



AGENDA

Town Planning Committee

Tuesday, 6 July 2021 at 6.30pm

Disclaimer

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

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

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

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

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

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

<p style="text-align: center;">Deputations</p> <p>A formal process where members of the community request permission to address Council or Committee on an issue.</p>	<p style="text-align: center;">Presentations</p> <p>An occasion where awards or gifts may be accepted by the Council on behalf of the community, when the Council makes a presentation to a worthy recipient or when agencies may present a proposal that will impact on the Local Government.</p>
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Procedures for Deputations

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

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

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

A Deputation invited to attend a Council meeting:

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

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

Procedure for Presentations

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

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

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

Procedure for Public Question Time

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

Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to three (3) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

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

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

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

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

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

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Town Planning Committee will be held on Tuesday, 6 July 2021 in the Council Chamber, 135 Canning Highway, East Fremantle commencing at 6.30pm and your attendance is requested.

GARY TUFFIN
Chief Executive Officer

30 June 2021

AGENDA

- 1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
“On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders, past and present.”
- 3. ANNOUNCEMENT TO GALLERY**
“Members of the gallery are advised that no Committee decision from tonight’s meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting.”
- 4. RECORD OF ATTENDANCE**
 - 4.1 Attendance**
 - 4.2 Apologies**
 - 4.3 Leave of Absence**
- 5. MEMORANDUM OF OUTSTANDING BUSINESS**
- 6. DISCLOSURES OF INTEREST**
 - 6.1 Financial**
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- 7. PUBLIC QUESTION TIME**
 - 7.1 Responses to previous questions from members of the public taken on notice**
 - 7.2 Public Question Time**
- 8. PRESENTATIONS/DEPUTATIONS**
 - 8.1 Presentations**
 - 8.2 Deputations**
- 9. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
 - 9.1 Town Planning Committee (1 June 2021)**

9.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning Committee meeting held on Tuesday, 1 June 2021 be confirmed as a true and correct record of proceedings.

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

11. REPORTS OF COMMITTEES

Nil

12. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 George Street No 148 (Lot 78) Proposed double storey dwelling

Owner	R Campbell
Applicant	Aintree Holdings P/L T/A Beaumonde Homes
File ref	P21/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	6 July 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Place record form4. Plans date stamped 18 June 20215. Community consultation checklist6. Submissions, letters from owner and neighbour and email from neighbour

Purpose

The purpose of this report is for Council to consider a development application for a proposed double storey dwelling at No 148 (Lot 78) George Street, East Fremantle. This proposal with amendments is being presented to Town Planning Committee for the second time.

Executive Summary

Following on from the previous Town Planning Committee meeting in June where the Committee decided to defer a decision *“to a later Committee meeting subject to the applicant progressing further discussions with the Town to achieve development outcomes that address the proposed variations such that it is designed to be better integrated with the surrounding properties”*. The applicant and owners met with Town officers to discuss and progress the development application.

It was agreed that further amendments would be made to the plans presented at that previous Committee meeting to increase the articulation of the May Street façade of the dwelling and reduce the dominance of the building on this side. The following changes were made;

- Setting the rear garage back further from the May Street boundary;
- Planting along the May Street wall (which is set back further from the May Street boundary)
- Introduction of articulation to the western building line such that the May Street wall of the ground floor theatre room is increased.

The applicant and owners have attempted to build in compromises into their design to make it acceptable to both the Town Planning Committee and the Community Design Advisory Committee.

Additional submissions were received by the owners for inclusion in this report.

This development application proposes a new double storey dwelling at 148 George Street (and on the corner of May Street). It is a large residence with 5 bedrooms, studio, theatre, living, study and 4 bathrooms as well as a rear garage that faces May Street. The majority of the variations have an impact on the street and as a result have an influence on the overall character of the area. Due to the corner

location of the property, the design is considered to have a visual impact to two streets, however the revised design and landscaping does better integrate the proposal into the adjoining streets.

The applicant is seeking Council approval for the following variations to the Residential Design Codes and the Residential Design Guidelines;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Eastern Wall – Ground Floor– Ensuite 2 & Summer Suite – 1.8m required, 1m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern wall – Upper Storey – Dressing and Ensuite - 1.5m required, 1.1m provided
- (iii) Clause 5.3.7 – Residential Design Codes – Excavation – Maximum 0.5m required, more than 0.5m provided
- (iv) Clause 5.3.8 – Residential Design Codes – Retaining Walls – Maximum 0.5m required, more than 0.5m provided
- (v) Clause 3.7.11.5 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 5 degrees provided
- (vi) Clause 5.1.4 – Residential Design Codes - Open Space – 50% required, 48.4% provided

Whilst it is considered there is an impact to the character of the area, the variations are not considered to cause such an impact as to warrant refusal of the development. As stated previously, the proponents have worked to amend the design such that it is acceptable to the Town Planning Committee. It is considered that the above variations can be supported subject to conditions of development approval being imposed.

It is noted that the new amended Residential Design Codes Volume 1 came into force on 3 July and all development applications are required to be assessed in accordance with this policy. As part of this the previous requirement for a maximum wall height of 6m has been amended to 7m and maximum roof height of 8m for a skillion roof in accordance with Category B from Table 3. For this reason, the proposed development is now within the maximum wall heights required for development.

Background

Zoning: Residential R20

Site area: 678m²

Heritage: Category C

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

Nil

Consultation

Internal Consultation

Comment was sought from the Technical Services Department within the Town regarding issues around traffic and garage location and the following comments were received;

The proposed footprint although closer to the boundary on the May Street frontage maintains a similar setback from the George Street frontage. Also, the fence at the George Street / May Street corner is reduced in height. A west bound vehicle positioned appropriately at the giveaway line at the roundabout, will have adequate visibility to look right (north) up May Street for approaching vehicles. The combination of the George Street setback with the reduced fence height assists in the visibility.

The proposal to relocate the driveway from the George Street frontage to the May Street frontage moves the driveway to a more suitable location. There are several benefits, some of which include increasing the distance for vehicles leaving the roundabout to see a vehicle exiting the driveway, and reducing the risks associated with a reversing vehicle entering the roundabout.

Advertising

The application was advertised to surrounding landowners from 19 March to 16 April 2021. Four submissions were made following advertising. Submissions are included as an appendix.

Additional correspondence has been received by the owners address concerns raised by the neighbours and the Committee and provides justification for the proposal.

A letter of support was also submitted.

Community Design Advisory Committee (CDAC)

The application was referred to CDAC twice (12 April & 3 May 2021). The following comments were made.

12 April 2021

(a) The overall built form merits;

- The Committee did not support the proposed design.
- The Committee believed that the design was inappropriate and out of context for the street and the area, resulting in a design in conflict with the established character of May and George Street.
- The Committee stated the proportions of the building, including height, scale and bulk do not suit the adjacent heritage buildings/ street character and the overall design compromises the heritage significance of surrounding buildings.
- The Committee does not support the demolition of the existing Category C heritage dwelling unless it is replaced with a building with high architectural merit.
- The Committee believed that proposal represented overdevelopment of the site.
- The Committee requested an opportunity to review any modifications to the design of the structure.

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

- The Committee noted the quality of the design is unsympathetic with the character of the streetscape.
- The Committee believed that as the proposal is a large double storey dwelling (compared to the existing single storey dwelling) and that there will be significant impacts on the overall character of the area, including to the visual interpretation of the streetscape.
- The Committee considered the large boundary wall dominates the length of the property, with the proposed design and setbacks increasing the bulk of the building to both George Street and May Street.

- (c) *The relationship with and impact on the broader public realm and streetscape;*
- The Committee noted that proposal is unsympathetic to the streetscape and is excessively large compared to surrounding dwellings. As a result, the scale of the building needs to be reduced.
 - There are significant visual impacts on George and May Street.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- The Committee does not support the demolition of the Category C heritage dwelling unless the replacement home is of an appropriate architectural quality.
 - Variations to the Residential Design Codes and the Residential Design Guidelines should be supported for proper and orderly planning purposes. This proposal was not considered orderly planning.
 - The Committee believed that the existing development on the opposite side of May Street to this proposal was considered an appropriate design and the limit to double storey dwellings for the surrounding area.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- No comment.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- No comment.

3 May 2021

- (a) *The overall built form merits;*
- The Committee note and appreciates the efforts of the applicant to modify the design, however, there is still significant concern about the bulk and scale of development, particularly the significant bulk and scale of the development on May Street (western elevation)
 - The Committee welcomed the addition of timber features on the front facade but felt that there is a need to break up or reduce the bulk of development further.
 - The Committee recommends that the design be revisited, and several suggestions are made to improve the design included flipping the design, pulling the single storey rear section away from the front double storey section to provide a break in bulk on May Street, increase the garage setback, or move the garage to George Street.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
-

- It is critical that the proposed design is reduced in size, bulk, and scale to meet the character of surrounding homes within the precinct, specifically those dwellings on George Street and May Street.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- The design does not address May Street and there is a need to provide passive surveillance from a habitable room to May Street. Additional openness and improved presentation of the dwelling needs to be achieved for the May Street elevation.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- See above.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- No comment at this time.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- See above.

Applicant Response to CDAC

(a)

- The Committee’s appreciation of the changes is noted. However, the comment regarding the need for significant changes to the dwelling is unsubstantiated given the existing built form within the area and given a number of similar developments approved by the Town (including approved by the East Fremantle Town Council).
 - It should be noted that the proposed dwelling on the subject land complies with the building height provisions and contains an overall building height that is less than a number of dwellings along George Street, May Street and Richmond Circus. It should be noted that the dwelling on the adjoining northern property comprises retaining wall along the land’s May Street frontage and is elevated above the street level. Given this, the roofline of the proposed dwelling would be lower than the roofline of the existing dwelling on the adjoining property.
 - The Committee’s comments are noted. The timber elements to the dwelling provides for improved visual interest to the dwelling and reflects a similar material usage within the area.
 - The Committee’s suggestion of flipping the dwelling would result in the outdoor living area being exposed to the harsh western summer sun and reduced privacy/amenity along May Street, which is a poor planning outcome. The current design of the dwelling provides for a better passive solar design layout (given the north-south orientation of the lot) and being more energy efficient than the Committee’s suggestion to flip the dwelling to expose both the outdoor and internal living areas to the harsh afternoon summer sun.
 - By locating the outdoor living area to May Street, then a solid fence would be required to provide privacy for the future occupants of the dwelling. The current design comprises a visually permeable
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fence, landscaping and major opening to habitable rooms orientated towards May Street, which is less bulky than a solid fence.

- Any suggestion of shifting sections of the upper floor elsewhere would still involve similar mass. This would be evident if the upper floor was to be made narrower, but longer over the ground floor footprint of the dwelling to provide a suggested greater setback from May Street. This approach would detract from the symmetry and aesthetics of the front elevation.
- The future landowners want the ability for internal access to the garage from the dwelling and not a separation between the dwelling and the garage, as suggested by the Committee. The dwelling has been designed to provide a varying setback to the May Street boundary, use of varying materials, landscaping, visual permeable fencing and a number of windows. In addition, the building height and roof structure have been reduced (through cut the floor level of the dwelling into the site and a lower pitched roof). This provides for articulation and visual interest of the May Street façade when viewed from the street.
- The garage setback complies with the R-Codes. In fact, the garage setback from the secondary street is greater than the minimum required setback prescribed within the R Codes. As such, the Committee's recommendation to increase the garage setback is unsubstantiated.
- The Committee has failed to recognize the 'deemed to comply requirements' of Element 5.3.5 C5.1 ('Vehicular access') of the R-Codes, which requires vehicular access for a corner site to be from the secondary street and not the primary street. As such, the layout of the proposed development complies with the R-Codes.
- In addition to the above point, relocating the garage to George Street (as suggested by the Committee) would result in the crossover being located closer to the intersection (round about), therefore compromising traffic safety. Given this, the Committee's suggest is contrary to the R-Codes and is a poor recommendation in terms of traffic safety and streetscape. It is assumed that the Committee's suggestion in regard to relocating the vehicular access point for the new dwelling from May Street to George Street is driven by the submission made by the owner of the adjoining northern property and not having due regard for orderly and proper planning.
- Consultation has been undertaken throughout the design stage with the Water Corporation in regard to the sewer infrastructure to the rear of the site. The Corporation insisted that the garage be located to the rear of the site due to the sewer. This includes a construction method that will allow for access to the sewer infrastructure.
- To conclude, the current design layout of the new dwelling on the land provides for better security, a greater level of privacy for the future occupants, provides for better environmental performance and provides for improved traffic safety than the suggestion made by the Committee.

(b)

- The Committee has failed to acknowledge a number of recent developments within the area which comprise a similar bulk and scale to the proposed new dwelling on the subject land. A review of recent development activity within the immediate area, including along Allen Street and George Street, has identified a number of new dwellings which comprise a modern design, a two-storey built form and lesser front setbacks than the traditional historical dwellings within the area. Given this, it is contended that the proposed development is consistent with a number of recent approved developments within the area and is not out of character. This is reflective of a number

of applications recently considered and approved by the East Fremantle Town Council that are modern in nature and are contrary to the recommendations made by the Design Advisory Committee.

- It should be noted that the proposed dwelling complies with the relevant development standards applicable to building height, setbacks and open space. These are key development standards that control building bulk. As such, the Committee's comment to reduce building bulk is unsubstantiated and fails to have due regard to the planning framework.
- The Committee has failed to have due regard for the existing built form for the old Richmond Raceway development on the southern side of George Street which comprises a number of two storey dwellings with modern architecture that does not reflect the heritage or historical character of East Fremantle. From a review of the comments made by the Committee, it appears that only the built form along a part of May Street has been reviewed and the portion of Richmond Circus which extends from May Street and would form part of a streetscape analysis (which comprises a wider range of built form, architecture, setbacks, building height and era of development) has not been considered.
- As previously mentioned, the precinct comprises an eclectic mix of dwelling types, setbacks, material usage and bulk. Given this, it can be argued that this part of the East Fremantle locality does not comprise a consistent character and built form and that the proposed development on the subject land is not contrary to the existing and emerging built form within the area.

(c)

- The Committee's comments are confusing and questionable. The proposed development has been designed to comprise a number of major openings to habitable rooms orientated towards May Street to provide for improved passive surveillance of the street. In addition, the May Street frontage of the dwelling will include landscaping and a visually permeable fence.
- It is significant to note that the proposed dwelling comprises a greater number of windows (including major openings) orientated towards May Street than the existing dwelling on the land and any of the existing dwellings at the intersection of May Street/Richmond Circus and George Street.
- The Committee has also failed to recognize that May Street is the secondary street and that the dwelling is required to address the primary street not the secondary street. In addition, a number of openings have been provided along the dwelling's May Street frontage. In addition to the above points, the proposed dwelling complies with the R-Codes in terms of the minimum required setback to the secondary street.
- The Committee has not taken into account the character of the area in its entirety and has only referred to section of the immediate locality that comprises the older housing stock. The Committee has not recognized that a number of new dwellings have been constructed within the immediate area, include those dwellings along Richmond Circus which are not reflective of the older heritage character of East Fremantle. Given this, it is conceded that the proposed dwelling is consistent with the emerging built form within the area.

(d)

- See response above.
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- The Committee and Council should note that the applicant and the landowners have been liaising extensively with the Town's planning staff (i.e. Mr James Bannerman) before and throughout the assessment process (including meeting with the Town's staff) to address any key issues raised by the staff as part of its assessment of the application. This has resulted in a number of amended plans and changes to the design layout of the dwelling to address any key issues/matters raised by the Town (including reducing building height, lowering floor levels, include an additional skillion roof structure, changing fencing along the street frontages, including additional landscaping, including feature timber panels, altering the proposed colour/materials for the dwelling etc.). Throughout the process, the Town's planning staff have been supportive of the design layout, external design and appearance of the dwelling. In short, the landowner and applicant has worked closely and together with the Town's planning staff throughout the process.
- In addition to the above points, the dwelling has addressed both the 'deemed to comply requirements' and 'design principles criteria' of the R-Codes and any relevant local planning policies.

(e)

- Whilst we recognize that the Committee has not commented, it should be noted that the dwelling has been designed to include northern orientation for the outdoor living area. The design also allows for the morning eastern sun and northern winter sun to penetrate into the dwelling, which will assist with reducing energy costs.
- In addition to the above, the outdoor living area has been designed to be located along the eastern side of the subject land to provide protection for the hot western summer sun. In addition, the location of the outdoor living area to the eastern side of the lot, away from May Street, will provide some protection for traffic noise generated at the intersection of May Street and George Street. The proposed dwelling has been designed with a number of major opening on both side of the dwelling to allow for good cross ventilation, therefore providing for less reliance on artificial ventilation.
- In light of the above points, the dwelling has been designed to conserve resource and have due regard for the climate.

(f)

- Refer to all responses above.

Officer Response

The comments are noted from both CDAC and the applicant. It is noted the applicant has attempted to minimise impacts to the streetscape and has altered the plans, including additional materials to minimise perceived scale and bulk.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 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.

Natural Environment

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

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

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

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

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

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

Risk Implications

A risk assessment was undertaken and the risk to the Town. Should the application be refused the application can be appealed to the State Administration Tribunal for review.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6m	6.219m	A
Secondary Street Setback	1.5m	1.5m	A
Lot Boundary Setbacks			
Eastern wall – ground floor – ensuite 2 & summer suite	1.8m	1m	D
Eastern wall – ground floor – family room, alfresco & gym	1.5m	3.02m	A
Northern wall – ground floor – garage & gym	1m	1.003m	A
Eastern wall – upper storey – dressing and ensuite	1.5m	1m	D
Northern wall - upper floor – bed 4	1.2m	18m	A
Open Space	50%	48.4%	D
Wall height	7m	6.5m	A
Roof height	8m	7m	A
Setback of Garage	1.5m	3.34m	A
Car Parking	2 car bays	2 car bays	A
Site Works	Excavation maximum 0.5m	>0.5m	D
Retaining Walls	Maximum height 0.5m	>0.5m	D
Visual Privacy			N/A
Overshadowing			N/A
Drainage	To be conditioned		

Local Planning Policies Assessment

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

3.7.10 Landscaping	A
3.7.11 Front Fences	A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	Area 3 – no requirements
3.7.15.3.3 Garages and Carports	A

This development application proposes a new double storey dwelling at 148 George Street (corner of May Street). It is a large residence with 5 bedrooms, studio, theatre, living, study and 4 bathrooms as well as a rear garage that faces May Street. Multiple variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines.

The applicant has modified the design in an attempt to minimise the impact of the development to George and May Street including moving the garage further back than required by the Residential Design Codes, adding articulations in the wall facing May Street, having a garden bed along the May Street boundary line, including timber panelling on both the May and George Street facades, and proposing to excavate to lower the whole building.

All the changes have attempted to moderate the design and produce a dwelling that is more acceptable to the Town Planning Committee. The variations as detailed below include matters related to lot boundary setbacks, retaining wall height and excavation on site, roof pitch, and open space.

Demolition of Category C Heritage Dwelling

The current dwelling is a Category C heritage property. It is proposed to demolish the property. As it is a Category C property it is not protected in the same manner as Category A and B heritage properties on the Town's heritage list and it is able to be demolished with a demolition permit only. There is no legislative reason to stop the demolition of the Category C dwelling. It is noted the dwelling has significant amounts of asbestos and the owners want to remove this, therefore the integrity and heritage value of the dwelling will be diminished.

Lot Boundary Setback - Eastern Wall – Ground Floor– Ensuite 2 & Summer Suite

The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that a 7.12m long wall that is 3.8m high without major openings is setback 1.8m from the side boundary. In this case the eastern wall of the ensuite and summer suite on the ground floor is 1m from the side boundary. In accordance with design principles 5.1.3 P3.1 the reduced lot boundary setback can be supported for the following reasons;

- There is minimal impact from building bulk on the eastern neighbour as the building bulk is located to the front of the lot, maintaining the existing amenity of the neighbour,
- Adequate sunlight and ventilation can be accessed by the building and open spaces on site and to adjoining properties, and
- There is no overlooking or loss of privacy to adjoining properties.

To reduce the impact of development on the neighbouring site excavation is to be undertaken to reduce the impact of development on the neighbouring properties. The overall building is compliant from a height perspective. In this case the building bulk is located on the corner of George and May Street minimising the impact to the eastern neighbour. Moving the building bulk away from George

Street would create additional bulk to May Street (secondary street) and would cause a design impact to the street from a visual perspective.

Lot Boundary Setback - Eastern wall – Upper Storey – Dressing and Ensuite

The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that a 9.08m long wall that is 5.4m high without major openings is 1.5m from the side boundary. In this case the eastern wall of the dressing room and ensuite on the upper floor is 1.1m from the side boundary. In accordance with design principles 5.1.3 P3.1 the reduced lot boundary setback can be supported for the following reasons;

- The variation is considered minor and the overall length and height of the wall to the upper storey is considered to have minimal impact from building bulk on eastern neighbour,
- Adequate sunlight and ventilation can be accessed by the building and open spaces on site and to adjoining properties, and
- There is minimal overlooking or loss of privacy to adjoining properties.

To reduce the impact of development on the neighbouring site excavation is to be undertaken to reduce the impact of development on the neighbouring properties. As detailed above the second storey has been located so as to have the least impact to the eastern neighbour, however the design impact to the street is considered to be inconsistent with the wider area. That being said if the bulk was to be moved, the overall impact to May Street may be considered to have a greater detrimental impact. There are a number of properties along George Street that have had recent additions with reduced setbacks, and development of a significant scale is located within the Richmond Raceway precinct already.

Roof Pitch

The roof pitch of structures within Woodside precinct are supposed to have a roof pitch of between 28 and 36 degrees in accordance with Residential Design Guidelines acceptable development clause 3.7.8.3 A4.1. In this case the roof pitch is 5 degrees and despite the variation the roof pitch can be supported based on performance criteria 3.7.8.3 P4 as the roof of the new building complements the traditional form of surrounding development in the immediate locality. The roof pitch is subtle and reduces the overall height of the dwelling to well below what the maximum height could be. Acceptance of the roof pitch also demonstrates that this property is not attempting to mimic heritage dwellings and nor does it conflict with surrounding roof forms.

