



AGENDA

Town Planning Committee Tuesday, 7 June 2022 at 6:30 PM

Disclaimer

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

Whilst Council 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 Council decision. No person should rely on the decisions made by Council until formal advice of the Council 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 Council, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Council 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 7 June 2022 at 6:30 PM in the Council Chamber, 135 Canning Highway, East Fremantle and your attendance is requested.



GARY TUFFIN

Chief Executive Officer

1 June 2022

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 Council decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision."

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

4.2 APOLOGIES

Nil

4.3 APPROVED LEAVE

Nil

5 MEMORANDUM OF OUTSTANDING BUSINESS

Nil

6 DISCLOSURES OF INTEREST

6.1 FINANCIAL

Nil

6.2 PROXIMITY

Nil

6.3 IMPARTIALITY

Nil

7 PUBLIC QUESTION TIME

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

Nil

7.2 PUBLIC QUESTION TIME

Nil

8 PRESENTATIONS/DEPUTATIONS

8.1 PRESENTATIONS

Nil

8.2 DEPUTATIONS

Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 TOWN PLANNING COMMITTEE (1 JUNE 2022)

9.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning Committee meeting held on 1 June 2022 be confirmed as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

11 REPORTS OF COMMITTEES

Nil

12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 8 GLYDE STREET - ADDITIONS TO THE REAR AND BASEMENT

Owner	Michael Dearn & Aurora Sheehy
Applicant	Michael Dearn
Report Reference Number	TPR-489
Planning Reference Code	P11/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 7 June 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Plans date stamped 11 April 2022
4. Place record form
5. Heritage impact assessment
6. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions at 8 (Lot 85) Glyde Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to a Category A listed heritage property at 8 (Lot 85) Glyde Street, East Fremantle. The original building was constructed in 1896 and was previously a Wesleyan Methodist Church. It later became a Girl Guides' Hall and was subsequently sold to private interests and became a residential dwelling. It is a prominent building with a Category A heritage listing. It is considered a good example of Federation Romanesque architectural style. It was referred to the Western Australian State Heritage Office in 2006 for inclusion in the State Heritage Register, but it has not been accepted onto the register to date. There are several elements to the proposed works.

A basement, with three rooms, is being created through excavation of earth under the building. Two wings are being added to the east (and rear) of the existing dwelling such that there is a double storey extension to the north and a single storey extension to the south with a turf roof on the southern extension. A 1.7m wide opening is being cut into the northern end of the existing front wall that faces the street and new gates are being added into this opening and the existing opening on the southern end of the wall. Windows are being added to the roof of the attic on the north-western end of the existing building, however this has minimal planning implications as the attic is not a habitable room and by inseting the windows into the existing roof there is no impact on the geometry of the dwelling roof.

Works to the verandah floor and steps leading up to the verandah are also proposed along with re-mortaring of parts of the original front wall to prevent further degradation of the surrounding building. Both have negligible planning implications for the dwelling.

The following variations to the Residential Design Codes and the Residential Design Guidelines are requested;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Existing Wall - North Wall – Ground Floor – 1.5m required, greater than 1.5m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – North Wing - North Wall – Upper Storey – 2.5m required, 1.5m provided
- (iii) Clause 3.7.11.5 – Residential Design Guidelines – Front Gates – front fence no more than 1.8m high required, front gates more than 1.8m high provided
- (iv) Clause 5.3.7 – Residential Design Codes – Site Works – 0.5m maximum, greater than 0.5m provided
- (v) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, greater than 36 degrees provided
- (vi) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 7.5m required, less than 7.5m provided

The proposed development application is supported subject to the conditions included in the final recommendation.

