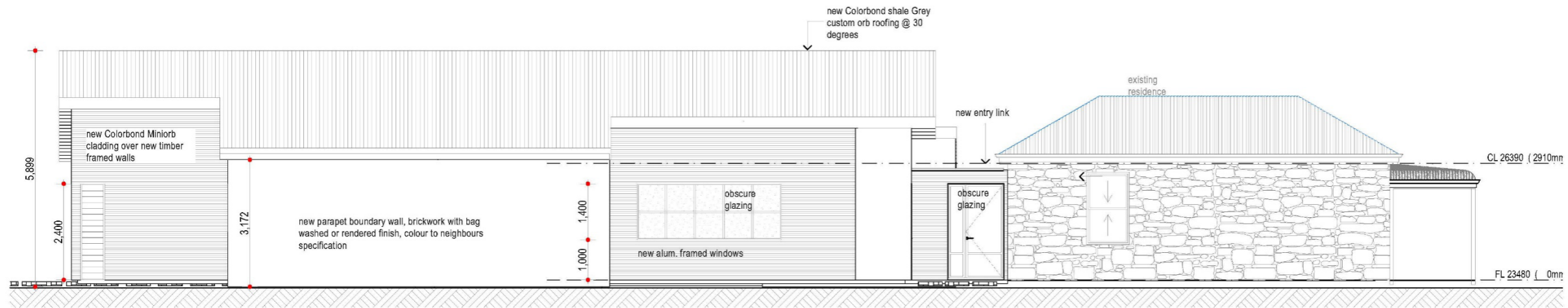
The builder must verify all dimensions on site before commencing any work or shop drawings.

planning

26/08/2022



north
1:100



south
1:100

john
Chisholm design
environmental heritage contemporary
0408 833 399 jcd@jorchisholm.com jorchisholm.com

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Project:
**Alterations & Additions
97 King St.
East Fremantle**

Drawing:
Elevations

REV.	AMENDMENT	DATE
2	issued for planning	21/9/2022
1	issued for planning	22/8/2022