Site Works - Excavation

A significant amount of excavation is proposed to be undertaken on site. Excavation is to be undertaken more than 0.5m in height. Although it does not achieve deemed to comply clause 5.3.7 C7.1 it does achieve design principles 5.3.7 P7.2 such that the excavation proposed to be undertaken respects the natural ground levels at the lot boundary of the site (street level) and as viewed from the street. It is noted that the excavation reduces the height of the dwelling and in turn reduces the impact of development on neighbouring properties and the overall impact on the character of the area. For this reason the excavation is supported.

Site Works – Retaining Walls

Retaining walls are proposed to be constructed along the northern and eastern boundaries of the property. In accordance with the Residential Design Codes deemed to comply clause 5.3.7 C7.2 retaining walls can be constructed up to 0.5m in height above natural ground level. In this case the walls are more than 0.5m above natural ground level. These walls are up to 1.528m in height along

the boundary and 0.978m within 0.6m of the site boundary. The retaining walls achieve design principles 5.3.8 P7.3 as it creates land that can be used for the benefit of residents and does not detrimentally affect adjoining properties, nor does it result in a loss of privacy to neighbouring properties (due to the reduction in site level that precipitated the need for retaining walls).

Open Space

Following amendment of the plans to address issues relating to the proposed dwellings presence on May Street the garage setback from the May Street boundary was increased. A repercussion of this change was the loss of one side opening to the rear alfresco area. Under the Residential Design Codes for this area to be included as open space it is necessary for the alfresco to be open on 2 sides. For this reason the open space area on site has decreased to 48.4% and an additional variation has had to be requested to address the increase in site coverage and reduction in open space below the Residential Design Codes deemed to comply clause 5.1.4 C4 requirement of 50%. In accordance with design principles 5.1.4 P4 the open space that is proposed for the site is acceptable for the site in that it provides access to natural sunlight, provides an attractive setting for the buildings, landscape, vegetation and streetscape, provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site and provide space for external fixtures and essential facilities. In reality there is no change in the amount of space that is built over on-site, the reduction in open space results because of a technical requirement from the R-Codes and the same amenity is provided to the owners, as such this reduction in open space is recommended for support.

Design Modifications

Following CDAC's response to the original design the proponents met with the Town to discuss possible amendments. The design was amended to reduce the bulk of the development and address concerns relating to the look of the dwelling from George and May Streets. Further excavation on site is proposed to remove soil from the site and lower the building. Timber was added to the George and May Street facades recognising the Town's Timber Encouragement Policy. The concealed roof on the eastern front side of the dwelling was changed to a skillion roof to provide some balance to the roof design. The height of the wall along May Street was reduced below the original height of 3m to the required 1.8m and setback 0.5m from the western boundary on May Street to create a garden bed and reduce building bulk on this side. Images were presented that show the retention of trees on site to soften the design and its look from George Street, as well as a site plan showing additional landscaping in the garden.

The height of the exterior walls of the dwelling meet the requirements of deemed to comply clause 5.1.6 of the Residential Design Codes. The walls rise to 6.5m where a maximum height of 7m is permitted. The dwelling is lower than what it possibly could be in terms of maximum roof height (7m compared to 8m) and therefore has a lesser impact on neighbouring properties, which assists with light and ventilation. The design of the building has also been reduced by design modifications to the roof and by further excavation of the lot.

After the proposal was deferred at the June Town Planning Committee discussions were held with the applicant and further amendments were made by the proponents to produce outcomes that were considered acceptable to the Town's officers. In an effort to further reduce building bulk and provide greater articulation to the May Street side of the building the garage was setback further such that it is now located 3.34m from May Street which reduces the impact on the northern neighbouring property. The setback of the theatre room wall was increased to 2.75m and there is increased planting of vegetation on site with the aim of reducing the bulk and scale of development along the May Street side of the dwelling and soft the side elevation through sufficient planting.

A planner acting on behalf of the applicant and owner provided additional information to clarify certain matters discussed at the previous Town Planning Committee meeting. The following comments are made in relation to this.

A number of photos were provided that show that the development is consistent with the existing and established built form within the precinct.



156 George Street - Garage and loft addition (4 houses along from 148 George Street)



39 Fortescue Street



16 Allen Street



9 Fletcher Street



1B Fletcher Street

It is emphasised that the Residential Design Guidelines requires that new development should respect the immediate locality and should not replicate traditional buildings located within the precinct. It is contended by the applicant that the proposed development does not imitate heritage properties but does respect the immediate locality. As shown in the assessment completed for the design the proposed development does not exceed minimum setbacks from the George Street or May Street boundaries and the roof height does not exceed the maximum allowed.

As noted by comments received from the Town's engineers and following a specific request from the applicant to investigate there is not a traffic issue or a sightline issue. Vehicles can safely travel down George or May Street and the proposed development does not impact on sightlines from the roundabout at the intersection of George and May Streets. The location of the garage to the rear of the property is considered an improved location to the current dwelling's garage location. The garage has been located further back from May Street than originally proposed with a setback of 3.34m from the western boundary.

It should also be noted that although the proposed development is within the Woodside precinct the house is part of the May Street and Richmond Circle streetscape. The adjacent property on the corner of George Street and Richmond Circle comprises a large two storey element along the secondary street. Given this, the proposed new dwelling at No.148 George Street is consistent with the existing built form along Richmond Circle and May Street.

A number of concerns have been addressed by the applicant through design modifications. The current design whilst considered by some to be inconsistent with the area, is not considered so inconsistent as to warrant refusal of the proposal. Through appropriate landscaping and use of materials and colours and increased setback of the garage and theatre room wall the proposal will better integrate with the wider heritage character of the area.

On balance the proposed development in its amended form is an improvement on previous designs and is worthy of support from the Committee. Demolition of the Category C dwelling is permitted.

It is noted that a letter and email were received from 2 neighbours in support of the owners and the owners themselves submitted a letter arguing for Council's support of the proposed development. These documents are included as additional attachments to this report.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

12.1 OFFICER RECOMMENDATION

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Eastern Wall – Ground Floor– Ensuite 2 & Summer Suite – 1.8m required, 1m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern wall – Upper Storey – Dressing and Ensuite - 1.5m required, 1.1m provided**
- (iii) Clause 5.3.7 – Residential Design Codes – Site Works - Excavation – Maximum 0.5m, more than 0.5m provided**

- (iv) Clause 5.3.7 – Residential Design Codes – Site Works - Retaining Walls – Maximum 0.5m, more than 0.5m and less than required setback provided
- (v) Clause 3.7.11.5 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 5 degrees provided
- (vi) Clause 5.1.4 – Residential Design Codes – Open Space – 50% required, 48.4% provided for a new double storey dwelling at No. 148 (Lot 78) George Street, East Fremantle, in accordance with the plans date stamped received 18 June 2021, subject to the following conditions:
- (1) Prior to the submission of a building permit application written approval is to be received from the Water Corporation for works over the rear sewer line and submitted to the Town.
 - (2) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 18 June 2021 and to be in accordance with Council’s crossover policy as set out in the Residential Design Guidelines and the Town’s Crossover Specifications.
 - (3) The existing crossover on George Street is to be removed and the verge, kerb and footpath are to be made good to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owners.
 - (4) All front fencing is to be in compliance with the front fence provisions of the Residential Design Guidelines including a maximum pier height of 1.8m from the footpath, a maximum solid height of 1.2m from the footpath and a maximum infill height of 0.6m which must be visually permeable to a level of 60%.
 - (5) 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.
 - (6) 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.
 - (7) 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.
 - (8) 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.
 - (9) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is 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.
 - (10) 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.
 - (11) 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.

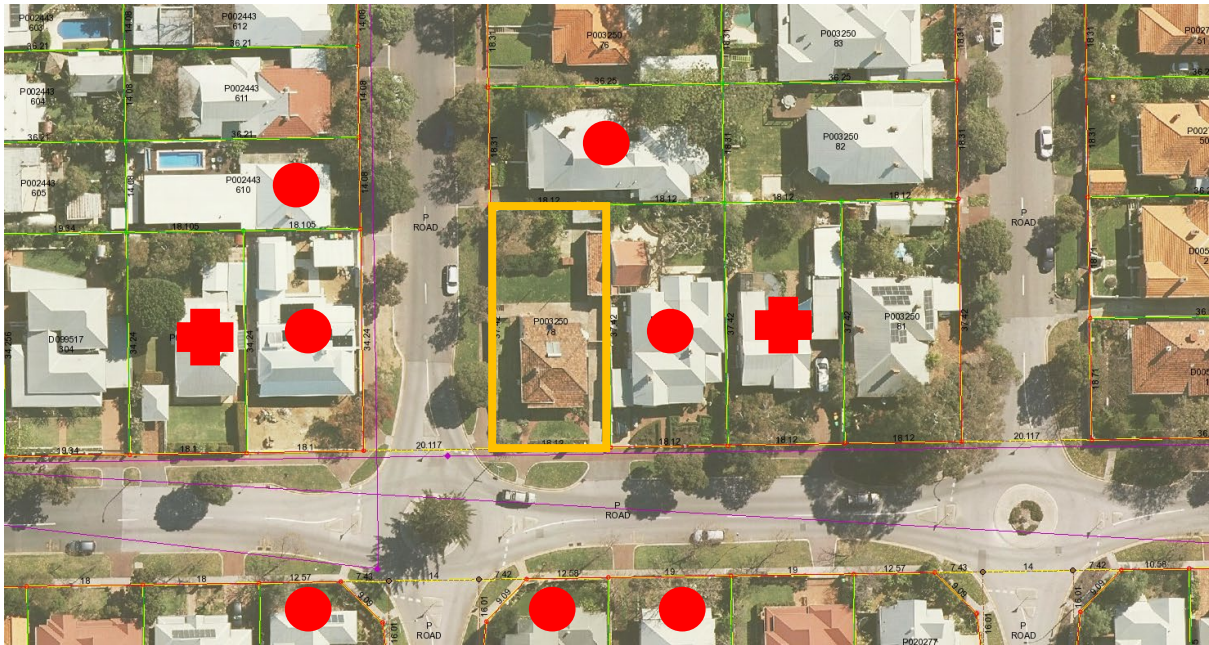
- (12) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vi) any works that require the closure of the adjacent footpath will require submission of a pedestrian management plan for the consideration of the Town.*
- (vii) a traffic management plan to demonstrate contractor parking arrangements, loading, and unloading of equipment and materials and storage of materials and equipment on the verge will be required to be submitted for the consideration of the Town.*
- (viii) A demolition permit will be required to be submitted to the Town prior to the demolition of any structures on-site and all asbestos is to be removed and disposed of in accordance with government regulations associated with the management and disposal of asbestos products pursuant to the Health (Asbestos) Regulations 1992 and as amended.*

148 George Street – Location and Advertising Plan



148 George Street – Site Photos



PLACE RECORD FORM



PRECINCT	Woodside
ADDRESS	148 George Street
PROPERTY NAME	N/A
LOT NO	Lot 78
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1919
ARCHITECTURAL STYLE	Inter-War Austerity
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	No 148 George Street is a single storey house constructed in timber framing, weatherboard and fibrous cement cladding with a hipped tiled roof. It is a simple expression of the Inter-War Austerity style. The front elevation is asymmetrically planned with a thrust bay and a part width skillion roofed verandah. The verandah is supported on timber posts. The verandah roof extends over the thrust bay to act as a sun hood. The thrust bay features a set of casement windows. There is a central door flanked by a set of casement windows. The weatherboards go to sill height with fibrous cement cladding above. The roofscape features a brick chimney.

	<p>The place retains its basic form and details. There are additions to the rear.</p> <p>The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.</p>
HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Timber framing, weatherboard and fibrous cement cladding</p> <p>Roof – Tiles</p>
PHYSICAL SETTING	The residence is situated on a gently sloping site with a low brick fence at the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 148 George Street is a single storey house constructed in timber framing, weatherboard and fibrous cement with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has some heritage value for its intrinsic aesthetic value as an Inter-War Austerity style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The additions to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	No 148 George Street has some aesthetic value as an Inter-War Austerity style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 148 George Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 148 George Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 148 George Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 148 George Street is in good condition.
INTEGRITY	No 148 George Street retains a high degree of integrity.
AUTHENTICITY	No 148 George Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

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 the property.

VERIFICATION:
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' locations confirmed 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.

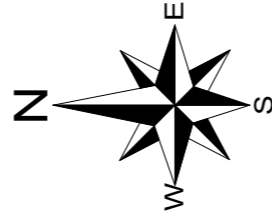
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date of this survey. All Sewer details plotted are for information only and are not to be used for any design or construction purposes without the approval of the relevant authority. All sewer details are supplied by Water Corporation.

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures shown on this survey should be checked with your designer/architect before any plans are produced and before any work is started on site.

NOTE:
WATERMETER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY.

LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey



SITE COVERAGE	
ZONED	R20
% ALLOWED	50%
SITE AREA	678.05m ²
SITE COV. AREA	328.06m ²
SITE COV. = 48.4%	

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



George Street
Bitumen

REVISION:
PLANNING DWG. - NJ 16:1220
FINAL SCRN WALL - NJ 12:0421
CHANGE AMEND. - NJ 10:0621
THEATRE REDUCE - NJ 11:0621

CONSTRUCTION NOTES:
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2. Contractors shall check all dimensions and conditions on site prior to commencement of construction. Any discrepancies to be brought to the attention of the surveyor immediately.
3. Do not scale from drawings.
4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
5. All dimensions on site to suit the site conditions, or site conditions.
6. (Where otherwise noted) retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

BEAUMONDE HOMES
BUILT ON REPUTATION SINCE 1986
A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082
SUITE 1, 30 HASLER ROAD,
OSBORNE PARK, WA, 6017
TEL: (08) 9446 3388 FAX: (08) 9446 3348
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HOUSE MODEL: LAKE LUGANO
CLIENT: CAMPBELL RESIDENCE

DRAWING: SITE PLAN
ADDRESS: LOT 78 (#148) George Street, East Fremantle

FINAL PLANS DATE:
OWNER: WITNESS:
OWNER: WITNESS:
BUILDER:
PRINTED: 17/06/2021 SHEET: 1 of 10

DISCLAIMER:
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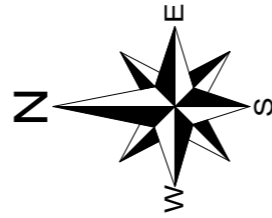
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NOTE:
 WATERMETER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY.

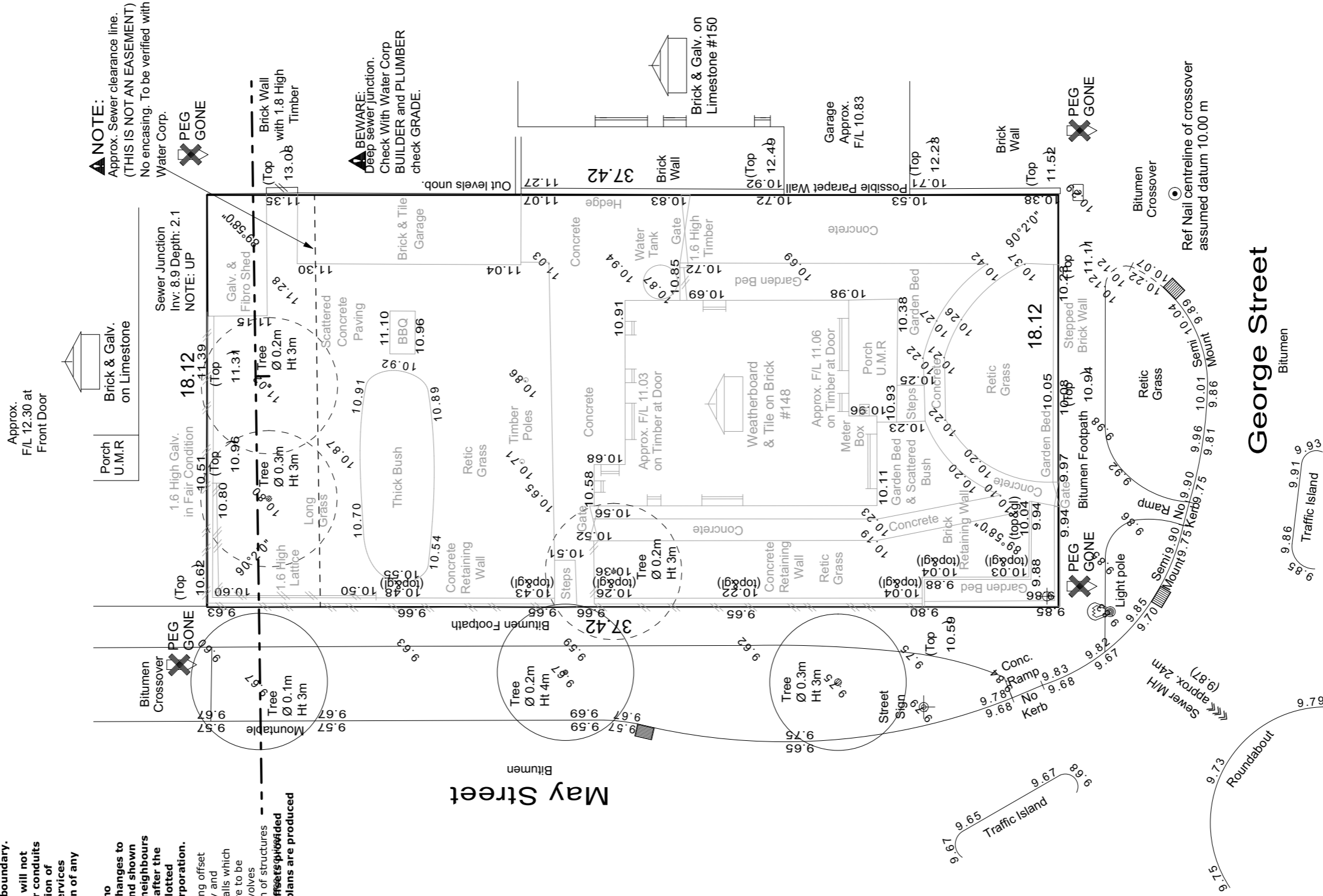
LOT MISCLOSE
 0.000 m

SOIL DESCRIPTION

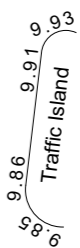
Sand
 Refer to Survey



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



George Street
 Bitumen



REVISION:

- PLANNING DWG. N.J. 16:12:20
- FINAL SCRN WALL. N.J. 12:04:21
- CONTRACT AMEND. N.J. 10:06:21
- THEATRE REDUCE. N.J. 11:06:21

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 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
 5. All dimensions are in meters unless otherwise stated.
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HOUSE MODEL:

LAKE LUGANO

CLIENT:

CAMPBELL RESIDENCE

DRAWING:

CONTOUR

ADDRESS:

LOT 78 (#148)
 George Street,
 East Fremantle

FINAL PLANS DATE:

OWNER: WITNESS:

OWNER: WITNESS:

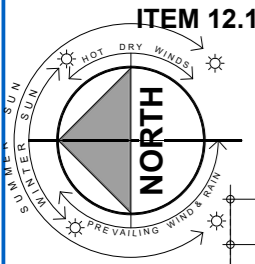
BUILDER:

SCALE: 1:200

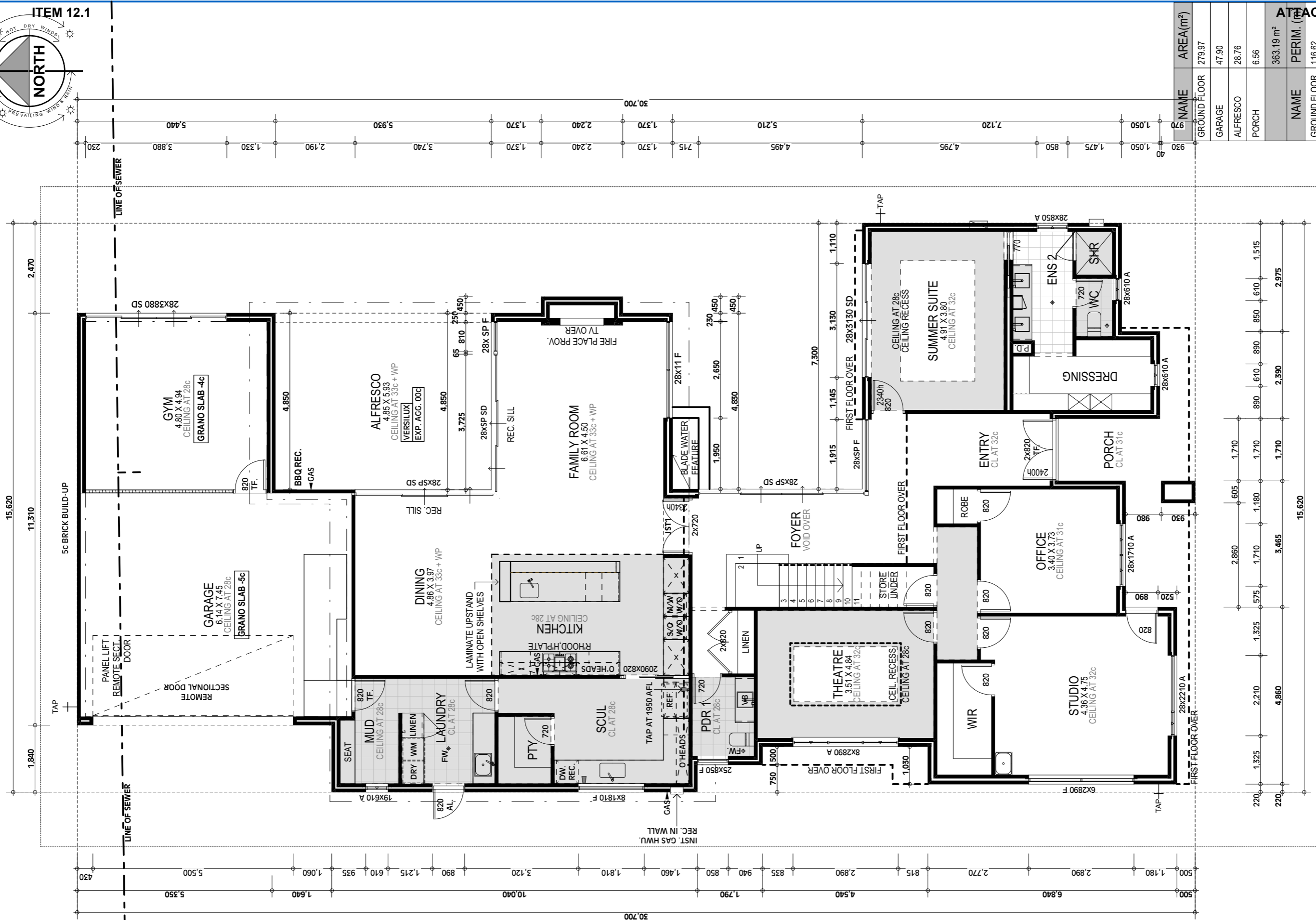
JOB NO: 4237

PRINTED: 17/06/2021

SHEET: 2 of 10



ITEM 12.1



NAME	AREA (m ²)
GROUND FLOOR	279.97
GARAGE	47.90
ALFRESCO	28.76
PORCH	6.56
NAME	363.19 m²
PERIM. (m)	116.62

ATTACHMENT 4

FINAL PLANS DATE:

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER:

DRAWING: **FLOOR GROUND**

ADDRESS: **LOT 78 (#148)**
George Street,
East Fremantle

HOUSE MODEL: **LAKE LUGANO**

CLIENT: **CAMPBELL RESIDENCE**

SCALE: 1:100

BEAUMONDE HOMES

BUILT ON REPUTATION SINCE 1986

A DIVISION OF AINTREE HOLDINGS PTY LTD REG NO: 7082

SUITE 1, 30 HASLER ROAD,
 OSBORNE PARK, WA, 6017
 TEL: (08) 9446 3388 FAX: (08) 9446 3348
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3. Do not scale from drawings.
4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
5. All dimensions on site to suit concrete, masonry, or other finishes.
6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

REVISION:

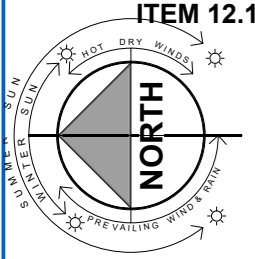
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Y-02 NJ 12:04:21

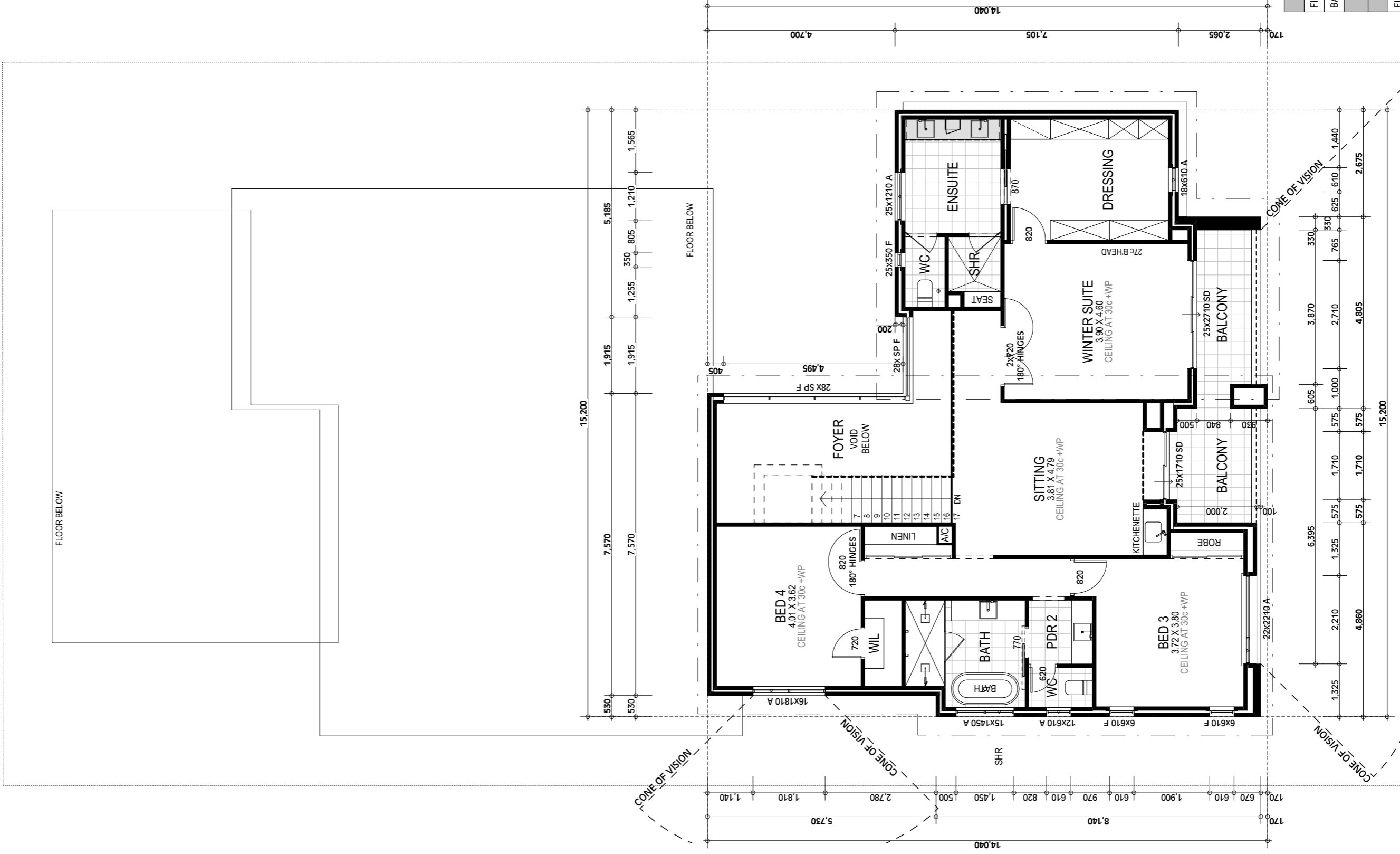
FINAL SCRN WALL - NJ 12:04:21

CHANGE AMEND. NJ 10:06:21

THEATRE REDUCE NJ 11:06:21



ITEM 12.1



NAME	AREA(m ²)
FIRST FLOOR	154.49
BALCONY	14.12
TOTAL	168.61 m²
NAME	PERIM. (m)
FIRST FLOOR	59.92

ATTACHMENT 4

FINAL PLANS DATE:
 OWNER: WITNESS:
 OWNER: WITNESS:
 BUILDER:

DRAWING: **FLOOR FIRST**
 ADDRESS: **LOT 78 (#148)**
George Street,
East Fremantle

HOUSE MODEL: **LAKE LUGANO**
 CLIENT: **CAMPBELL RESIDENCE**

BEAUMONDE HOMES
 BUILT ON REPUTATION SINCE 1986
 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082
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 5. Dimensions on site to suit on-site conditions, unless otherwise noted.
 6. Unless otherwise noted, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

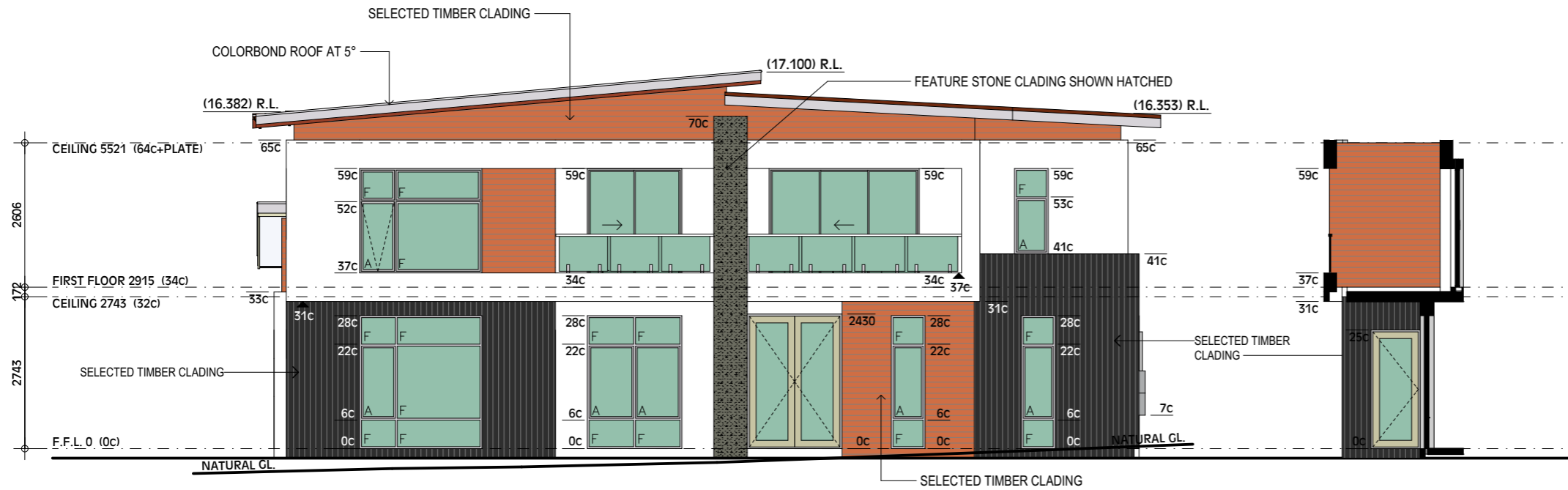
REVISION:
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 J-02 NJ 12:04:21
 F-FINAL SCRN WALL - NJ 12:04:21
 C-CHANGE AMEND - NJ 10:06:21
 T-THEATRE REDUCE - NJ 11:06:21

JOB NO: 4237

SCALE: 1:100

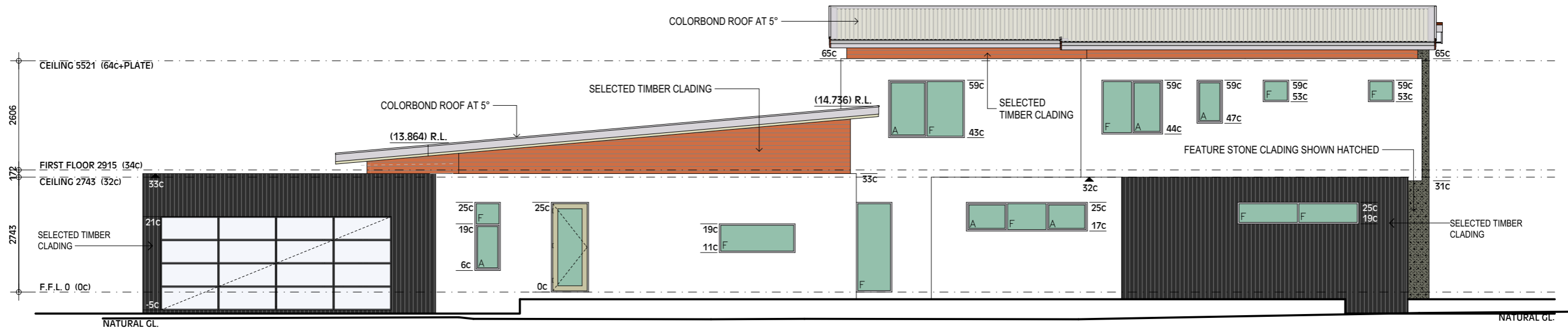
PRINTED: 17/06/2021

SHEET: 4 of 10



ELEVATION 1

ELEVATION 7



ELEVATION 2

REVISION:

- PLANNING DWG. NJ 16.12.20
- VO2 NJ 12.04.21
- FRONT SCR. WALL. NJ 12.04.21
- GARAGE AMEND. NJ 10.06.21
- THEATRE REDUCE NJ 11.06.21

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HOUSE MODEL:
LAKE LUGANO

CLIENT:
CAMPBELL RESIDENCE

SCALE: 1:100

DRAWING:
ELEVATIONS 1

ADDRESS:
LOT 78 (#148)
George Street,
East Fremantle

JOB NO: 4237

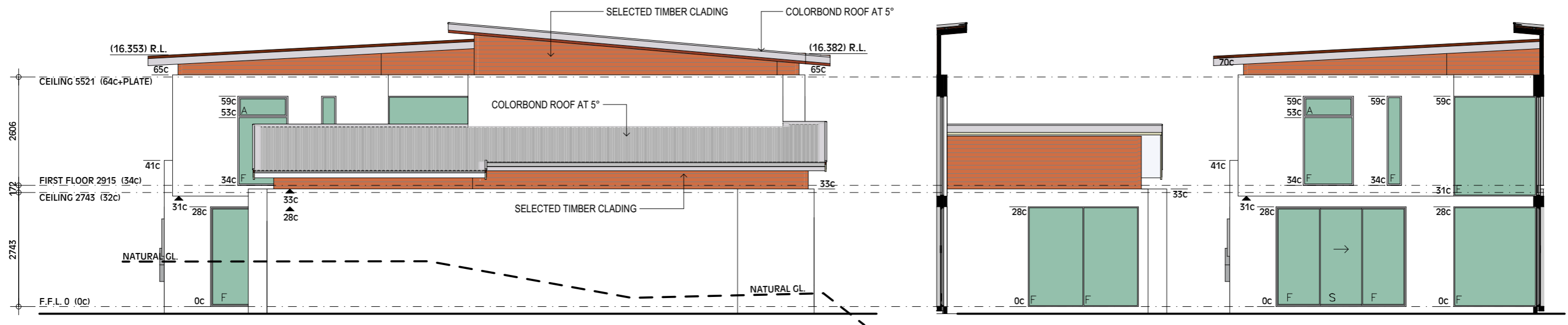
FINAL PLANS DATE:

OWNER: WITNESS:.....

OWNER: WITNESS:.....

BUILDER:

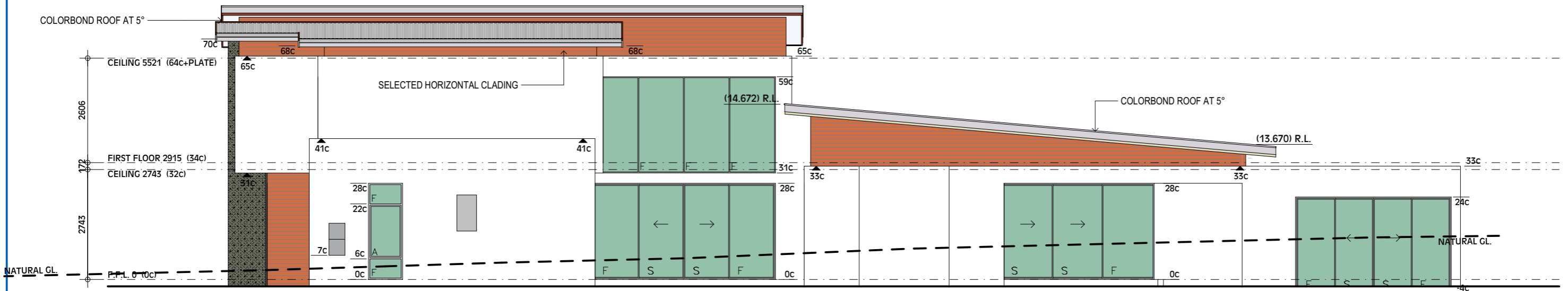
PRINTED: 17/06/2021 SHEET: 28 of 10



ELEVATION 3

ELEVATION 5

ELEVATION 6



ELEVATION 4

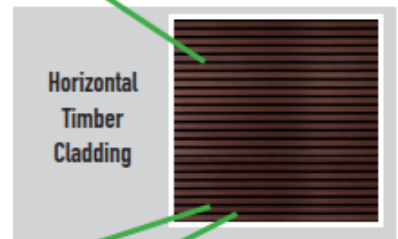
<p>REVISION:</p> <ul style="list-style-type: none"> -PLANNING DWG. NJ 16.12.20 -VO2 NJ 12.04.21 -FRONT SCR. WALL. NJ 12.04.21 -GARAGE AMEND. NJ 10.06.21 -THEATRE REDUCE NJ 11.06.21 	<p>CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> These plans are sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention. Do not scale from drawings. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense. 	<p>BEAUMONDE HOMES BUILT ON REPUTATION SINCE 1986 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082 SUITE 1, 30 HASLER ROAD, OSBORNE PARK, WA. 6017 TEL: (08) 9446 3388 FAX: (08) 9446 3348 © Copyright AINTREE HOLDINGS</p>	<p>HOUSE MODEL: LAKE LUGANO</p> <p>CLIENT: CAMPBELL RESIDENCE</p> <p>SCALE: 1:100</p>	<p>DRAWING: ELEVATIONS 2</p> <p>ADDRESS: LOT 78 (#148) George Street, East Fremantle</p> <p>JOB NO: 4237</p>	<p>FINAL PLANS DATE:</p> <p>OWNER: WITNESS:.....</p> <p>OWNER: WITNESS:.....</p> <p>BUILDER:</p> <p>PRINTED: 17/06/2021 SHEET: 29 of 10</p>
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REVISION:

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- VO2 NJ 12.04.21
- FRONT SCR. WALL. NJ 12.04.21
- GARAGE AMEND. NJ 10.06.21
- THEATRE REDUCE NJ 11.06.21

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HOUSE MODEL:
LAKE LUGANO

CLIENT:
CAMPBELL RESIDENCE

SCALE:

DRAWING:

MATERIALS

ADDRESS:
LOT 78 (#148)
George Street,
East Fremantle

JOB NO: 4237

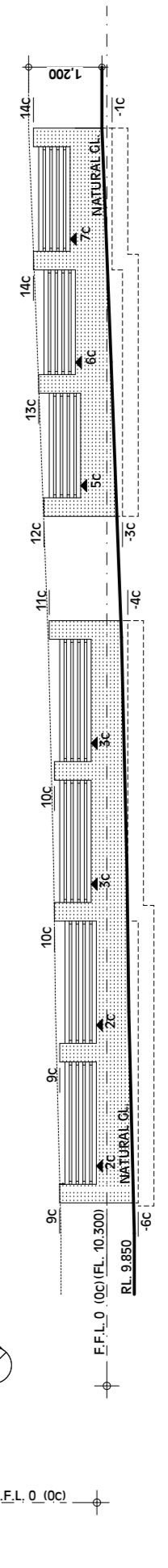
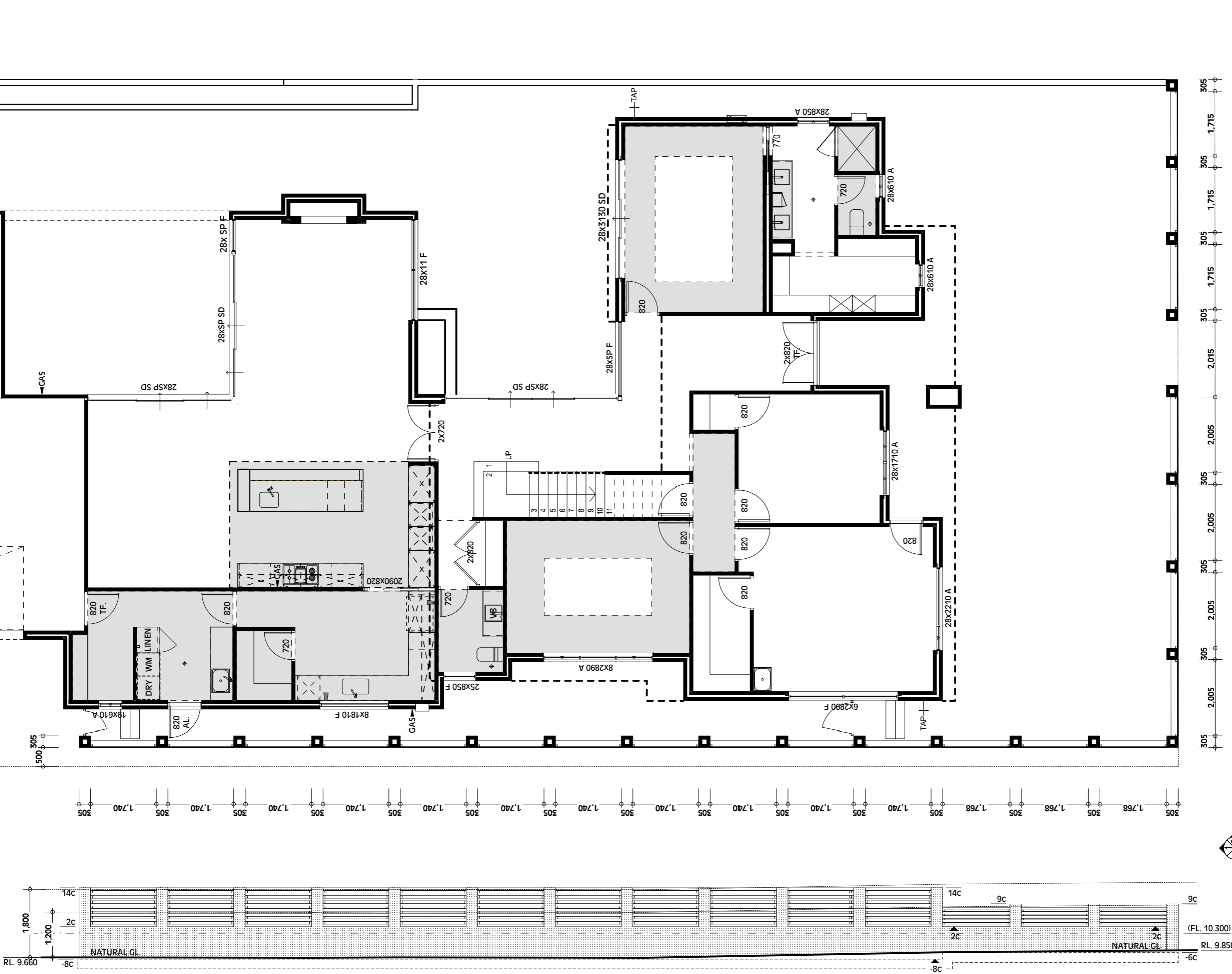
FINAL PLANS DATE:

OWNER: WITNESS:.....