BACKGROUND


Zoning	Residential R20
Site Area	509m ²
Heritage	Category A
Fremantle Port Buffer	Area 2
Previous Decisions of Council and/or History of Issue Onsite	<p>P135/20 – development application for basement/garage and underground carpark – 16 February 2021 – refused</p> <p>P026/20 – development application for pool house, pool, and extension – 5 June 2020 - refused</p> <p>P095/19 – development application for basement with garage and ensuite – 5 June 2020 - refused</p> <p>P117/11 – development application for balcony addition and change of height to balustrading – 5 August 2014 - approved</p> <p>P174/10 – unauthorised existing development – alterations to boundary fence – approved</p>

CONSULTATION

Advertising

The proposed development was advertised to surrounding properties from 13 April to 6 May 2022. The submissions are detailed below.

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>Thank you for providing the plans for our neighbours proposed renovations. We were shocked to see them and object to the proposal.</p> <p>The following are our comments....</p> <p>Rear portion of the site has a historical limestone outcrop. We believe this was raised without approval creating an artificial level. Is this the case? We understand that the R codes allow a max</p>	<p>The ground level at the side nearest their main bedroom remains unchanged. Overshadowing has been shown to meet guidelines.</p> <p>Any addition to the height of the southern boundary wall will take the form of permeable privacy screening.</p> <p>We are sorry. The negative response to consultation on our many previous plans has resulted in us not expecting a positive outcome from consultation. That's nice.</p>	<p>A site survey was completed by a licensed surveyor as part of the submission of the development application. The increase in site level without approval cannot be verified. The Residential Design Codes allows up to a 500mm increase in site level without approval – this is deemed to comply – above this then a change has to be applied for through a development application.</p>