Date:
21/09/2022

Drwn:
JC

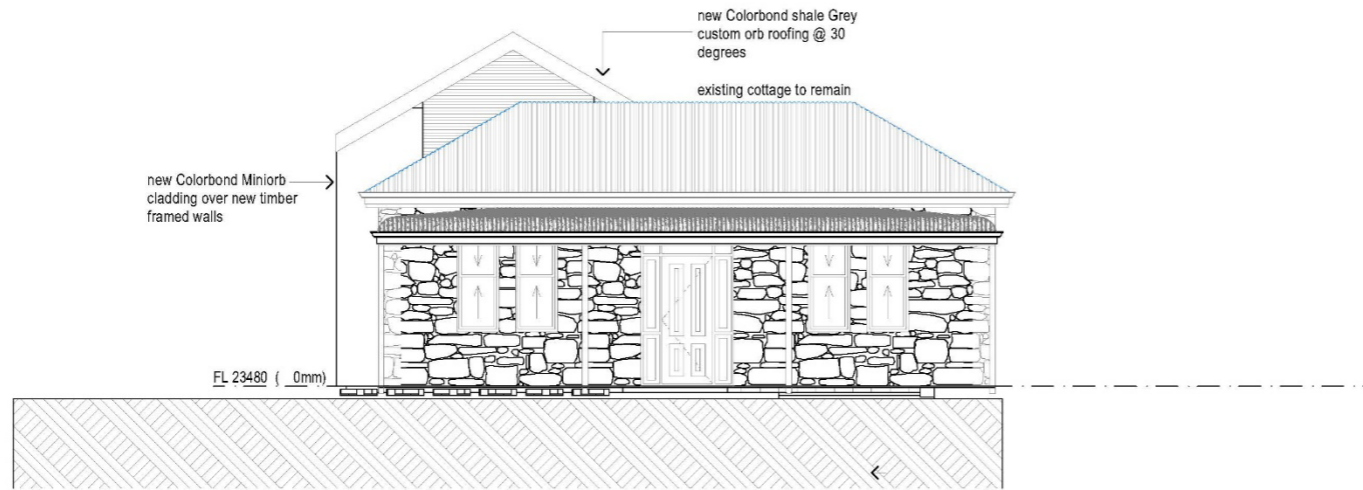
Job No:
2225

Dwg No.:
A301 Rev
2

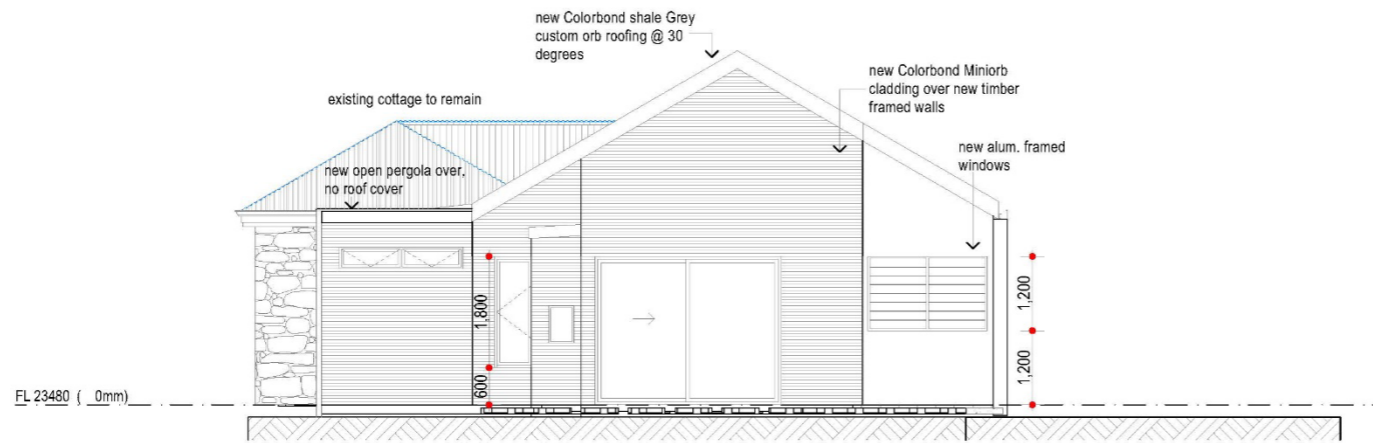
The builder must verify all dimensions on site before commencing any work or shop dwgs.

planning

26/08/2022



east
1:100



west
1:100

john Chisholm design environmental heritage contemporary 0408 833 399 jc@jonchisholm.com jonchisholm.com	NATIONAL ASSOCIATION BUILDING DESIGNERS BUILDING DESIGNERS ASSOCIATION OF WESTERN AUSTRALIA INC. Copyright	Project: Alterations & Additions 97 King St. East Fremantle	Drawing: Elevations	Date:	21/09/2022	Dwn:	JC		
				Job No:	2225	Dwg No.:	A302	Rev	2
				The builder must verify all dimensions on site before commencing any work or shop dwgs.					
		REV.	AMENDMENT	DATE					

F:\Projects\2225 john fairley\dwg\87 King sketch 3.pln
28/08/2022



John
Chrisholm design
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contemporary jonduloholm.com


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Project:
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97 King St.
East Fremantle**

Date:	21/09/2022	Dwn:	JC
Job No:	2225	Dwg No.:	A303
REV.	AMENDMENT	DATE	REV.
1	planning	21/09/2022	2
2	planning	22/07/2022	2

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

F:\Projects\2225 john farley\dwg\97 King sketch 3.pln
26/09/2022

planning



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environmental 0408 833 399
heritage jf@chisholm.com
contemporary jch@chisholm.com

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Project:
**Alterations & Additions
97 King St.
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REV.	AMENDMENT	DATE	REV.	AMENDMENT	DATE	Date:	Dwnr:
1	planning	21/09/2022				21/09/2022	JC
2		22/08/2022					
			Dwg No.:	A304	Rev		
							2

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

planning



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contemporary jorchholm.com

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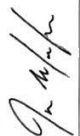
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Project:
**Alterations & Additions
97 King St.
East Fremantle**