OWNER: WITNESS:.....

BUILDER:

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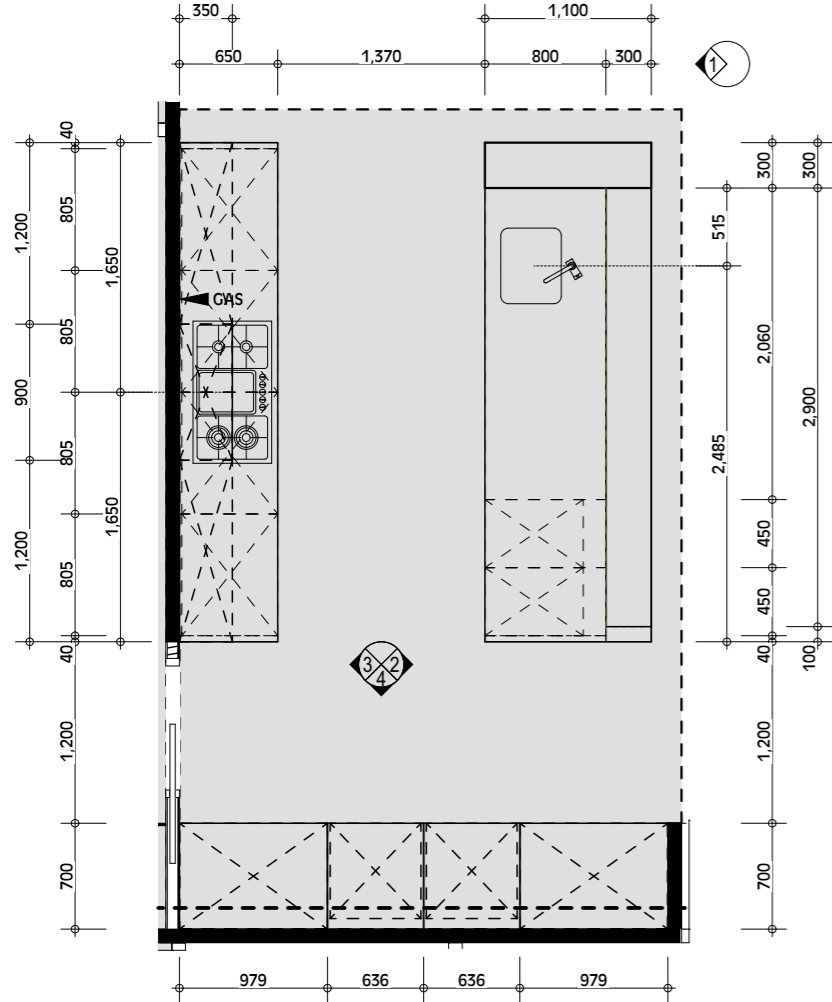


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<p>BEAUMONDE HOMES</p> <p>BUILT ON REPUTATION SINCE 1986</p> <p>A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082</p> <p>SUITE 1, 30 HASLER ROAD, OSBORNE PARK, WA, 6017</p> <p>TEL: (08) 9446 3388 FAX: (08) 9446 3348</p> <p>© Copyright AINTREE HOLDINGS</p>	<p>SCALE: 1:100</p> <p>JOB NO: 4237</p> <p>PRINTED: 17/06/2021</p> <p>SHEET: 10 of 10</p>		

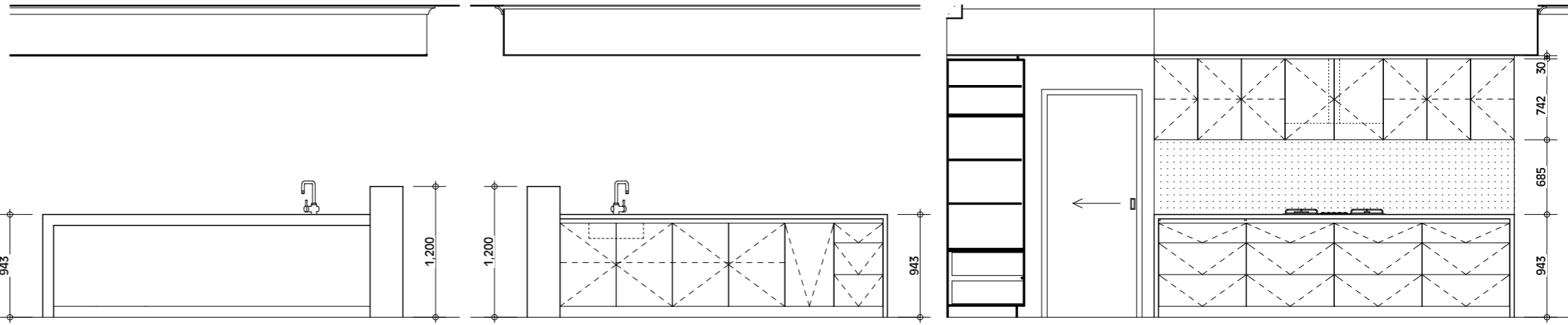
LS1
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 5. All dimensions are to the face of the wall unless otherwise noted.
 6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

LS2

ITEM 12.1



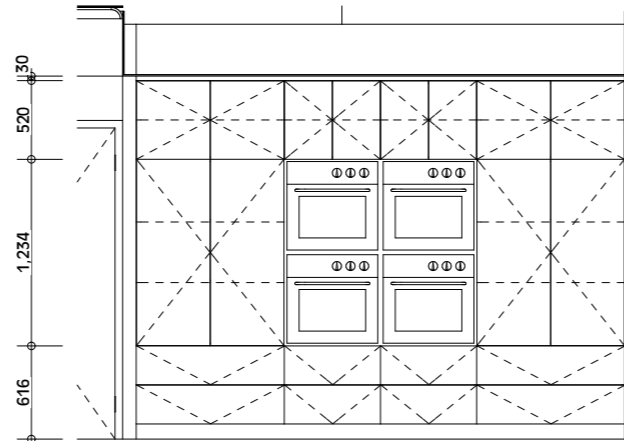
KITCHEN LAYOUT



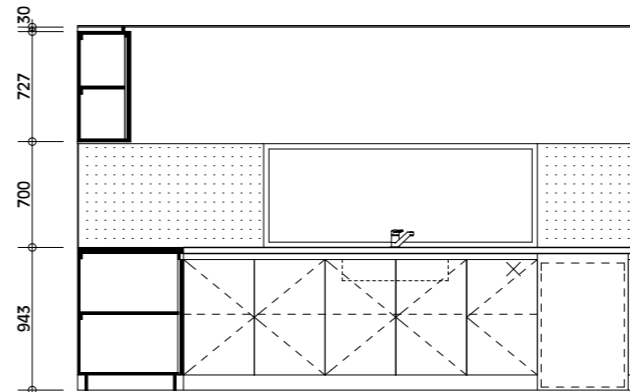
K/1

K/2

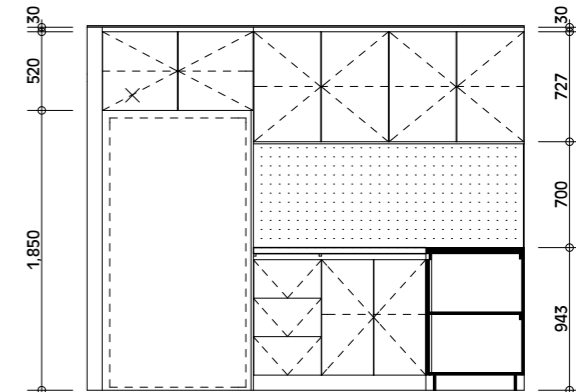
K/3



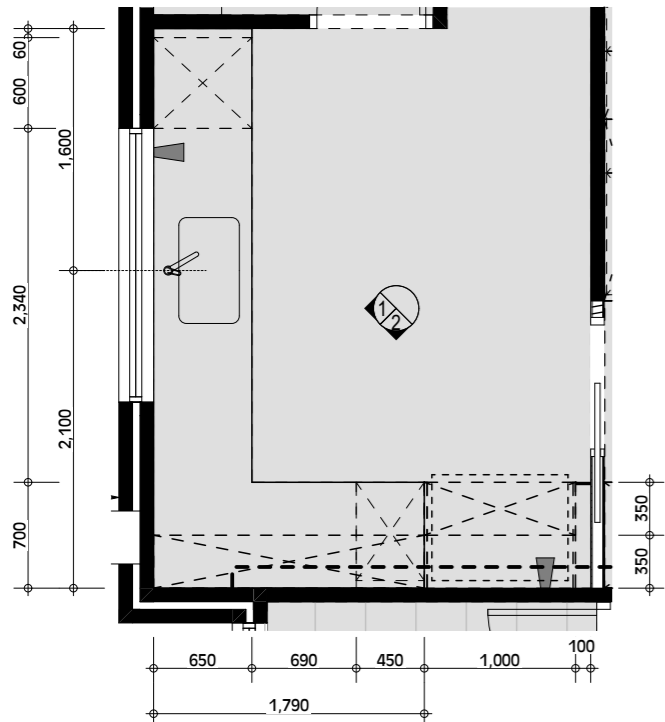
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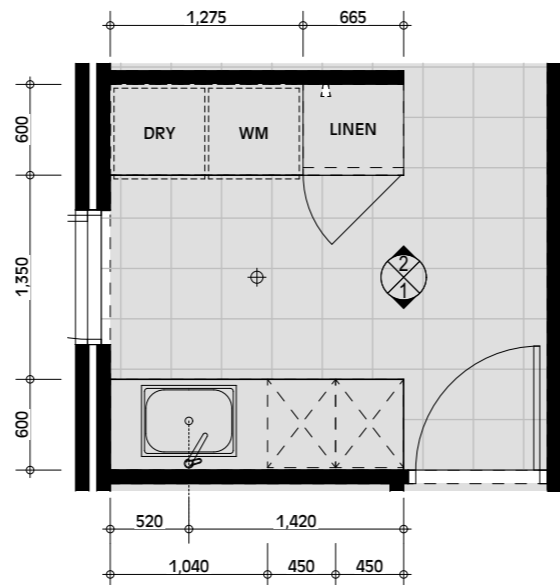
S/1



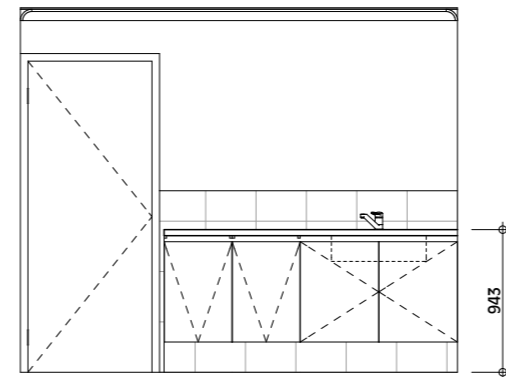
S/2



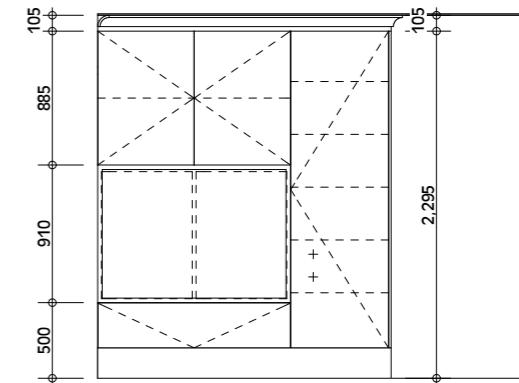
SCULLERY LAYOUT



LAUNDRY LAYOUT

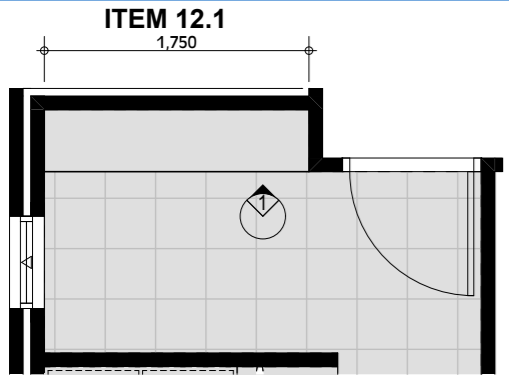


L/1

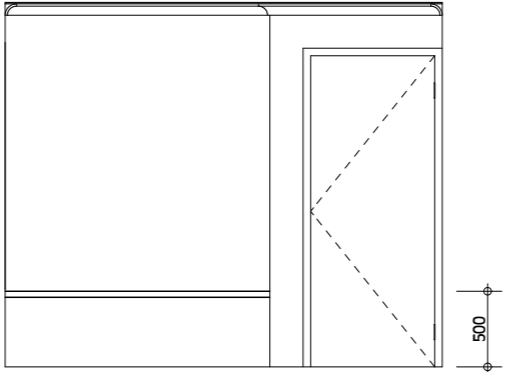


L/2

REVISION: -PLANNING DWG. NJ 16.12.20 -VO2 NJ 12.04.21 -FRONT SCR.N. WALL. NJ 12.04.21 -GARAGE AMEND. NJ 10.06.21 -THEATRE REDUCE NJ 11.06.21	CONSTRUCTION NOTES 1. These plans are sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission. 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention. 3. Do not scale from drawings. 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for. 5. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions. 6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.	BEAUMONDE HOMES BUILT ON REPUTATION SINCE 1986 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082 SUITE 1, 30 HASLER ROAD, OSBORNE PARK, WA. 6017 TEL: (08) 9446 3388 FAX: (08) 9446 3348 © Copyright AINTREE HOLDINGS	HOUSE MODEL: LAKE LUGANO CLIENT: CAMPBELL RESIDENCE	DRAWING: INTERNALS 1 ADDRESS: LOT 78 (#148) George Street, East Fremantle	FINAL PLANS DATE: OWNER: WITNESS:..... OWNER: WITNESS:..... BUILDER:
		SCALE: 1:50	JOB NO: 4237	PRINTED: 17/06/2021	SHEET: 346 of 10



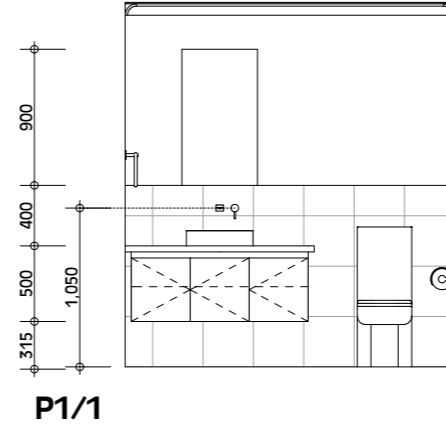
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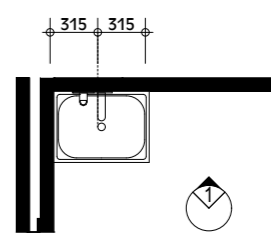
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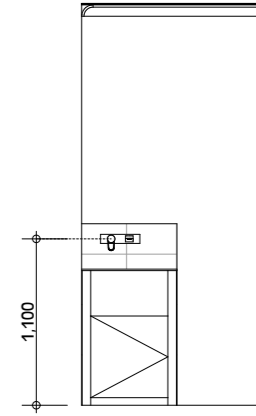
POWDER 1 LAYOUT



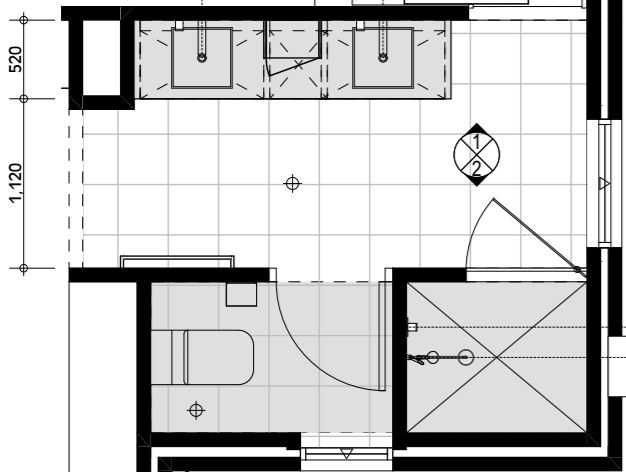
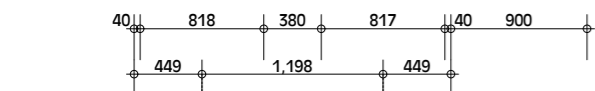
P1/1



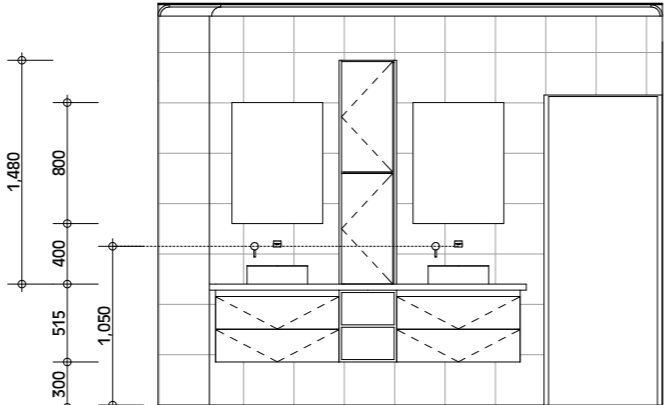
STUDIO LAYOUT



ST/1



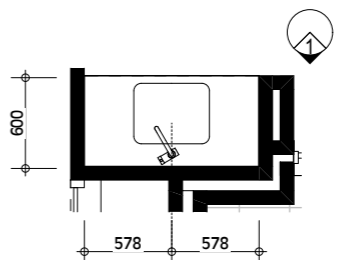
ENSUITE 2 LAYOUT



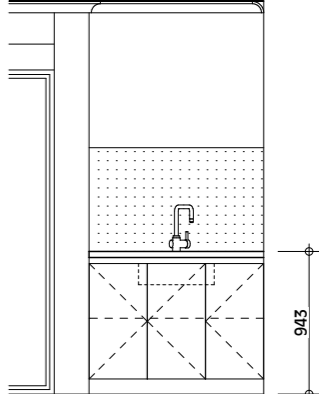
E2/1



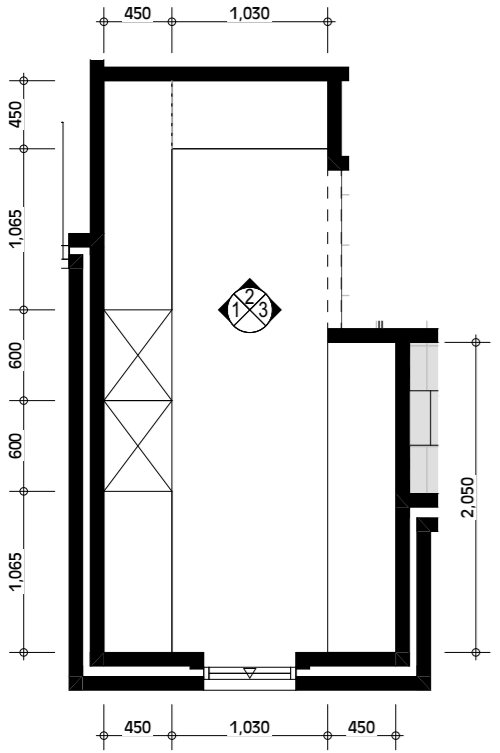
E2/2



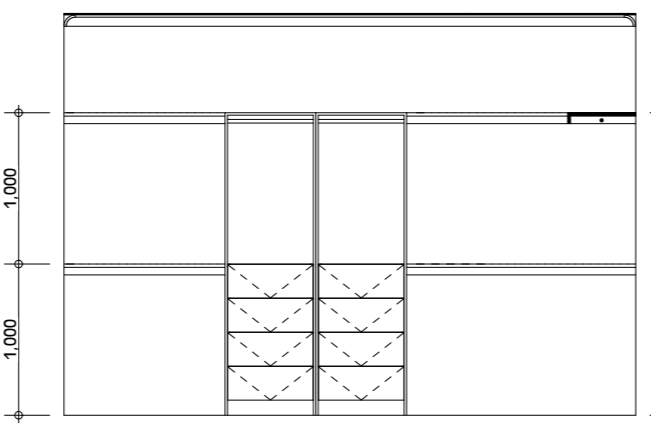
KITCHENETTE LAYOUT



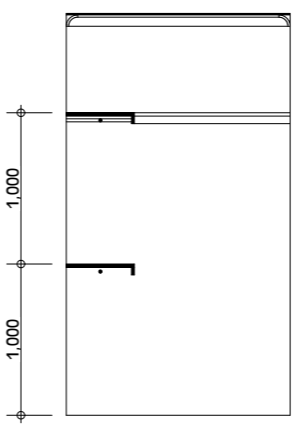
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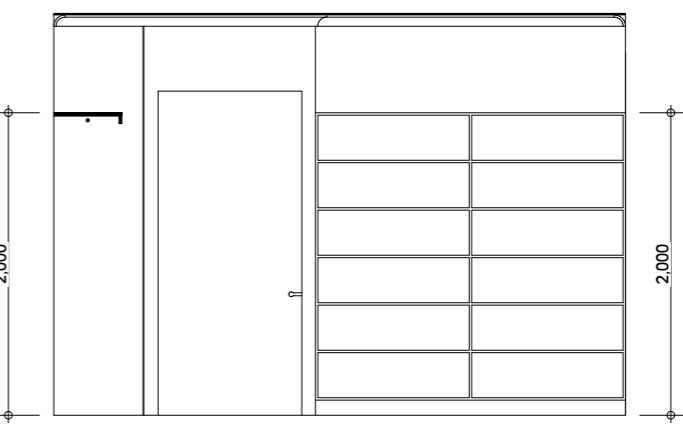
DRESSING 2 LAYOUT