<p>of 500 cm fill. This would be considerably more. We object strongly to this. They are now seeking to raise further portion of the site adjacent to our boundary.</p> <p>Comments below</p> <ul style="list-style-type: none"> Noise- on our side is the only entertaining area for our family Our bedroom is on our side, and we will lose any privacy Increased overshadowing, we will have no sun at 9.30, 10.30, 11.30 and will feel totally enclosed. Proposal to increase level of the wall will affect our amenity adversely. (Please see attached picture of current wall height) The building bulk is already at its limit There has been no consultation or communication to us from them. We do support the installation of a pool for the kids. We do not support any further development at the rear other than the pool. <p>In regard to their second attempt for building a granny flat (basement Plan) See below ...</p> <p>The two residents next door have 4 cars already with only one person driving them. A granny flat has the potential to bring more cars into the area without any off-street parking.</p> <p>We believe that the plot ratio will exceed 50% of the existing house plus proposed extension.</p> <p>We are happy for you to come out and assess this.</p> <p>We have spoken to other neighbours on the street who have voiced their concerns and are going to object as well.</p> 	<p>Thank you. You are perfectly entitled to your opinion.</p> <p>Further - we have three cars driven by two drivers and the third is a utility vehicle parked in the vacant lot. We do not have a driveway, thanks to previous negative community consultation, unlike our neighbours. In particular, our neighbour across the street who has 5 at last count. It must be very difficult for them to find room. Parking in the street is an ongoing issue which needs understanding and forbearance from all parties.</p> <p>We are not building a granny flat.</p>	<p>The application for an increase in height is through the submitted development application which is part of the formal process for applying for variations to the requirements of the Residential Design Codes and the Residential Design Guidelines.</p> <p>Noise is not formally assessed as part of the development application. It is only considered in a general manner in terms of amenity, but normal household noise will always be part of life in residential suburbs and must be accepted as such. Visual privacy will be maintained through visual privacy screening and a condition will be included in the final recommendation that ensures that the screening is incorporated into the development. This screening will be in accordance with the requirements of clause 5.4.1 of the Residential Design Codes.</p> <p>There is no increase in overshadowing because of the proposed development. Overshadowing is only assessed based on the sun's angle of 34 degrees at 12 noon on 21 June when the sun is lowest in the sky and therefore creates the longest shadow – it is not assessed at multiple times during the day.</p> <p>There is no significant increase in building bulk on site – the existing building is far larger than the proposed rear additions.</p> <p>Consultation relating to the proposed development is being undertaken via Council procedures – many applicants have the local government contact and communicate with neighbouring property owners regarding proposed development. This is a decision that is open to applicants and owners under the existing planning framework.</p> <p>There are no planning issues with regards to the swimming pool.</p> <p>Owners have the right to submit a development application and the proposed development is assessed in accordance with the Local Planning Scheme, Residential Design Codes, and the Residential Design Guidelines.</p> <p>Development within Plympton precinct does not require car parking to be provided as part of addition and alterations for existing single dwellings in accordance with the Residential Design Guidelines.</p> <p>There is not a nexus between car ownership, whether car owners and property owners do or don't drive cars and the provision of car parking in the street. The number of cars that are owned by a property owner is not the</p>
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		<p>subject of assessment for a development application.</p> <p>The basement shows a herb room, bathroom, and gym. An ancillary dwelling (or granny flat) typically has a kitchen as well as bathroom and bedroom. There is no kitchen indicated on the plans and the development application does not refer to a granny flat. Any attempt at converting the basement into short term accommodation will require a development application to be submitted for the additional use for consideration by the Town of East Fremantle. This will be assessed when the development application is submitted.</p> <p>Plot ratio is not assessed for single dwellings under the Residential Design Codes; however, site coverage is 48.8% which is less than 50% and within the deemed to comply requirements of the Residential Design Codes.</p>
<p>Submission 2</p> <p>We wish to strongly object to the above proposed development.</p> <p>There would need to be considerable deep excavation of the site which could cause untold instability to the adjacent dwellings (the building housing 6A and 6B Glyde Street on the lower side, and 10 Glyde Street on the upper side).</p> <p>There is very little clearance on either side of 8 Glyde Street and the probability of damage cannot be underestimated. This application deserves very careful consideration, and we believe should be rejected.</p>	<p>Thank you for your response. The stability of the buildings will be the responsibility of the structural engineer. The buildings are very close together which will call for an expensive solution, most likely, but it is not impossible. We have designed the development so as to not excavate to the south adjacent to 10 Glyde Street.</p> <p>Dilapidation reports will be prepared, and any damage will be resolved through the builder's insurance,</p>	<p>Any proposal for development on a heritage dwelling requires both development approval and a building permit. Proposals for excavation would require engineering certification and compliance with the National Construction Code as part of any building permit approval. An advice note has been included in the final recommendation for a dilapidation report to be prepared by an engineer on behalf of the owners to have a record of any possible damage done to neighbouring properties by works on the subject site. However, this is a matter for the applicant and owner to complete as part of any future works.</p>
<p>Submission 3</p> <p>I object to the proposal.</p> <p>As the owners of 6b Glyde St we object to the proposed addition to rear and basement of 8 Glyde Street (CTP11/22). The principal reasons for the objections are:</p> <p>1. Excavation depth between 6b and 8 Glyde – West end. At the Glyde St (West) end it is proposed to excavate to a depth of 1.5M (to a length of approximately 8M). Along the South side (adjacent to 8 Glyde St) we have two ground floor bedrooms which will no longer have 1.5m+ of earth buttressing on the outside wall. We are greatly concerned about the effect the excavations will have on our foundations and the effect that it will have on exterior/interior wall, ceilings, and floors. It is to be expected that settlement will occur and that initial</p>	<p>1. I think they mean they are on the north side.</p> <p>The safe removal of the soil and the stability of both buildings will be the responsibility of the structural engineer, who has already submitted to council their report as to how the work will be achieved. Further information will arise at building license stage, as well as during excavation as unforeseen elements may arise.</p> <p>2. These are legitimate concerns please see note above regarding structural engineer. Looking at the plan, the extent of the excavation stops a good ten metres from their underground pool, but I am happy to consider other options if an engineer considers this too close.</p> <p>3. This is a legitimate concern. A full dilapidation report will be undertaken by us at our expense of both 6a & 6b & 10 Glyde Street. If any problems such as this</p>	<p>1. Proposals for excavation would require engineering certification and compliance with the National Construction Code as part of any building permit approval. An advice note has been included in the final recommendation for development approval for a dilapidation report to be prepared by an engineer on behalf of the owners to have a record of the state of the neighbouring properties by works and any possible future damage caused by works on the subject site. However, this is a matter for the applicant and owner to complete as part of any future works.</p> <p>2. See above</p> <p>3. A comment cannot be made with regards to the structural integrity of the pool. This is a matter that can only be verified by advice from a qualified engineer.</p>