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1	planning	22/08/2022			

Date:	21/09/2022	Dwn:	JC
Job No:	2225	Dwg No.:	A305
		Rev	2

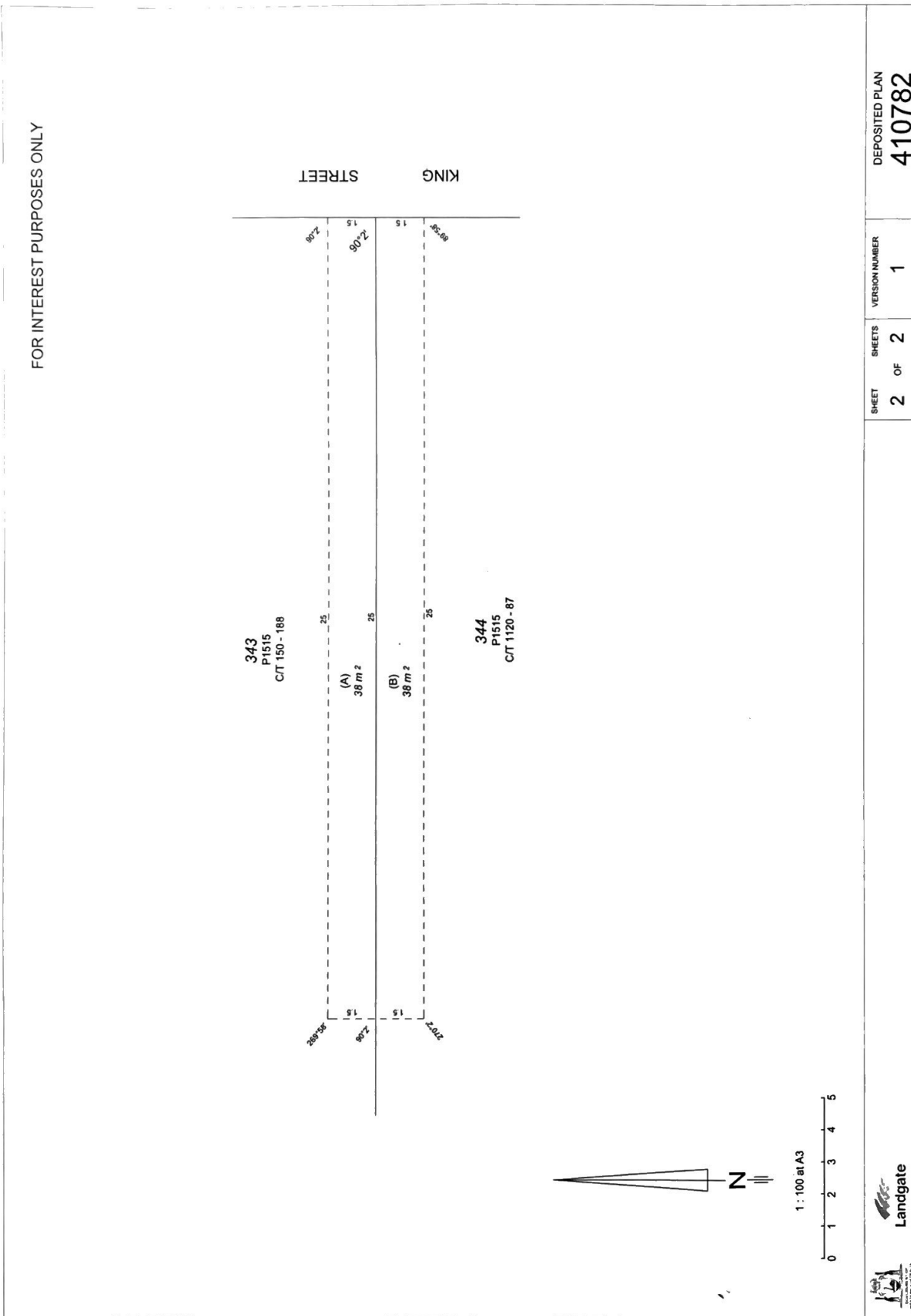
The builder must verify all dimensions on site before commencing any work or shop dwgs.