D2/1



D2/2



D2/3

REVISION:

- PLANNING DWG. NJ 16.12.20
- VO2 NJ 12.04.21
- FRONT SCR. WALL. NJ 12.04.21
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 BUILT ON REPUTATION SINCE 1986
 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082
 SUITE 1, 30 HASLER ROAD,
 OSBORNE PARK, WA. 6017
 TEL: (08) 9446 3388 FAX: (08) 9446 3348
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HOUSE MODEL:
LAKE LUGANO

CLIENT:
CAMPBELL RESIDENCE

SCALE: 1:50

DRAWING:
INTERNALS 2

ADDRESS:
 LOT 78 (#148)
 George Street,
 East Fremantle

JOB NO: 4237

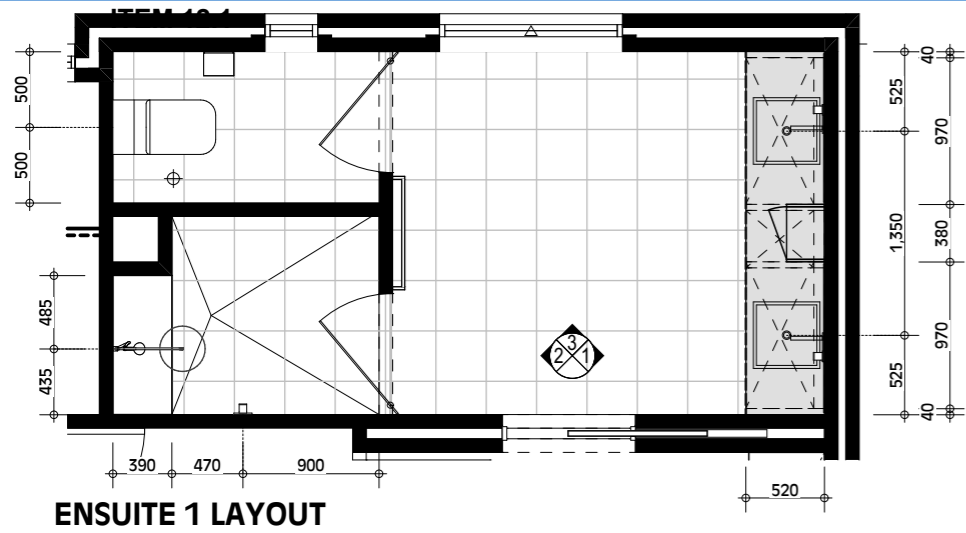
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OWNER: WITNESS:

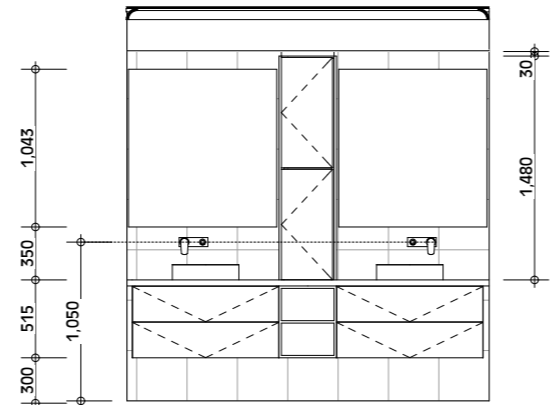
OWNER: WITNESS:

BUILDER:

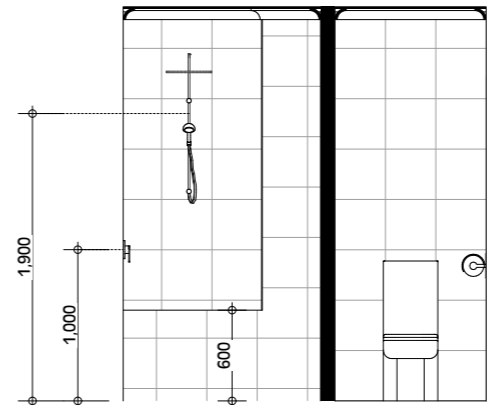
PRINTED: 17/06/2021 SHEET: 357 of 10



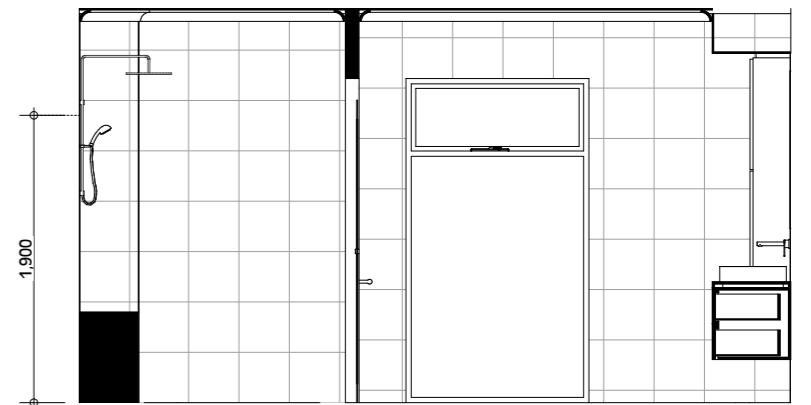
ENSUITE 1 LAYOUT



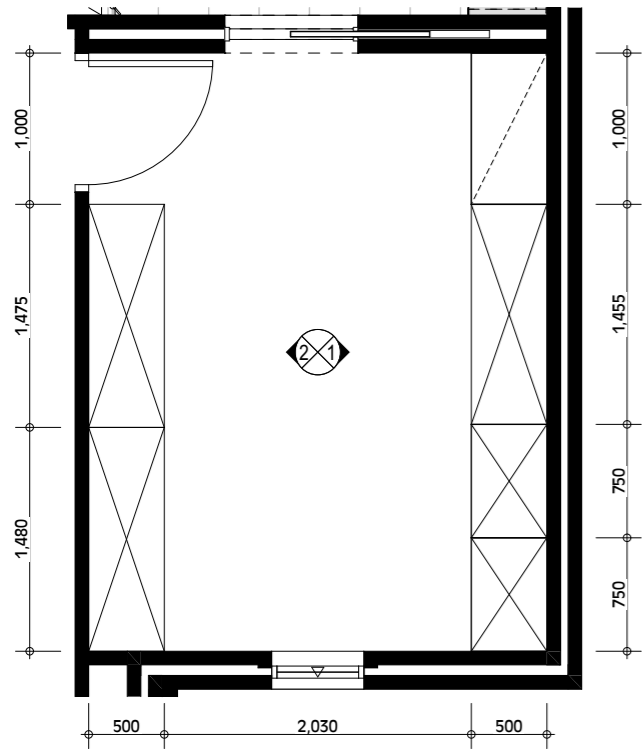
E1/1



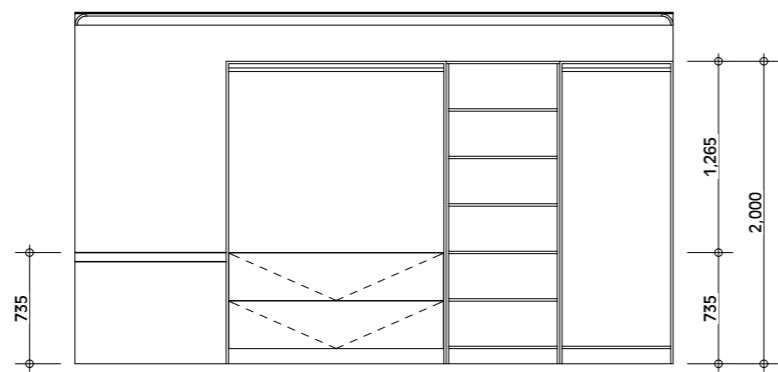
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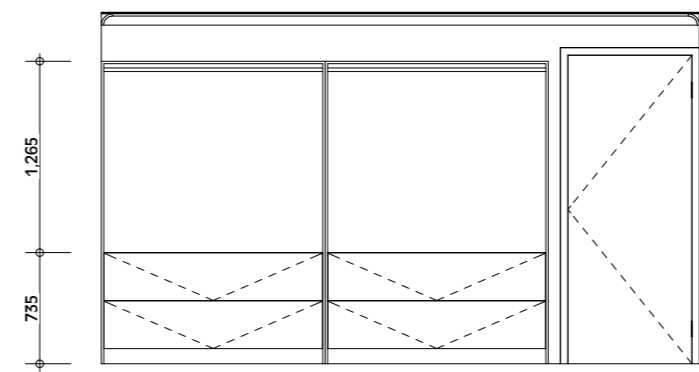
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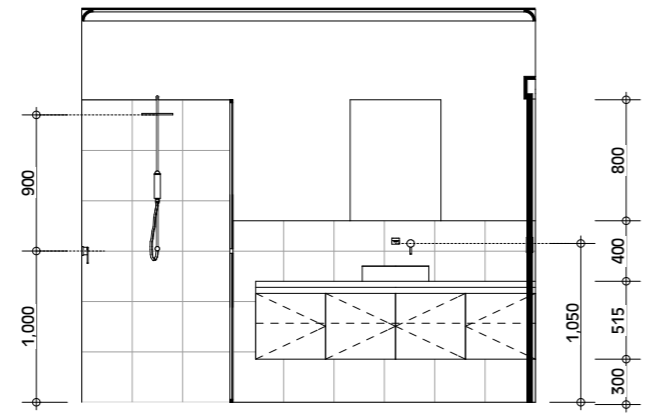
DRESSING LAYOUT



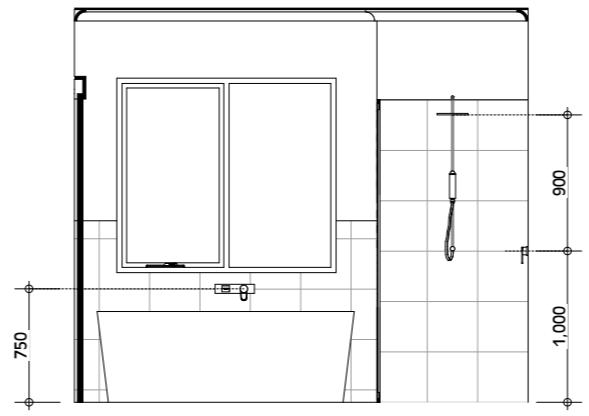
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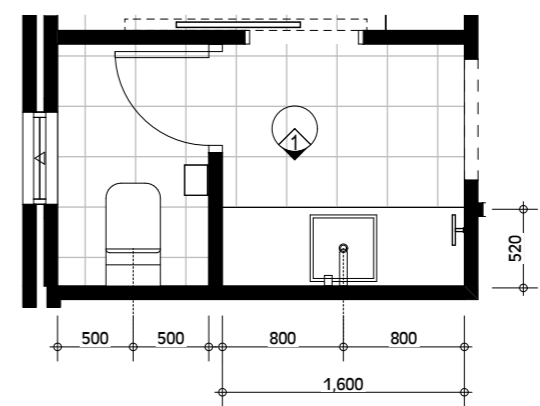
D1/2



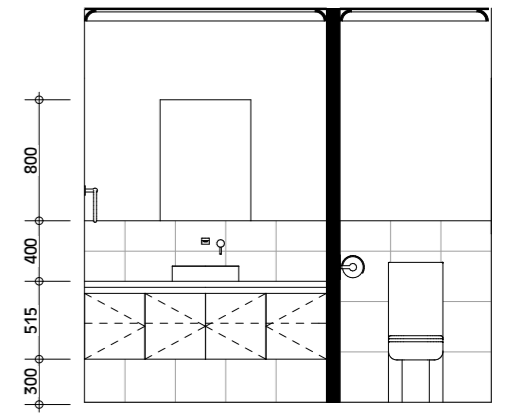
B1



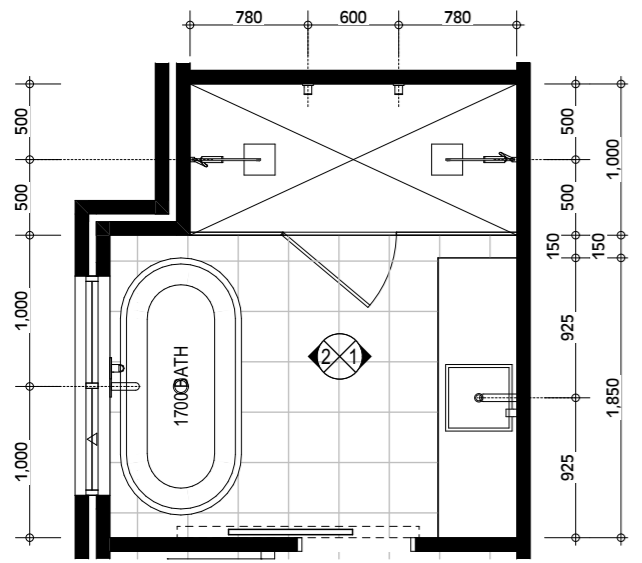
B2



POWDER 2 LAYOUT



P2/1

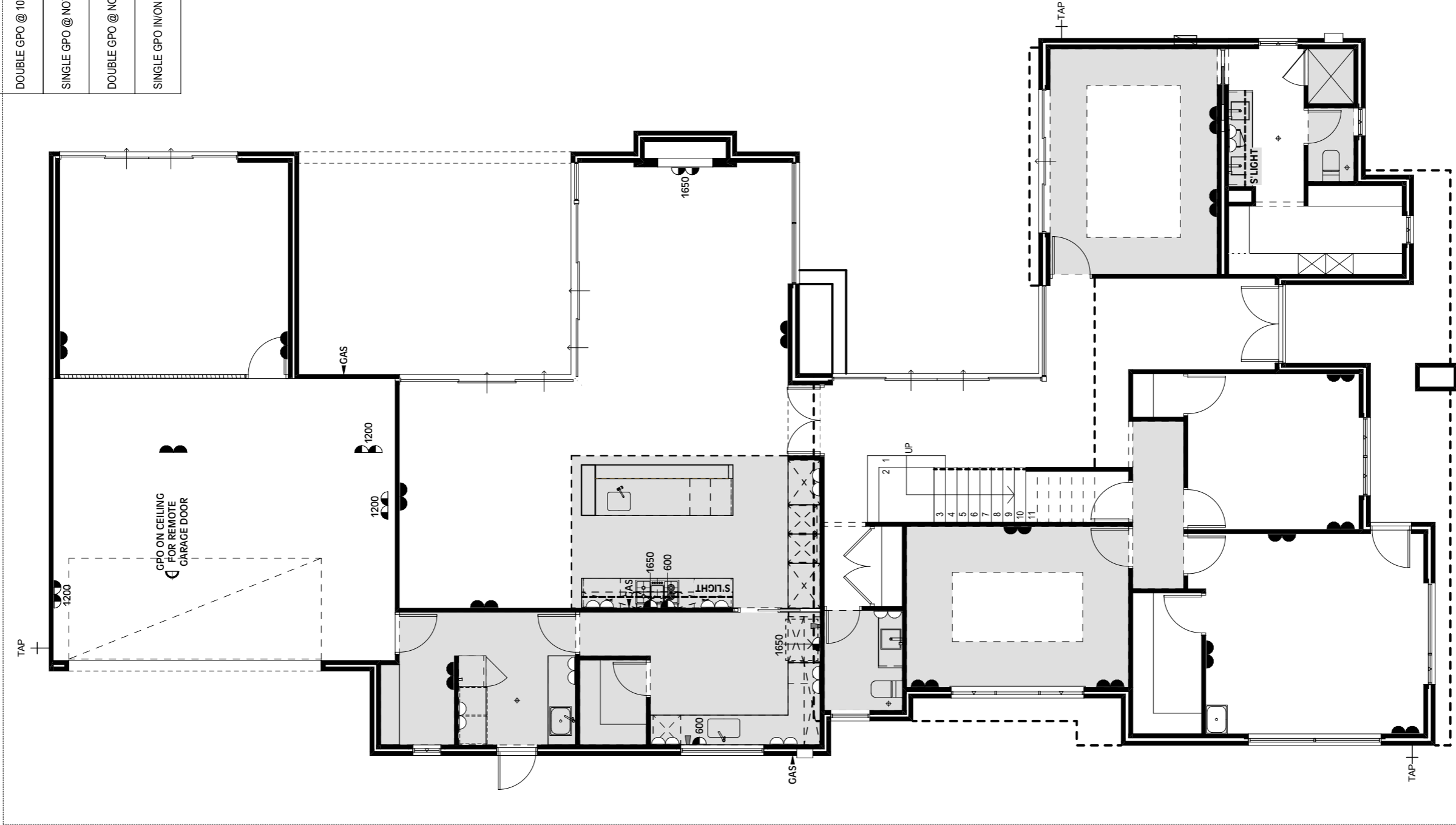


BATHROOM LAYOUT

<p>REVISION:</p> <ul style="list-style-type: none"> -PLANNING DWG. NJ 16.12.20 -VO2 NJ 12.04.21 -FRONT SCR.N. WALL. NJ 12.04.21 -GARAGE AMEND. NJ 10.06.21 -THEATRE REDUCE NJ 11.06.21 	<p>CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> 1. These plans are sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission. 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention. 3. Do not scale from drawings. 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for. 5. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions. 6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense. 	<p>BEAUMONDE HOMES BUILT ON REPUTATION SINCE 1986 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082 SUITE 1, 30 HASLER ROAD, OSBORNE PARK, WA. 6017 TEL: (08) 9446 3388 FAX: (08) 9446 3348 © Copyright AINTREE HOLDINGS</p>	<p>HOUSE MODEL: LAKE LUGANO</p> <p>CLIENT: CAMPBELL RESIDENCE</p> <p>SCALE: 1:50</p>	<p>DRAWING: INTERNALS 3</p> <p>ADDRESS: LOT 78 (#148) George Street, East Fremantle</p> <p>JOB NO: 4237</p>	<p>FINAL PLANS DATE:</p> <p>OWNER: WITNESS:.....</p> <p>OWNER: WITNESS:.....</p> <p>BUILDER:</p> <p>PRINTED: 17/06/2021 SHEET: 368 of 10</p>
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ITEM 12.1

ELECTRICAL LEGEND - GROUND	
DOUBLE GPO @ 300 AFL	17
DOUBLE GPO @ 1050 AFL	10
SINGLE GPO @ NOTED HT	4
DOUBLE GPO @ NOTED HT	4
SINGLE GPO IN/ON CEILING	1



CONSTRUCTION NOTES:
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 3. Do not scale from drawings.
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
 5. Unless otherwise noted, all dimensions on site to suit on the ground, including, but not limited to, site conditions, subsoil drains, blasting or other site works are at Owner expense.