<p>cracks will only increase over a period of time.</p> <p>2. Excavation depth between 6b and 8 Glyde – East end. At the East end it is proposed to excavate the earth that runs between the boundary of 6b and 8 Glyde St to a depth of nearly 4M (Jurovich Surveying plans indicate 6b Glyde St main floor level as around 17.5M, the proposed excavation will go down to 13.6M, with a finished paving level at 14.3M). This is disproportionate depth, and we are greatly concerned about the effect the excavations will have on the stability of our outside house wall, floor, boundary wall and on our below ground pool located at the Eastern end of the property.</p> <p>3. Our pool is constructed from a concrete shell. It is of concern that the vibrations from the excavations and subsequent settlement will cause the shell to crack.</p> <p>4. Proposed retaining wall between 8 Glyde and 6b Glyde. The plans from Jurovich Surveying indicate a proposed retaining wall at 1.8M in height to be built the length of the North side of 8 Glyde St. This retaining wall will be offset just 30cm from the Southern outside wall of 6b Glyde St (giving the residents of 8 Glyde St a 55cm narrow path between the retaining wall and the outside of the church). A width of 30cm inhibits any access to our outside wall should we need to do any repairs or to paint.</p> <p>5. West Elevation 8 Glyde St: lack of details provided. The proposal aims to 'demolish wall install new black wrought iron gates'. It is assumed that this includes demolishing the patio brick wall between 6b and 8 Glyde St (that runs from the base of our patio to the base of our 1st floor veranda). No provision is included for replacing this wall (or to the previous height).</p> <p>For any of the proposed renovations to be accepted we would require full structural engineering and compensation for damages.</p>	<p>occur, it will be covered under the builder's insurance.</p> <p>4. Yes this is understandable. The buildings are very close together. At the moment, there is only 170mm on their side of the boundary line for them to undertake painting and repair at present. Any suggestions from council as to how we can resolve this issue would be welcome.</p> <p>5. We are happy to include such detail as required. At present the wall in on our property and would be demolished to carry out the development. This would cause some inconvenience to our neighbours as several services are currently attached thereon, so we would be happy to enter into an agreement in order to cause the least inconvenience to all.</p> <p>For any of the proposed renovations to be accepted we would require full structural engineering and compensation for damages.</p> <p>Please see note regarding dilapidation report.</p>	<p>4. An application can be made to the owners of 8 Glyde Street through the building permit application process for a BA20A if contractors are required to access 8 Glyde Street to carry out building works adjoining 6B Glyde Street. This is no different to the current situation between 6B and 8 Glyde Street. All works are proposed to be carried out on the side of 8 Glyde Street which the owners are entitled to undertake subject to appropriate planning and building approvals.</p> <p>There are no plans for the removal of structures at 6B Glyde Street and such proposals would be beyond the bounds of this development application. Compensation for damages is a civil matter for the owners of 6B Glyde Street to pursue in a court of law and is beyond the bounds of this report.</p>
<p>Submission 4</p> <p>As a close neighbour, I am excited to see the planning and continual effort by the owners, Aurora Sheehy and Mike Dearn, to improve and restore their beautiful and unique home.</p> <p>I have read through the submission and agree with each of the suggested works. In particular, I feel that the Basement is a great idea. The removal of unsafe wall and re-concreting the verandah are</p>	<p>Noted</p>	<p>Noted</p>

<p>essential, and I have some sense of the ongoing frustration that the owners feel in trying to resolve the water issue.</p> <p>The addition of the attic roof windows, the basement and the rear additions are all carefully considered. The ideas are creative and clever, and I feel the design is respectful to the heritage and fits in without being too obvious.</p> <p>I look forward to seeing the changes and I can't wait to see the value it will add to the streetscape.</p>		
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Community Design Advisory Committee

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

Internal Consultation

Nil

External Consultation

The following advice was received from the Water Corporation and Western Power. Relevant conditions have been included in the final recommendation in response to the advice received.