Plan Information	Tenure Type Freehold	Field Records Declared as Special Survey Area NO	Parent Plan Number	Title Reference	Subject Land Description
	Plan Type Deposited Plan				
	Plan Purpose Interest Only				
Plan Heading EASEMENT AND/OR OTHER INTEREST OVER LOTS 343 AND 344 ON P1515					
Locality & Local Government					
Locality	EAST FREMANTLE				
Local Government	TOWN OF EAST FREMANTLE				
Department of Planning, Lands and Heritage					
File Number					
Examination					
Examined	9-Dec-2021				
Planning Approval					
Planning Authority	EXEMPT FROM WAPC APPROVAL				
Reference					
Delegated under s. 16 PWD Act 2005					
In Order For Dealings					
Subject To	Simultaneous Lodgement of Easement Documents				
For Registrar of Titles	9-Dec-2021				
Plan Approved					
Inspector of Plans and Surveys					
 Ian Mackay NLR 2021-12-09 08:33+08:00					
I, I. J. MACKAY hereby certify that this plan is accurate and is a correct representation of the - (a) survey; and (b) calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.					
Licensed Surveyor _____ Date _____					
Former Tenure New Lot / Land _____ Parent Plan Number _____ Title Reference _____ Subject Land Description _____					
Former Tenure Interests and Notifications Subject _____ Statutory Reference _____ Origin _____ Land Burdened _____ Benefit To _____ Comments _____					
Initial Interests Subject (A) _____ Purpose EASEMENT Statutory Reference _____ Origin _____ Land Burdened _____ Benefit To _____ Comments ACCESS Subject (B) _____ Purpose EASEMENT Statutory Reference _____ Origin _____ Land Burdened _____ Benefit To _____ Comments ACCESS					
New Memorials and Notifications Subject _____ Purpose _____ Statutory Reference _____ Origin _____ Land Burdened _____ Benefit To _____ Comments _____					
Vesting Lots Land _____ Purpose _____ Statutory Reference _____ Origin _____ Comments _____					

DEPOSITED PLAN
410782

ADDITIONAL SHEETS
SHEET 1 of 2
VERSION NUMBER 1





PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	97 King Street
PROPERTY NAME	N/A
LOT NO	Lot 343
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1914
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

No 97 King Street is a single storey cottage constructed in limestone with a hipped 'M' format 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 pairs of double hung sash windows. The facade features a full width bullnosed verandah supported on turned timber posts with a decorative frieze.

There are additions to the rear.

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.

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 - Limestone Roof - Corrugated roof sheeting
PHYSICAL SETTING	The residence is situated on a relatively flat site with a rendered masonry and steel palisade fence at the lot boundary.
STATEMENT OF SIGNIFICANCE	No 97 King Street is a single storey house constructed in limestone 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. The place has some 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. The additions to the rear have no significance.
AESTHETIC SIGNIFICANCE	No 97 King Street has considerable aesthetic value as a typical Federation Bungalow. It retains all the characteristics of the period.
HISTORIC SIGNIFICANCE	No 97 King 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 1897s.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 97 King 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 97 King Street is not rare in the immediate context, (<u>CARRIED UNANIMOUSLY</u>) but Plympton has rarity value as a working-class suburb.
CONDITION	No 97 King Street is in good condition.
INTEGRITY	No 97 King Street retains a high degree of integrity.
AUTHENTICITY	No 97 King Street retains a moderate degree of authenticity.
MAIN SOURCES	

Community Engagement Checklist

Development Application P74/22 – 97 King Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (<i>School / Playground</i>)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>	
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	12/09/2022	<input checked="" type="checkbox"/> Advertised to 4 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		12/09/2022		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
Notes				

MINUTES OF TOWN PLANNING MEETING TUESDAY, 1 NOVEMBER 2022



13 MATTERS BEHIND CLOSED DOORS

Nil

14 CLOSURE OF MEETING

There being no further business, the Presiding member declared the meeting closed at 6.37 pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Town Planning Committee** of the Town of East Fremantle, held on **1 November 2022**, Minute Book reference **1. to 14.** were confirmed at the meeting of the Committee on:*

6 DECEMBER 2022


Presiding Member