BEAUMONDE HOMES
 BUILT ON REPUTATION SINCE 1986
 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082
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 OSBORNE PARK, WA, 6017
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HOUSE MODEL:
 LAKE LUGANO
CLIENT:
 CAMPBELL RESIDENCE

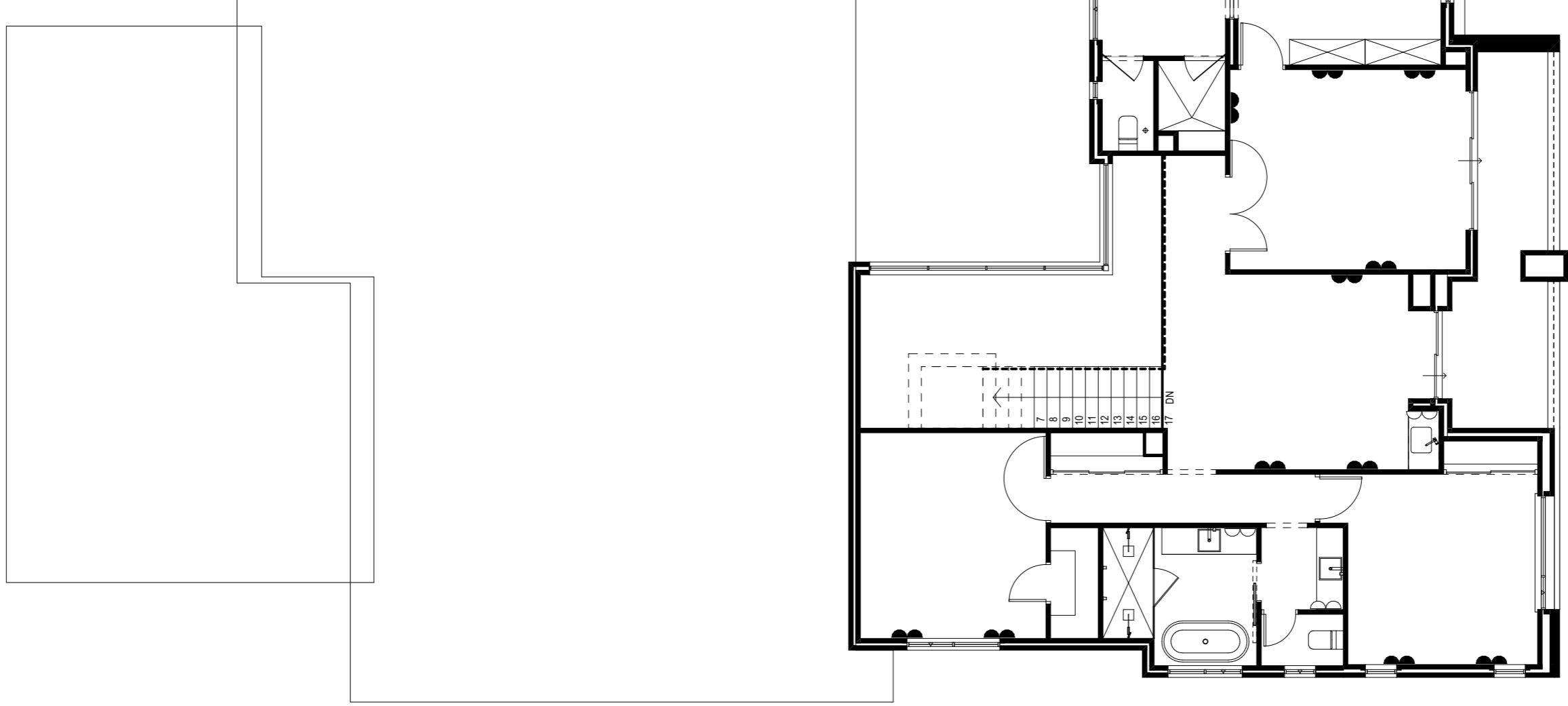
DRAWING:
 ELECT GROUND
ADDRESS:
 LOT 78 (#148)
 George Street,
 East Fremantle

FINAL PLANS DATE:
 OWNER: WITNESS:
 OWNER: WITNESS:
 BUILDER:
 PRINTED: 17/06/2021
SHEET: 19 of 10

REVISION:
 -PLANNING DWG. - NJ 16:12:20
 -1/02 NJ 12:04:21
 -FOOT SCRIP WALL - NJ 12:04:21
 -CHANGE AMEND. NJ 10:06:21
 -THEATRE REDUCE NJ 11:06:21

ITEM 12.1

ELECTRICAL LEGEND - FIRST	
DOUBLE GPO @ 300 AFL	11
DOUBLE GPO @ 1050 AFL	4



REVISION:
 -PLANNING DWG. - NJ 16.12.20
 -1/02 - NJ 12.04.21
 -FINAL SCRN WALL - NJ 12.04.21
 -CHANGE AMEND. - NJ 10.06.21
 -THEATRE REDUCE - NJ 11.06.21

CONSTRUCTION NOTES:
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 2. Contractors shall check all dimensions and conditions on site prior to construction and report any discrepancies to the architect in writing.
 3. Do not scale from drawings.
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
 5. All dimensions on site to suit on the site unless otherwise noted.
 6. Unless otherwise noted, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

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 TEL: (08) 9446 3388 FAX: (08) 9446 3348
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HOUSE MODEL: LAKE LUGANO
 CLIENT: **CAMPBELL RESIDENCE**
 SCALE: 1:100, 1:1

DRAWING: **ELECT FIRST**
 ADDRESS: LOT 78 (#148)
 George Street,
 East Fremantle

FINAL PLANS DATE:
 OWNER: WITNESS:
 OWNER: WITNESS:
 BUILDER:
 PRINTED: 17/06/2021
 SHEET: 20 of 10



Community Engagement Checklist

Development Application P21/21 - 148 George Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	22/03/2021	Outcomes By: 7/4/2021
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 (School / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 7 surrounding properties. Information only letter also posted to 2 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		7/4/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

Appendix Submissions from Advertising

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>I object to the proposal on the following points.</p> <p>The design is two storeys high and immediately adjacent to the corner of George St. and May St. As such:</p> <ul style="list-style-type: none"> - The new height will greatly reduce the visibility of traffic approaching from the north along May St. and turning left (east) onto George St. at the roundabout. Vehicles already "slipstream" around this corner at speed with little knowledge that pedestrians are crossing George St. or that residents are moving their cars off their driveways onto George St. This potential for accidents is especially a problem for 150 and 151 George St. - Those of us who cross the road at the crossing in front of the proposed development at 148 George St. and move our cars onto George St. at this junction, will be less able to see the traffic coming from May St. Accident risk will be significantly increased without the council placing speed calming effects on the road to reduce traffic speed. - The proposed new garage directly on May street is not set back from the road via a driveway. This means traffic to and from 148 George St. will be immediately impacting directly onto the road at a busy junction. - The current single house at 148 George St., although having the appearance of some disrepair, is at least in keeping with the heritage character of the north side of George St. The proposed new two-storey design is totally out of keeping with this heritage. 	<p>The objector has failed to demonstrate how the height of the new dwelling would impact vehicle sightlines at the intersection of May Street and George Street. The second storey for the dwelling is located above the ground floor, therefore it is well clear of the sightlines at the intersection.</p> <p>The proposed street setback for the new dwelling complies with the R-Codes for land coded R20. It should be noted that the R20 coding allows for a minimum front setback of 3 metres and a minimum secondary street setback of 1.5 metres. The proposed new dwelling accords with these requirements and in fact provides a far greater minimum front setback than that required by the R-Codes. Similar setbacks are provided for the existing dwellings at No.147 & 149 George Street.</p> <p>Any suggestion of illegal vehicle movements within the area would need to be addressed by the WA Police Department and is not a planning matter.</p> <p>No.151 George Street is a residential zoned property and not a commercial zoned property. Further investigation should be undertaken by the Town is regard to the extent of the business operating from No.151 George Street and whether it is consistent with the home occupation requirements or whether the use has an adverse impact on the surrounding residential area and should be relocated to an appropriate zone.</p> <p>Refer to the above points regarding sightlines and the intersection.</p> <p>The issue regarding traffic calming devices to address the current traffic movement issues within the area is not a matter that should be considered as part of this application. Any issues regarding the current road network, vehicular access and traffic calming needs to be addressed as a separate request to the Town's Engineering Department and not through a development application process for a single dwelling on the subject land.</p> <p>The objectors comment is confusing and appears to be incorrect. The</p>	<p>The proposed dwelling is setback from the front boundary more than the minimum distance that is required by deemed to comply requirements of the Residential Design Codes (6m) and at a very similar distance to the existing dwelling on site.</p> <p>The proposed development is within the boundaries of the lot at 148 George Street and does not stop drivers seeing oncoming vehicles approaching the intersection of George and May Streets.</p> <p>The roundabout is designed to slow traffic travelling along George and May Streets.</p> <p>The proposed garage at the rear of 148 George Street and located off May street is setback further from the intersection of George and May Street than the current driveway located off George Street – the proposed garage is located approximately 30m from the intersection compared to the current location which is 15m from the intersection.</p> <p>The Residential Design Guidelines state that new development should not attempt to mimic heritage properties and faux heritage properties are specifically discouraged.</p>

	<p>location of the proposed garage for the new dwelling complies with the R-Code in that it proposes access from the secondary street in lieu of the primary street. In addition, the proposed setback from the secondary street boundary complies.</p> <p>A crossover will be constructed to provide vehicular access for the new dwelling.</p> <p>The objectors comments are misleading and unsubstantiated. There are a number of two storey dwellings within the area, including the adjacent property. A review of the immediate area has indicated that there is an eclectic mix of housing styles ranging from some example of character homes to modern two storey dwellings. Given this, it is concluded that the area has a mix of built form and that the proposed new dwelling on the subject land will not have an adverse impact on the local streetscape.</p> <p>In light of the above responses, it is contended that the comments made are unsubstantiated and should be dismissed.</p>	
<p>Submission 2 I object to the proposal. Although I did not receive a letter regarding the Application seeking approval for the proposed two storey dwelling Lot 78, 148 George Street, East Fremantle, WA 6158 I do object to the proposal and support the reasons set by my neighbours at 151 George Street. My main concern is that this double storey house is set as far forward on the block as permissible. Being a corner block this I believe restricts visibility when cars turn east into George Street. Speeding traffic along George Street is a recognised problem as it is utilised as a "rat run" between Marmion Street and Canning Highway.</p>	<p>Refer to the response to 'Submission 1' above. The current issues regarding traffic within the area and traffic arrangements ('rat runs') is noted but is not a matter that should be considered at part of this application. Any issue regarding the current road network and vehicular access to certain streets within the locality needs to be addressed as a separate request to the Town's Engineering Department and not through the development application process for a single dwelling on the subject land. In addition, any suggestion of illegal vehicle movements within the area would need to be addressed by the WA Police Department. In light of the above responses, the comments are unsubstantiated, invalid and should be dismissed.</p>	<p>The proposed dwelling is setback from the front boundary more than the minimum distance that is required by deemed to comply requirements of the Residential Design Codes (6m) and at a very similar distance to the existing dwelling on site. The proposed development is within the boundaries of the lot at 148 George Street and does not stop drivers seeing oncoming vehicles approaching the intersection of George and May Streets. The roundabout is designed to slow traffic travelling along George and May Streets. George Street is a public road and as such can be used by all licensed motor cars. Traffic along George Street is not necessarily travelling to Canning Highway – there are many people that access the commercial area along May Street, Silas Street and Council Place by travelling along George Street.</p>
<p>Submission 3 I hereby submit my objections to the proposed building to be considered at the meeting of the</p>	<p>The objectors comments are noted, but the Town has the discretion to grant approval for the demolition of existing dwellings within the area to</p>	<p>It is the right of the owner of a property that is not heritage listed (Category A or B) to demolish the</p>

<p>Town Planning Committee on Tuesday 1 June 2021.</p> <p>1. The building is entirely at odds with the surrounding houses in one of the most historic precincts of the town. Along with the Plympton Ward, the area from Silas St to Moss St on this side of Stirling represents the core of the original East Fremantle township, the first subdivision to be developed from the town of Fremantle as a consequence of the 1890s goldrush. It is notable that, with one exception, other developments on May St and on the historic northern side of George St have been required to, or have chosen to, retain the original dwelling, with modern extensions behind same. In this application, the building is a standard builder's home of concrete and glass that shows no sympathy in its size and materials for the surrounding historic dwellings and streetscape.</p> <p>2. Driving out of my driveway is already a risky business because of the speed with which cars turn left from May St into George St. The size and scale of this proposed dwelling will further obscure the view of any traffic from May St and make my exiting my driveway even more dangerous.</p> <p>3. The large glass windows proposed for the north-east corner of the proposed house appears to enable overlooking into my back garden for persons ascending the stairs to the first-floor foyer.</p> <p>4. The great size of the proposed dwelling, occupying almost the entirety of the lot, means that, unlike all the other houses on either George or May Streets, there is comparatively little front garden, further demonstrating the building's lack of appropriateness to the surrounding streetscape.</p> <p>The Council has demonstrated a concern to preserve the heritage of East Fremantle in its recent initiatives, including the establishment of a heritage register, heritage trail, the heritage section on the town website, and its requirements for virtually all the recent developments in this part of the town to retain the façade of the original dwellings. Should this proposal be approved by the Council it will be contrary to its own</p>	<p>allow for the construction of new dwellings.</p> <p>Whilst the history of the area is noted, there are a number of examples of new dwellings and large additions to existing dwellings (as identified by the objector) that has eroded the character of the area. This has further been exacerbated by the construction of front fencing and carports within the front setback area of numerous dwellings, which were not part of built form typical of the late 1890's. Given this, it needs to be recognized that the original character of the area has changed and will continue to do so in the future.</p> <p>A review of the immediate area has indicated that there is an eclectic mix of housing styles ranging from some example of character homes to modern two storey dwellings. Given this, it is concluded that the area has a mix of built form and that the proposed new dwelling on the land will not have an adverse impact on the local streetscape.</p> <p>The proposed dwelling has been designed to provide adequate front and secondary street setback. Given this, sufficient sightlines will be provided to enable vehicles from the subject land and those on the adjoining properties to safely access and egress the street.</p> <p>Any suggestion of illegal vehicle movements (vehicle speeds) within the area would need to be addressed by the WA Police Department and is not a planning matter.</p> <p>The subject land currently comprises a solid fence along its May Street frontage where it abuts the adjoining northern property. The proposed new dwelling on the land will remove the solid fence and provide a 1.5 x 1.5 metre truncation for the existing driveway on the adjoining northern property. Given this, the proposal will in fact improve visual sightlines for the existing dwelling on the adjoining property.</p> <p>The windows in question are for an ensuite and a void. Furthermore, the proposed new dwelling on the subject land meets the 'deemed to comply requirements' of Element 5.4.1 C1.1 ('Visual privacy') of the R-Codes.</p>	<p>existing dwelling on site and construct a new dwelling.</p> <p>The Residential Design Guidelines state that new development should not attempt to mimic heritage properties and faux heritage properties are specifically discouraged.</p> <p>The proposed development is within the boundaries of the lot at 148 George Street and does not stop drivers seeing oncoming vehicles approaching the intersection of George and May Streets.</p> <p>The roundabout is designed to slow traffic travelling along George and May Streets.</p> <p>The proposed dwelling achieves the privacy setbacks required by the Residential Design Codes.</p> <p>The proposed dwelling is setback from the front boundary more than the minimum distance that is required by deemed to comply requirements of the Residential Design Codes (6m) and at a very similar distance to the existing dwelling on site.</p> <p>Stairs are not considered part of a habitable room under the Residential design Codes and as a result are not considered when assessing privacy setbacks between neighbouring properties.</p>
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<p>requirements and erode this historic part of East Fremantle.</p>	<p>The proposed new dwelling has been provided with adequate primary and secondary street setbacks, along with a sufficient outdoor living area that reflects a typical development on an R20 coded lot.</p> <p>The extent of setback and garden area along the secondary and primary street setback areas are consistent with other dwellings on the adjacent corner lots. In addition, sufficient front setback has been provided for the new dwelling provides sufficient space to include landscaping and the planting of mature trees.</p> <p>Whilst the objectors comments regarding the heritage value of the area are noted, the façade of the existing dwelling on the land does not comprise any heritage value that significantly contributes to the heritage character evident within parts of the East Fremantle locality. It is noted that specific character homes could be retained and this is achieved by listing dwellings on the Town’s Municipal Heritage Inventory (MHI) with a high category to assist with preservation. A blanket approach to retaining houses within the area (even if they do not contain specific heritage value), is considered to be inappropriate. In this instance, the dwelling on the subject land does not comprise a high level of heritage value.</p> <p>In light of the above responses, the concerns have been addressed and the comment should be dismissed</p>	
<p>Submission 4 I hereby submit a list of objections and 'considerations' to the proposed building development at 148 George Street, East Fremantle. Please consider the attached items at the council meeting to be held on Tuesday, 1st June 2021. I trust that the members of the committee will carefully examine and discuss the objections and consideration points I have outlined for you. I have been a resident at 46 May Street for 44 years and my family have lived at this address since 1932.</p>	<p>The objectors comments regarding the proposed setback is incorrect. The new dwelling will comprise a minimum setback of 1.5 metres to the western boundary, with portions being setback 1.72 metres and 2.25 metres. Element 5.1.2 C2.2 ('Street setbacks') allows for a minimum setback of 1.5 metres from the secondary street for the entire length of the dwelling. The proposed new dwelling provides greater than the minimum requirements of the R-Codes. The proposed dwelling has been provided with varying setbacks to the secondary street to provide articulation, visual interest and sufficient space to allow for landscaping.</p>	<p>It is the right of the owner of a property that is not heritage listed (Category A or B) to demolish the existing dwelling on site and construct a new dwelling. The Residential Design Guidelines state that new development should not attempt to mimic heritage properties and faux heritage properties are specifically discouraged. There are currently no protections afforded to trees on private property within East Fremantle, although the Town discourages the removal of vegetation from privates lots. Proposed development often proposes design elements that do not meet the deemed to comply</p>

<p>I desire to see the historic and unique building heritage of the area preserved for the generations that follow us. I have endeavoured to preserve the streetscape and integrity of the house at 46 May Street.</p> <p>I am relying on my elected council members to preserve and protect our suburb from unsympathetic development.</p> <p>I commend the council for guiding the development of 35 May Street which demonstrates both thoughtful preservation and development. This is a fine example of what can be achieved to enhance our suburb. I hope you will be able to preserve 148 George Street in the same way.</p> <p>OBJECTION</p> <p>We consider the building at 148 George St worthy of preservation. The 75 year old house is a fine example of post WW2 workers homes. It has a neat facade of pleasing proportions, a good sized veranda and some modest wooden detailing representative of the period. Although it has had some interior alterations recently, for much of its life Mr Wells maintained underlying structures of the building in good repair. The four main rooms are large and there are Jarrah floors. Some of the original decorative features remain.</p> <p>The surrounding houses on the northern side of George Street form a coherent 19th and early 20th century collection of heritage registered homes.</p> <p>The proposal to build a large, modern two storey home is incompatible with the existing homes surrounding it.</p> <p>We commend the current restoration of 35 May St, a rundown Homes West house that will soon be a worthy addition to the street scape.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • Any proposed building should be sympathetic to the surrounding buildings. • New buildings should be constructed of materials which reference the 	<p>The considerations offered by the objector has not considered the R-Code requirements and refers to an incorrect setback.'</p> <p>Comment regarding reflectivity is noted. The proposed roof will be colorbond.</p> <p>Comment regarding solar panels is noted. This application does not indicate the installation of solar panels, therefore the comments should be dismissed.</p> <p>The issue regarding construction over the sewer infrastructure is a matter that will be addressed by the Water Corporation.</p> <p>The proposed new dwelling on the subject land has been designed to meet the modern needs of the future occupants. The design will allow for adequate front and secondary street setbacks</p>	<p>requirements but do achieve the design principles of the Residential Design Codes.</p> <p>The applicant/owner will have to seek approval from the Water Corporation with regards to development over the existing sewer line.</p> <p>Open space meets the deemed to comply requirements of the Residential Design Codes.</p>
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<p>surrounding structures</p> <ul style="list-style-type: none"> • A new build should not be excessively bulky or tall. • Consider <u>preserving the existing house as the council has done at 30 May Street.</u> <p>OBJECTION</p> <p>The block is approximately one metre higher than the May Street level. A full height two storey building will appear to tower over May Street.</p> <p>The house will dominate the corner, ruining the streetscape and casting large shadows over the area. 150 George Street will be particularly impacted.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • The building is too tall. The height of the block should be considered when calculating the total height of the structure. The allowable height of the building should be calculated from ground level in May Street. <p>OBJECTION</p> <p>A perfectly adequate crossover and driveway exist in George Street.</p> <p>A new crossover and driveway in May St will reduce valuable street parking. The loss of street parking will adversely impact surrounding houses and the local businesses who use all the available parking space on a regular basis.</p> <p>The 30 year old street tree and three existing trees on the lot will need to be removed to construct anew crossover, garage and gym.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • The construction of a new driveway is unnecessary. • Parking spaces are at a premium and need to be preserved. • Street trees and existing vegetation will be lost. <p>OBJECTION.</p> <p>The garage will be too close to the footpath. A full view of the footpath from the garage will be obscured by the existing boundary fence at 46 May St.</p> <p>The garage will be too close to the boundary fence of 46 May Street. It will obscure the vista from my</p>		
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<p>verandah.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • The location of the garage will be a hazard to pedestrians. • A clear view of the pavement and road will not be safely afforded. <p>OBJECTION</p> <p>The location of the garage will be too close to the footpath, adversely impacting the streetscape.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • There is garage close to the footpath in at 42 May St. but it is a replacement for the 80 year old garage which was structurally dangerous and no longer useable. • Any new structure should follow the line of existing buildings in May Street. Therefore any garage should be at least 4 metres from the western boundary on May Street. <p>OBJECTION</p> <p>The house is too close to the western boundary, leaving only one metre between the house and the side fence which will not allow for any landscaping.</p> <p>Locating the house one metre from the boundary will destroy the streetscape, leaving the viewer with a monolith towering above the footpath and road. From May Street looking south toward the roundabout the vista will be destroyed, adversely impacting the streetscape.</p> <p>Consideration:</p> <ul style="list-style-type: none"> • Any new house should follow the footprint of the existing structure. This will minimize the building's impact and help preserve the streetscape. • The house should be set further away from the boundaries to allow more green space and landscaping to soften the building's visual impact. <p>OTHER POINTS FOR DISCUSSION:</p> <ul style="list-style-type: none"> • All roof materials should be non-reflective. • Any solar panels are positioned so as not to reflect 		
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<p>light onto neighbouring properties.</p> <ul style="list-style-type: none"> • The plans indicate building on top of the existing sewer line. Having lived in the house at 46 May Street, for 45 years I know that this line has been blocked on a number of occasions. There may be ongoing issues with the sewerage pipes below the block. • The plans indicate a building of 530 square metres allowing for very little greenery or landscaping which the council actively promotes. The size of this structure and the loss of green space is of great concern. 		
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14/6/21 Personal statement from Dr R Campbell, with regards to 148 George Street East Fremantle

My husband and I have had strong links with the East Fremantle area and community for the past 14 years. I have been practicing from my allied health clinic on Marmion Street since 2007, and we have lived on the Fremantle side of Marmion Street for over 7 years. We have a number of long-term friends who live in the Woodside and Plympton precincts and make regular use of the amenities on Silas and George Streets, such as the GP clinic, physio clinic and other local businesses.

We feel a real sense of connection with the area and it is our intention to remain living in the area. We have, over the past few years, become increasingly aware that our current house may not suit our needs in the future, as my mother lives independently currently, but as she ages, our current house is neither large enough or accessible enough to enable multi-generational care.

When 148 George Street came onto the market in Aug/Sept 2020, we were immediately interested due to its location in an area we love, but upon inspecting the property, we noted that the existing dwelling would not suit our needs.

The previous owner, Mr Dodd, had tenanted out the property since he acquired it in 2003, with the intention of demolition and building of the "forever home" for himself and his wife, who worked for the builder Riverstone Construction. However, when they learned that their daughter was expecting a baby, they decided to retire to the south-west to be near her, and made the property available on the market. They kindly gave us the Survey documents they had commissioned. Being a rental property for the past 17 years meant that the property was poorly maintained although structurally sound. We were also alerted to the high likelihood of asbestos, which contributed to our decision to build a new house rather than extend the existing dwelling.