Water Corporation

Wastewater

Existing sewerage mains are located within the subject land near the rear boundary. (See plan attached below). Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. Whenever development is proposed near Water Corporation assets the applicant/owner needs to submit an Approval of Works application to determine what changes if any may be required. For information about this Approval of Works application please follow this link:

[https://www.watercorporation.com.au/home/builders-and-developers/working-near\[1\]our-assets/approval-for-works](https://www.watercorporation.com.au/home/builders-and-developers/working-near[1]our-assets/approval-for-works)

Water

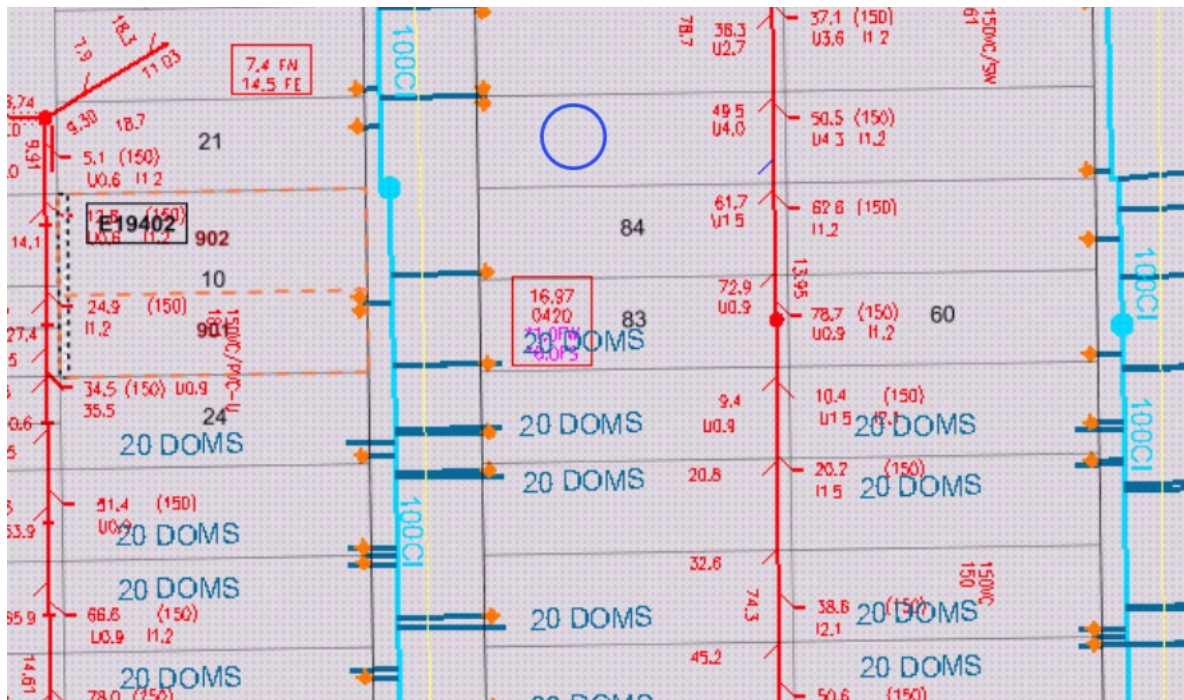
Reticulated water is currently available to the subject area.

General Comments

This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued. For further information about building applications, please follow this link:

[https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a\[1\]building-application](https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a[1]building-application)

The developer is expected to provide all water and sewerage reticulation if required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works. The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid. Please provide the above comments to the landowner, developer and/or their representative. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.



Western Power

Please check out the [Planning your project](#) section of our website – we don't actually process submissions: the information here (along with 'Dial Before You Dig') allows you to check that any work you need to do will not be impacted by proximity to our network.

This section provides advice for [Building near the electricity network](#) and paths to take if you find that your project will encroach on electrical assets, such as booking to [Speak to an engineering expert](#).

Local Government Authorities can review our [Strategic planning](#) information to determine if any electrical infrastructure is located.

Atco Gas

RE: Application No: Referral of development application P11/22 - 8 Glyde Street, East Fremantle
ATCO Reference: LM22253

Thank you for your recent e-Referral regarding the above-mentioned development application.

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. 8 Glyde Street has a gas service which is supplied from the DN63 PE 1.5 MP 70kPa gas main that is routed along the eastern side of Glyde Street on a 3.2 metre alignment. The service extends to a meter box which is on the boundary of the property.
2. Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (www.1100.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 6163 5000 or eservices@atco.com.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 states as follows;

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
North wing – north wall – ground floor	1.5m	<1.5m	D
North wing – north wall – upper floor	2.5m	1.5m	D
South wing – south wall – ground floor	1.5m	1.892m	A
Open Space	50%	51.2%	A
Site Works	Maximum 0.5m	>0.5m excavation	D
Visual privacy	7.5m	Screening to be provided	D
Overshadowing – no increase from existing levels	Maximum 25%	34% (existing overshadowing)	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	>36 degrees	D
Materials and colours	Colours and materials shown		A
Landscaping	Landscaping plan required		A
Front fence	1.8m high & 60% visual permeability	Visually permeable gates on either side of dwelling	N/A
Pergolas			N/A
Footpaths and crossovers	N/A		
Wall height	5.6m	4.9m	A
Roof height	8.1m	6.556m	A
Garages and carport			N/A

This development application proposes alterations and additions to a Category A listed heritage property at 8 (Lot 85) Glyde Street, East Fremantle. The dwelling was constructed in 1896 and was previously a Wesleyan Methodist Church. It later became a Girl Guides' Hall and was subsequently sold to private interests and became a residential dwelling. It is a prominent building with a Category A heritage listing. It is a good example of Federation Romanesque architectural style and was previously referred to the Western Australian State Heritage Office in 2006 for inclusion in the State Heritage Register, although it was not placed on the register. There are several elements to the proposed works including rear additions, creation of a basement, changing the front wall, repairs to the front porch floor, and addition of roof windows to an attic.

A basement, with three rooms, is being created through excavation of earth under the building. Two wings are being added to the east (and rear) of the existing dwelling such that there is a double storey extension to the north and a single storey extension to the south with a turf roof on the southern extension. A 1.7m wide opening is being cut into the northern end of the existing front wall that faces the street and new gates are being added into this opening and the existing opening on the southern end of the wall. Windows are being added to the roof of the attic on the north-western end of the existing building, however this has minimal planning implications as the attic is not a habitable room and by inseting the windows into the existing roof there is no impact on the geometry of the dwelling roof. The windows will be barely noticeable from the street. Works to the verandah floor and steps leading up to the verandah are also proposed along with re-mortaring

of parts of the original front wall to prevent further degradation of the surrounding building. Both have negligible planning implications for the dwelling.

Six variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines related to lot boundary setbacks (2 locations), front gate height, site works, roof pitch, and privacy screening.

Lot Boundary Setback – Existing Wall - North Wall – Ground Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is more than 25m long and less than 3.5m high with major openings should be 1.5m from the boundary. In this case the wall is less than 1.5m from the boundary. The reduction in lot boundary setback can be supported based on design principles 5.1.3 P3.1;

- There are minimal impacts of building bulk on adjoining properties,
- Adequate sunlight and ventilation will reach the building and open spaces on this site and the adjoining site; and
- There will be minimal overlooking or loss of privacy to the adjoining property from the proposed development.