Before submitting an offer, we took the step of contacting the council's town planning officer in September 2020, who sent us the Place Record Form, and R-code documents. We had always appreciated the eclectic architectural styles in the Woodside precinct, but noted a number of heritage-listed properties in the area of a Federation style. I asked the TP officer whether our build should also aim for a Federation style, and was made aware that the R-code regulations prohibit imitation of faux-heritage designs, as this de-values existing heritage properties. We fully understand this and appreciate the logic behind this guideline, and have endeavoured to develop a design that is not mock-heritage.

Since acquiring the property, our builders have liaised back and forth with the town planning officer in developing our plans according to the R-code requirements, and discussing any minor variations to code. The builders have also liaised with the Water Corp regarding the sewer to the rear of the property.

Upon submission of the design, we have met with town planning officers to respond to feedback from CDAC, and following a number of amendments, which are detailed in the town planning officer's supportive report, the design was submitted to the TP committee.

Following the TP committee meeting, during which voting was deferred to allow further consultation, we have met again with town planning staff to decrease the perceptions of bulk along May Street, such as lengthening the driveway, setting back the garage, and the addition of a small green courtyard on the May Street side. These amendments, in addition to previously-made amendments such as increasing the amount of timber cladding to the exterior, adding an extra

skillion roof, and excavation to lower the building, have all been cooperatively negotiated and indicate our willingness to go above and beyond the R-code compliance requirements to develop an acceptable design.

We hope that our willingness to engage in consultation and arrive at these compromises demonstrates our good faith and intentions, and that the newly amended plans are approved.



13 June 2021

Dear City of East Fremantle Town Planning Committee

I am writing this letter to support the town planning application of [REDACTED] 148 George St, East Fremantle. My family and I have lived in the Plympton Ward of East Fremantle for 10 years and across the road from the proposed build in George Street for 1 year. We do not have any objection to the proposed development and believe it will add character to the very eclectic mix of old and new housing on George Street.

I have known [REDACTED] for over almost 30 years since meeting [REDACTED] initially at University in 1992. Since completing her studies [REDACTED] has become a well respected Psychologist running her practice out of her Palmyra rooms for 14 years. [REDACTED] have lived in Fremantle for 8 years and have established themselves as good friends and helpful neighbours in the area they currently reside.

Yours sincerely

[REDACTED]

To whom it may concern,

I live on Moss St, East Fremantle, and I'm writing in support of [REDACTED] Campbell's planning application. The Campbells are a positive, creative, civic-minded couple who have lived in the Fremantle area for many years, and who strongly value their community. I look forward to welcoming them to the neighbourhood, where I know they will make a positive contribution.

Best regards,

[REDACTED]

12.2 Oakover Street No 84 (Lot 311) Proposed alterations and additions

Owner	Peter & Marion Drummond
Applicant	Peter Drummond
File ref	P40/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	6 July 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Plans date stamped 28 May 20214. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for proposed alterations and additions at No 84 (Lot 311) Oakover Street, East Fremantle.

Executive Summary

This development application proposes alterations and additions to the rear of the property at 84 Oakover Street. Additions completed previously at the rear of the existing dwelling are proposed to be removed. The works are concentrated towards the rear of the development and include the creation of a new alfresco area, kitchen, living and dining area, as well as the conversion of the existing kitchen into a bedroom, and the addition of new bathrooms, laundry, and study. Some alterations to internal walls are also proposed to be undertaken.

The applicant is seeking Council approval for the following variation to the Residential Design Codes;

- (i) Clause 5.3.7 – Residential Design Codes – Site Works – 1m high retaining wall 1m setback required, 0.8m high retaining wall, less than 1m setback provided

It is considered that the above variation can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R12.5

Site area: 984m²

Heritage: Category C

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

Nil

Consultation

Advertising

The application was advertised to surrounding landowners from 13 May to 28 May 2021. No submissions were received from advertising.

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC. There are no streetscape impacts.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 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.

Natural Environment

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

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

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

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

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

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

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Southern wall – carport, bed2, bed 3, boot room, laundry	1m	1.3m	A
Eastern - wall – laundry, office, bathroom, kitchen	6m	17.5m	A
Northern wall – lounge, bed 4, family, alfresco	1.5m	3.09m	A
Open Space	55%	68%	A
Wall height	7m	4m	A
Roof height	10m	5.899m	A
Setback of Carport			N/A
Car Parking			N/A
Site Works	Retaining wall – 1m setback	<1m setback	D
Visual Privacy			N/A
Overshadowing	25%	<25%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	A
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A

3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	N/A

This development application proposes alterations and additions to the rear of the property at 84 Oakover Street. The works are concentrated towards the rear of the development and include the creation of a new alfresco area, kitchen, living and dining area, as well as the conversion of the existing kitchen into a bedroom, and the addition of new bathrooms, laundry, and study. Additions completed previously at the rear of the existing dwelling are proposed to be removed and some alterations to internal walls are proposed to be undertaken.

The proposed demolition of existing rear additions does not impact on the characteristics of the existing heritage dwelling (Category C dwelling). It is noted that the dwelling has 2 chimneys, and these will have to be retained as part of future development. One variation is requested to the requirements of the Residential Design Codes related to site works.

Site Works

In accordance with the Residential Design Codes deemed to comply clause 5.3.7 C7.2 there is a requirement that retaining walls up to 1m high are located at least 1m from the lot boundaries. In this case the proposed retaining wall on the eastern side of the proposed dwelling additions is 0.8m above ground level built up to the lot boundary perpendicular to both the southern and northern side boundaries. This can be supported under design principles 5.3.7 P7.2 in that there is minimal excavation and use of retaining walls respects the natural ground levels at the lot boundary of the site and as viewed from the street. There is not a change in the higher site level at the top of the retaining wall and minimal loss of visual privacy or amenity to the neighbouring properties from the construction of the retaining wall and for this reason the proposed variation can be supported.

It is noted that the existing dwelling is a Category C heritage dwelling. It is not protected under the Town's heritage list, however, the applicants have chosen to retain the heritage dwelling. An additional condition has been included in the final recommendation to ensure retention of both chimneys on site which are considered an important characteristic of the heritage dwelling. The amended plans that were submitted show retention of the 2 chimneys that are part of the original heritage dwelling.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

12.2 OFFICER RECOMMENDATION:

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

(i) Clause 5.3.7 – Residential Design Codes – Site Works – 1m high retaining wall 1m setback required, 0.8m high retaining wall, less than 1m setback provided

for alterations and additions at No. 84 (Lot 311) Oakover Street, East Fremantle, in accordance with the plans date stamped received 10 May 2021, subject to the following conditions:

(1) The 2 existing chimneys within the dwelling are to be retained.

- (2) 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.
- (3) 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.
- (4) 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.
- (5) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (6) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is 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.
- (7) 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.
- (8) 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.
- (9) 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:

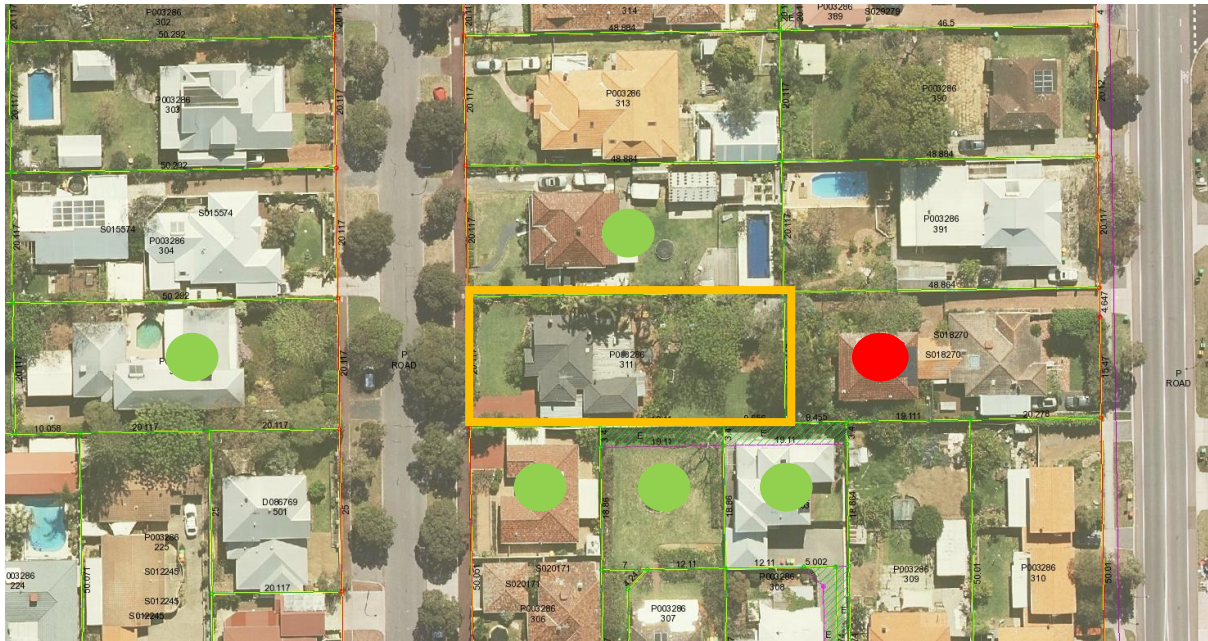
- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*

(v) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

13. MATTERS BEHIND CLOSED DOORS

14. CLOSURE OF MEETING

84 Oakover Street – Location and Advertising Plan



84 Oakover Street – Site Photos



PLACE RECORD FORM

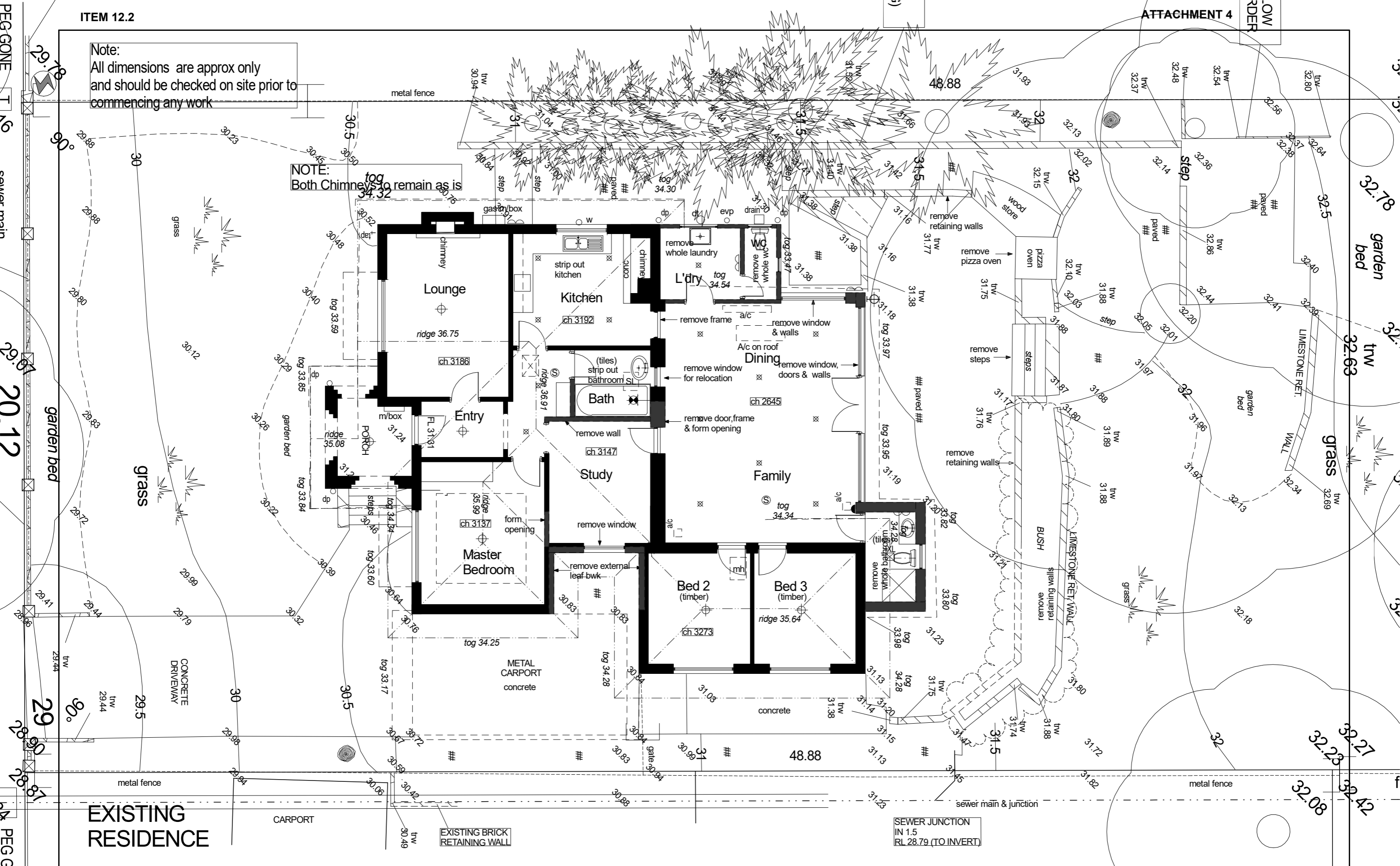


PRECINCT	Woodside
ADDRESS	84 Oakover Street
PROPERTY NAME	N/A
LOT NO	Lot 311
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1940
ARCHITECTURAL STYLE	Inter-War Porch
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	<p>No 84 Oakover Street is a single storey house constructed in limestone and brick with a hipped and gable tiled roof. It is an expression of the Inter-War Porch style. It is asymmetrically composed with a thrust gable bay and a gable roofed porch. The porch is supported on brick columns over a brick balustrade. The elements are all detailed in brick and barges. The guttering contributes to the detail. The porch is flanked by casements and fixed lights under tiled awnings. The place is set on limestone foundations.</p> <p>The place retains its form and most of its details. There are additions to</p>

	<p>the rear and a carport to the south.</p> <p>The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.</p>
HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Limestone and brick</p> <p>Roof – Tiles</p>
PHYSICAL SETTING	The residence is situated on a sloping lot with a brick wall and steel palisade fence on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 84 Oakover Street is a single storey house constructed in limestone and brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has some aesthetic value as an Inter-War Porch style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The carport and additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 84 Oakover Street has some aesthetic value as an Inter-War Porch style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 84 Oakover Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 84 Oakover Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 84 Oakover Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 84 Oakover Street is in good condition.
INTEGRITY	No 84 Oakover Street retains a high degree of integrity.
AUTHENTICITY	No 84 Oakover Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

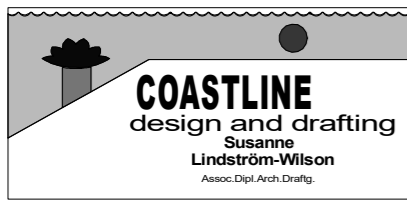
Note: All dimensions are approx only and should be checked on site prior to commencing any work

NOTE: Both Chimneys to remain as is



EXISTING RESIDENCE

60 Sorrento Street,
 North Beach WA 6020
 Ph: (08) 94474082
 Mobile: 0402 387872
 Email: coastlinedesign@hotmail.com



Version 2
 26/05/21 Both Chimneys to remain as is

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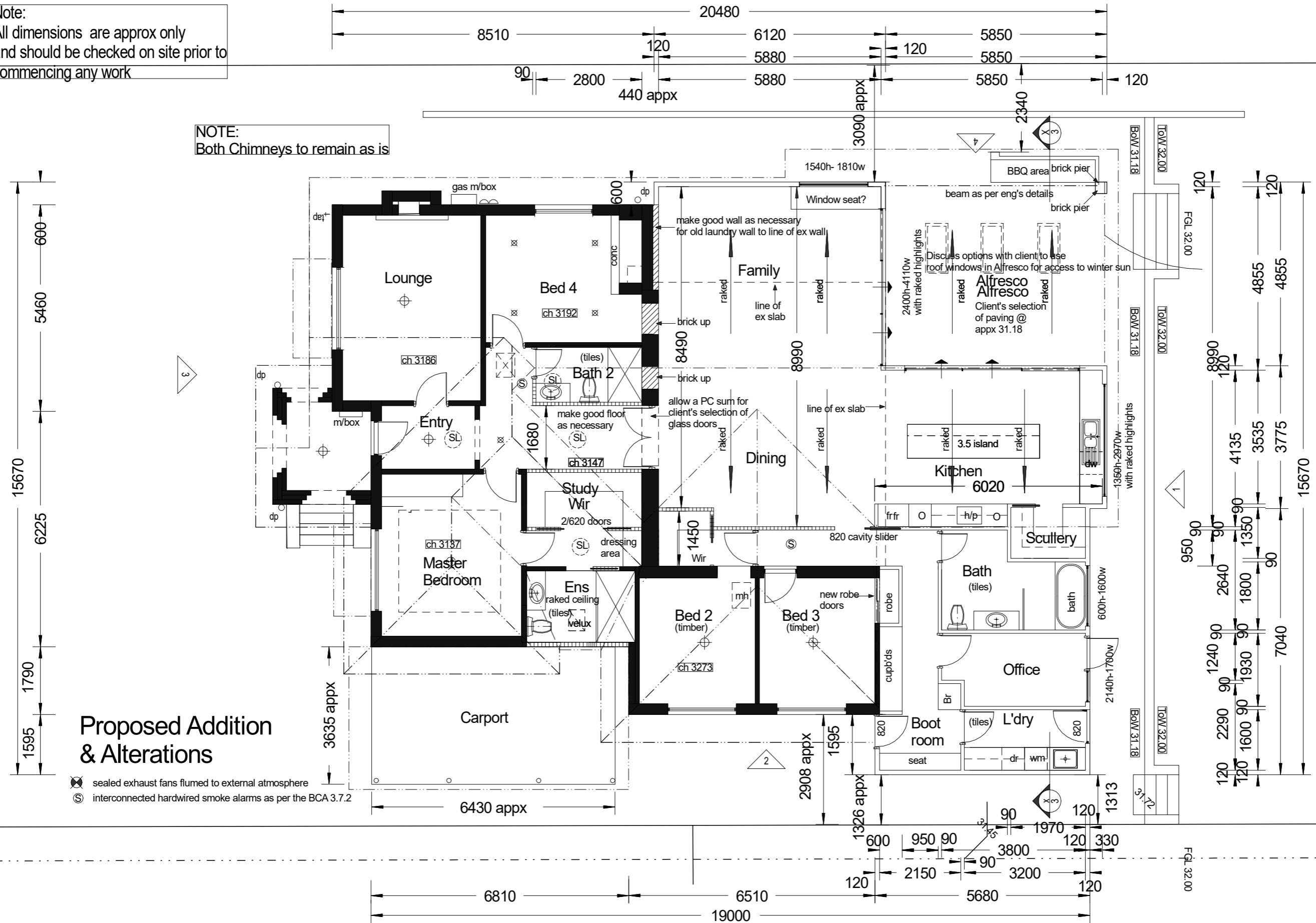
Proposed Addition & Alterations for
 Marion & Peter Drummond
 84 Oakover Street
 East Fremantle

SCALE: 1:100
 DATE: April 2021 (26/05/21)

DRAWING NO:
 Planning Dwg
 21-952
 Dwg 1 of 7
 62

Note:
All dimensions are approx only
and should be checked on site prior to
commencing any work

NOTE:
Both Chimneys to remain as is



Proposed Addition & Alterations

- ⊗ sealed exhaust fans flumed to external atmosphere
- Ⓢ interconnected hardwired smoke alarms as per the BCA 3.7.2



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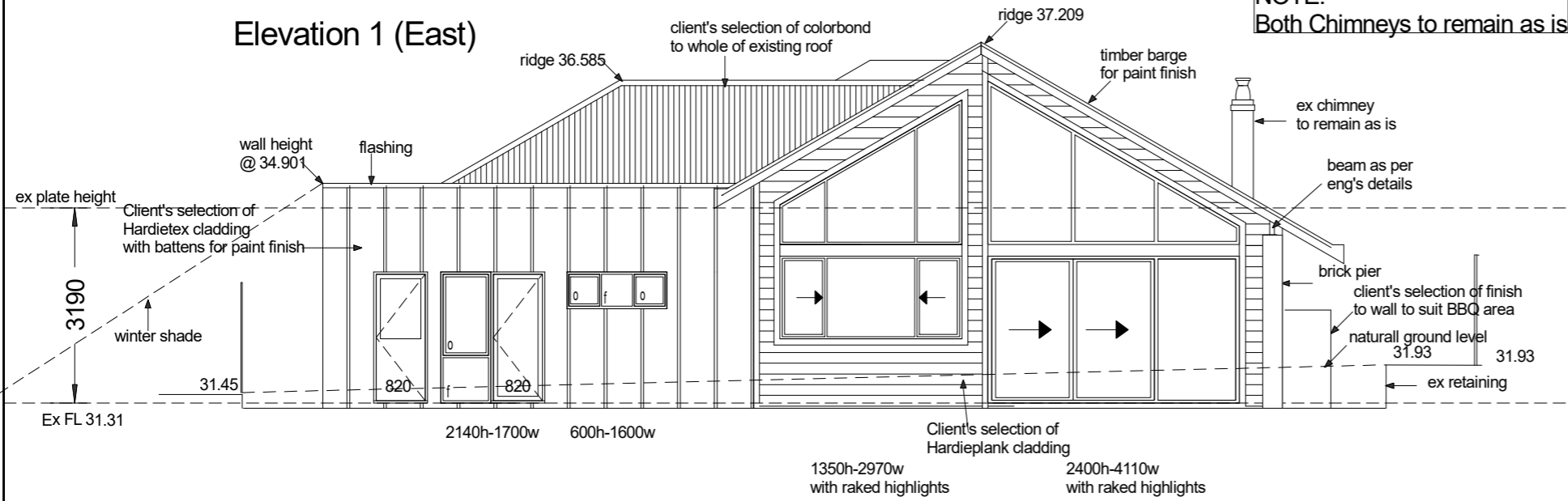
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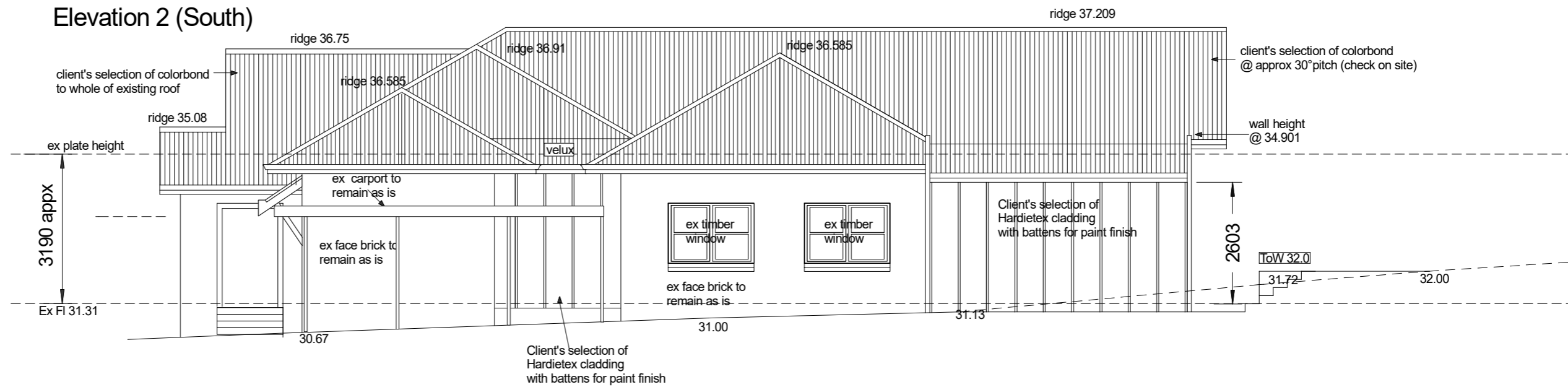
DRAWING NO:
Planning Dwg
21-952
Dwg 2 of 7
63