The proposed development represents an extension of the existing wall of the dwelling but at a lower level to the rest of the building. As the development is to the south of the northern neighbouring property there will be no impact on access to sunlight and the gap between the building ensures ventilation is still possible. The new windows in the area being excavated under the existing dwelling are on a level that is well below the neighbouring double storey property and no new windows are being considered on the upper storey towards the eastern end of the wall. For these reasons, the proposed reduced lot boundary setback can be supported.

Lot Boundary Setback – North Wing - North Wall – Upper Storey

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is more than 25m long and 4m high with no major openings should be 1.8m from the boundary. In this case the wall is only 1.5m from the boundary. The reduction in lot boundary setback can be supported on the basis of design principles 5.1.3 P3.1.

- There are minimal impacts of building bulk on adjoining properties,
- Adequate sunlight and ventilation will reach the building and open spaces on this site and the adjoining site and
- There will be minimal overlooking or loss of privacy to the adjoining property from the proposed development.

The existing wall of the dwelling is having windows and doors cut into the side at a lower level to the rest of the building. As the development is to the south of the northern neighbouring property there will be no impact on access to sunlight and the gap between the building ensures ventilation is still possible. The new windows are below the existing ground level. For these reasons, the proposed reduced lot boundary setback can be supported.

Front Gate

The northern section of the front wall is proposed to be removed completely. As noted in the heritage impact assessment this section of the wall was constructed later than the original front wall and is considered structurally unsound. It is of inferior materials and finish that does not match the rest of the front wall and suffers from degradation caused by water pooling in the adjacent area. The gap created by the removal of the wall will be replaced with a visually permeable wrought iron gate that is approximately 1.7m and up to 2.35m high. Although the gate height will exceed the maximum allowable height in accordance with the Residential Design Guidelines acceptable development provision 3.7.11.5 A2.1 the proposed change is supported in accordance with performance criteria 3.7.11.5 P3 which requires fences above 1.2m to be visually permeable to allow passive surveillance to the street. The gate design will help frame the front of the dwelling as

recommended in the heritage impact assessment. A condition will be included in the final recommendation that reinforces the requirement for a gate that is 60% visually permeable to ensure that higher levels of visual surveillance can be maintained.

A new wrought iron gate is being added to the southern end of an existing opening. This will be in a similar style to the gate proposed at the northern end of the wall and will complete the framing of the front of the building. Consultation with the neighbouring property at 10 Glyde Street is required prior to any works being undertaken in this area, as a result of the existence of an easement along the front portion of the southern boundary (see section below on Easement on Site).

It is noted that the proposed new opening in the wall is to the north of existing quoining in the original wall. The wall to be removed was previously open and constructed later than the rest of the front wall. There are signs that this part of the wall is deteriorating faster than other parts of the front wall. The utilities connections and meter boxes located in this wall will have to be re-located subject to discussion with the gas and electricity providers.

The removal of the northern section of the front wall and the addition of two new over height gates at the northern and southern ends of the front wall is supported.

Site Works

Extensive site works are proposed under the existing dwelling and to the north and the south of the building adjacent to the neighbouring properties. The site works have a number of elements.

The ground under the floor of the building will be excavated to a finished floor level of 13.6m for a gym and bathroom and to 13.85m for a herb room and storeroom towards the front of the existing building (from a finished floor level above of 16.50m). Excavation of a narrow walkway down the northern side of the existing building (and to the south of the building at 6B Glyde Street) with a level of 13.75m rising to 16.18m at the rear will also be undertaken.

Windows and a door will be inserted into the northern wall of the existing building. The addition of the windows allows for ventilation and light into the newly created rooms. The newly created rooms will be unable to be seen from the street so have minimal impact on the existing heritage dwelling. They do not create visual privacy issues to the northern neighbouring property as the windows will be well below the height of the neighbouring property.