Note:
All dimensions are approx only
and should be checked on site prior to
commencing any work

Elevation 1 (East)



Elevation 2 (South)



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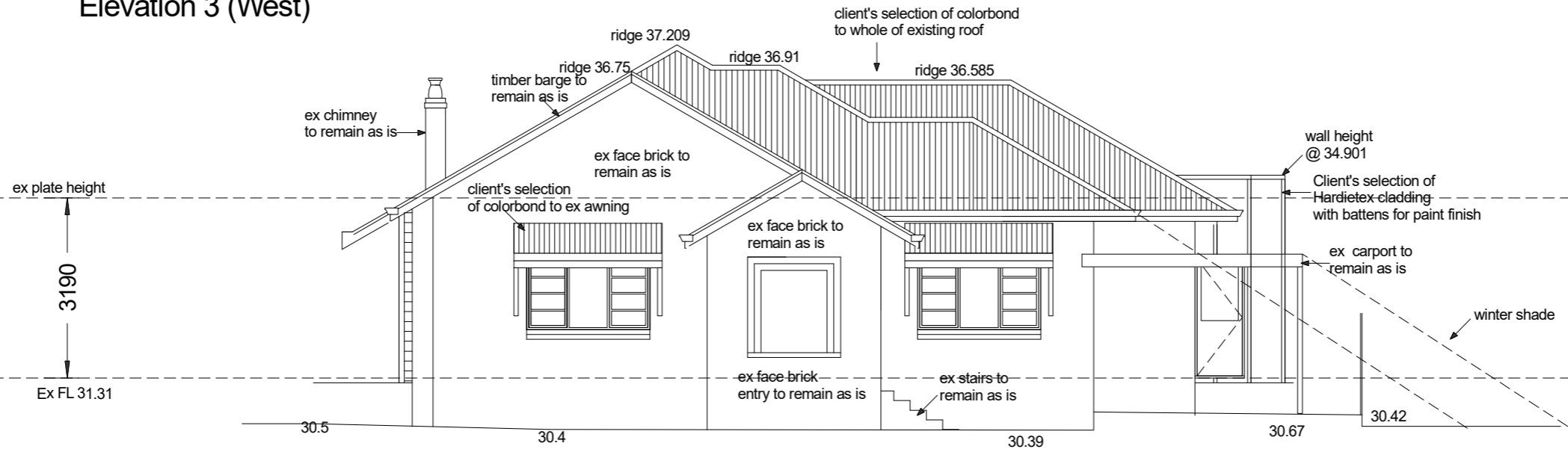
Proposed Addition & Alterations for
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East Fremantle

SCALE: 1:100
DATE: April 2021 (26/05/21)

DRAWING NO:
Planning Dwg
21-952
Dwg 3 of 7
64

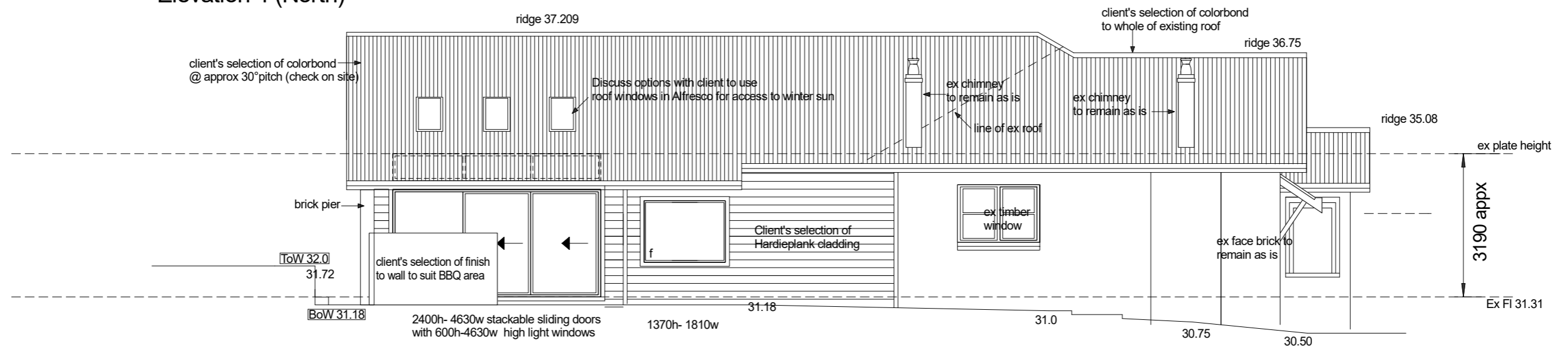
Note:
All dimensions are approx only
and should be checked on site prior to
commencing any work

Elevation 3 (West)



NOTE:
Both Chimneys to remain as is

Elevation 4 (North)



60 Sorrento Street,
North Beach WA 6020
Ph: (08) 94474082
Mobile: 0402 387872
Email: coastlinedesign@hotmail.com

Version 2
26/05/21 Both Chimneys to remain as is

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Proposed Addition & Alterations for
Marion & Peter Drummond
84 Oakover Street
East Fremantle

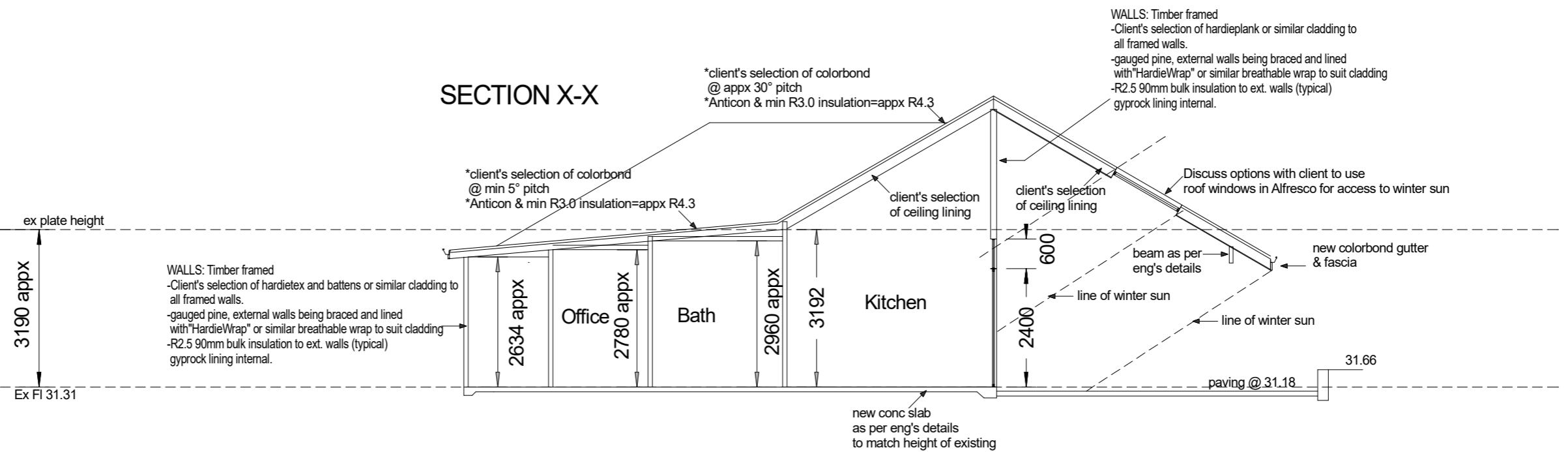
SCALE: 1:100

DATE: April 2021 (26/05/21)

DRAWING NO:
Planning Dwg
21-952
Dwg 4 of 7

Note:
All dimensions are approx only
and should be checked on site prior to
commencing any work

NOTE:
Both Chimneys to remain as is



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Proposed Addition & Alterations for
Marion & Peter Drummond
84 Oakover Street
East Fremantle

SCALE: 1:100

DATE: April 2021 (26/05/21)

DRAWING NO:
Planning Dwg
21-952
Dwg 5 of 7
66

ITEM 12.2

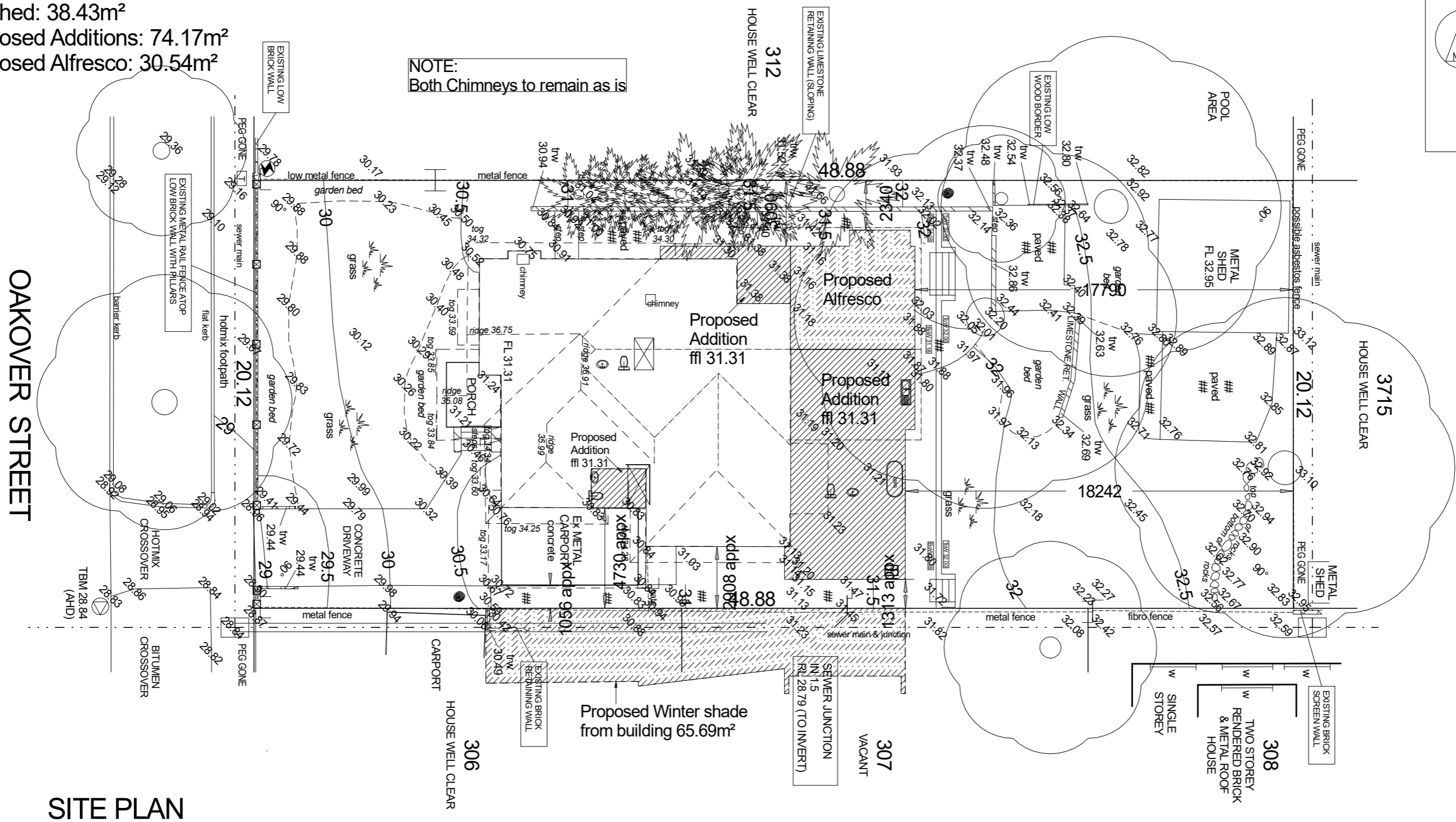
Area: 981m²
 Site: 981m²
 Ex Residence: 173.82m²
 Ex Porch: 7.21m²
 Ex Carport: 23.33m²
 Ex Shed: 38.43m²
 Proposed Additions: 74.17m²
 Proposed Alfresco: 30.54m²

Site cover: 316.96m² of the 981m² block = 32%
 Open space: 664.04m² = 68% of block
 Proposed Alfresco: 30.54m² = 4% covered open space

LOT No: 311
 AREA : 981m²



NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.



NOTE:
 Both Chimneys to remain as is

POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEGG CARRIED OUT AT TIME OF SURVEY.

OAKOVER STREET

SITE PLAN

COASTLINE
 design and drafting
 Susanne Lindström-Wilson
 Assoc. Dipl. Arch. Draftg.

60 Sorrento Street,
 North Beach WA 6020
 Ph: (08) 94474082
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Proposed Addition & Alterations for
 Marion & Peter Drummond
 84 Oakover Street
 East Fremantle

SCALE: 1:200
 DATE: April 2021 (26/05/21)

DRAWING NO:
 Planning Dwg
 21-952
 Dwg 6 of 7
 67

BUILDER: DRUMMOND

SITE ADDRESS: LOT 311 (#84) OAKOVER STREET, EAST FREMANTLE

LOCAL AUTHORITY: TOWN OF EAST FREMANTLE

BUILDER DWN BY: DATE: **JOB No.:** 70754

SHEET No.: 1 of 1

VARIATIONS - all sheets

1/ I/ME THE OWNER/S, AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INSTALLED SHEETS

OWNER/S: DETAILS: DWN | DATE | CHK

WITNESS: - | - | -

BUILDER: - | - | -

WITNESS: - | - | -

DATE: - | - | -

SURVEYOR SITE INSPECTION REPORT

ELECTRICITY: UNDERGROUND: GAS: YES

TELECOM: YES: WATER: YES (LHS - not sighted)

SEWERAGE: YES, ABOUT 2.65m DEEP (TO INVERT)

ROAD: BITUMEN

KERB: BARRIER / FLAT

FOOTPATH: HOTMIX

VEGETATION: ESTABLISHED GARDENS, TREES & PALMS

SOIL: SAND & POSSIBLE LIMESTONE AT DEPTH

VIEWS: NIL

REPEG: REQUIRED REPEG TYPE: OLD SURVEY AREA

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

TITLE DETAILS

LOT NOS: 311 **C/T VOL:** 1072

PLAN: 3286(2) **FOL:** 36

LEGEND

(LN)	NBN	(G)	GAS	(T)	TELECOM PIT	(H)	HYDRANT	(S)	SEWERAGE MANHOLE
(P)	POWER DOME	(S)	STOP VALVE	(W)	WATER METER	(W)	WATER PIPE	(S)	SEWERAGE MANHOLE
(P)	POWER POLE	(W)	WATER METER	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE INSPECTION LID
(F)	FENCE END	(W)	WATER METER	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE INSPECTION LID
(P)	PILLAR	(W)	WATER METER	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE INSPECTION LID
(T)	TOP OF GUTTER	(W)	WATER METER	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE INSPECTION LID
(T)	TOP OF RETAINING WALL	(W)	WATER METER	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE MANHOLE	(S)	SEWERAGE INSPECTION LID

NOTES

BLOCK LOCATED MORE THAN 1 KILOMETRE FROM THE OCEAN.

IMPORTANT NOTE

ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN. PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY. POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY. CHECK TITLE FOR EASEMENTS, CAVEATS & COVENANTS.

R. G. LESTER & ASSOCIATES
 LICENSED LAND & ENGINEERING SURVEYORS
 NORTH BEACH PLAZA
 SHOP 7 / 1 NORTH BEACH ROAD
 NORTH BEACH WA 6020
 PH: 9448 5009 FX: 9203 6722
 admin@lestersurveys.com.au

REF NO: 70754 FILE NO: 6671 DATE: 20.01.21 DRAWN: AC

SITE PLAN 1:200 at A3

0 5 10 15

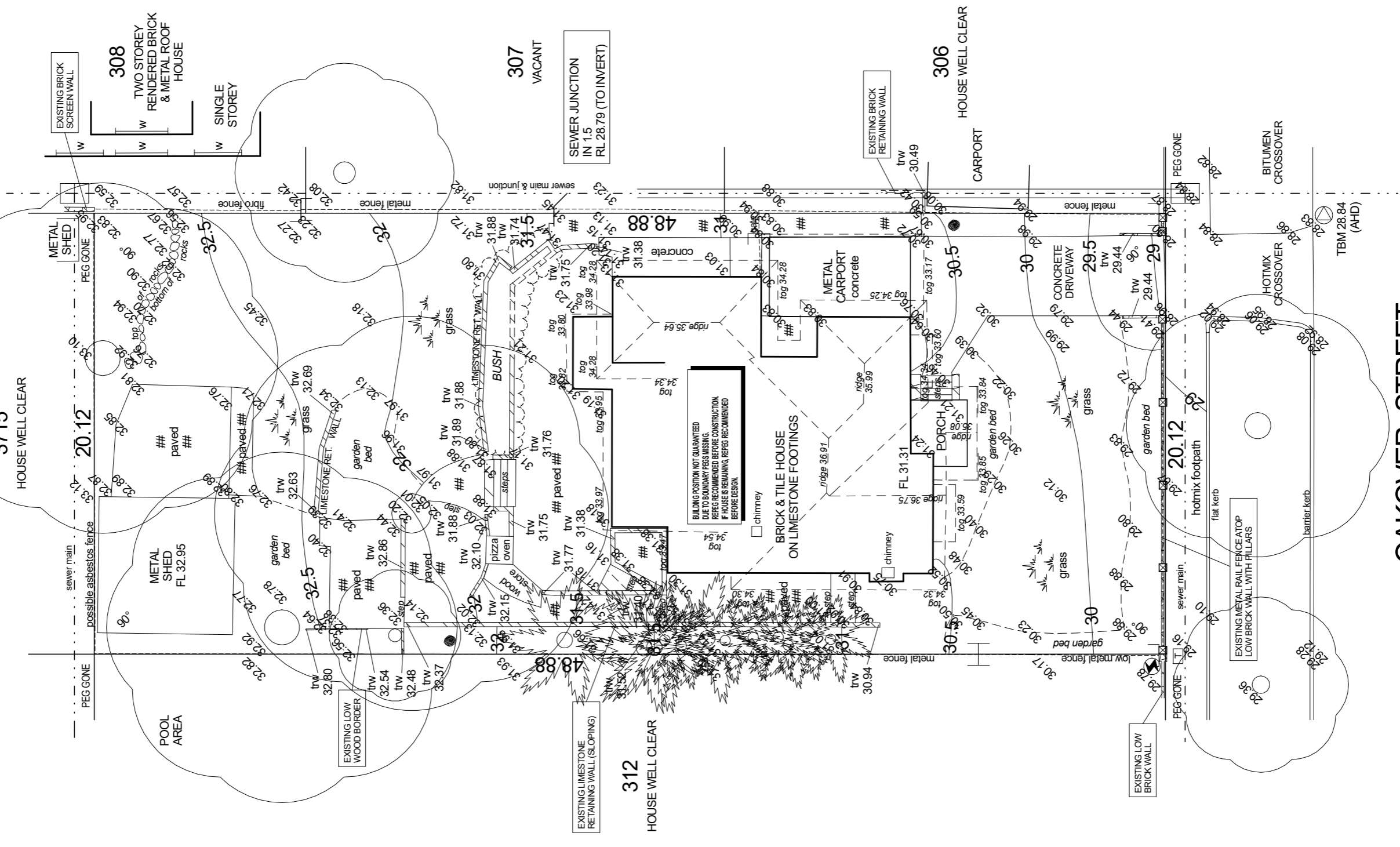
Proposed Addition & Alterations for Marion & Peter Drummond 84 Oakover Street East Fremantle

SCALE: 1:100

DATE: April 2021 (26/05/21)

DRAWING NO: Planning Dwg 21-952 Dwg 7 of 7

NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.



OAKOVER STREET

POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. PEGS MISSING AT TIME OF SURVEY.



AUSTRALIAN HEIGHT DATUM (AHD)
 DERIVED FROM SSM FREMANTLE 43.



Community Engagement Checklist

Development Application P40/21 - 84 Oakover Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	13/05/2021	Outcomes By: 28/5/2021
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 (School / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 1 surrounding property. Signed plans from 5 neighbouring properties provided.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		28/5/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			