Retaining walls will be constructed between the walkway and close to the boundary between 8 and 6B Glyde Street for the length of the walkway. The retaining walls are maintained at heights similar to the existing ground levels such that they are between heights of 1.8m at the front of the property and increasing in height to 2.74m halfway along the walkway, then falling to approximately 1m as the ground level rises up.

Site levels are to be increased at the rear of the property on the southern side of the lot adjacent to the southern boundary fence by up to 1.55m to extend the turf roof area. Existing steps closer to the rear of the lot are being removed and filled in.

The excavations that exceed 0.5m are within 1m of the northern and western (front) boundary of the building and continue along the northern side for the length of the building. Likewise, the retaining walls and accompanying fill are within 1m of the boundary despite being considerably higher. The area to the southeast of the lot with the increase in the height is well beyond 0.5m in height. None achieve deemed to comply clause 5.3.7 C7.2 of the Residential Design Codes.

The excavation can be supported in accordance with design principles 5.3.7 P7.2 in that the excavation respects the natural ground levels at the boundary of the site and from the street. The accompanying retaining walls will support the wall exposed as a result of the excavations and be subject to engineering and building approval. Site levels to the southeast of the site that are being raised are not unreasonable given that privacy will be maintained because of the requirement for the installation of privacy screening (see below in section on Visual Privacy).

Roof Pitch

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch is supposed to be between 28 and 36 degrees. In this case the roof forms should complement the traditional form of surrounding development in the immediate locality. The roof pitch that has been chosen is similar to the roof pitch of the existing heritage dwelling but is greater than 36 degrees. As it is located towards the rear of the dwelling it has minimal impacts on the streetscape. By adopting a similar pitch to the existing dwelling, the new roof does not conflict with the existing design and meets the requirements of performance criteria 3.7.8.3 P4. For these reasons, the roof pitch can be supported.

Visual Privacy

All outdoor areas more than 0.5m above natural ground level are required to install measures that ensure visual privacy to neighbouring properties in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.1 ii. The area where a turf roof is proposed and there is a rearrangement of the steps and increased site levels on the south-eastern side of the dwelling will require the addition of privacy screening. A condition will be included in the final recommendation that will require visual privacy screening to be installed along the southern edge of the area to ensure adequate visual privacy. The reduced visual privacy setback can be supported subject to the installation of appropriate screening devices in accordance with design principles 5.4.1 P1.2. Visual privacy screening will provide adequate screening for this area. Note that all visual privacy screening is to be fitted inside the boundary of 8 Glyde Street.

Overshadowing

The Residential Design Codes deemed to comply clause 5.4.2 C2.1 requires that in areas with a density coding of R20 that the maximum overshadowing is 25% of the neighbouring property. In this case the overshadowing was at 34% with the existing dwelling because the building was formerly a very tall church building. There is no additional overshadowing from the proposed development.

Heritage Assessment

A heritage assessment was completed as requested by the Town. This assessment supported the view that the proposed works are considered acceptable and help to restore and remediate certain issues that were identified in the report. The section of the front wall being removed helps to frame the dwelling and ensures that a sub-standard structure is removed. Additional works on the wall including re-mortaring and repointing with lime mortar helps conserve the existing wall into the future. Attic works including the addition of attic windows do not significantly impact on the heritage characteristics of the dwelling or the roof. The creation of the basement does not denigrate the heritage characteristics of the buildings and may provide the ability to undertake further stabilising and bracing in the future. The verandah works including the replacement of the concrete floor with a new concrete floor will help to manage water ingress and egress from this part of the building. The rear additions do not have any impact on the heritage building as they are to the rear of the dwelling and in a more modern architectural vernacular with distinguishing details and materials. The heritage assessment is supportive of the proposed development.

Easement on Site

There is an easement that has been identified at 8 Glyde Street. The easement runs for 14.79m along the southern boundary from the front boundary and is 1m wide. This comprises the setback area between the existing building and the southern boundary approximately halfway along the southern wall of the existing dwelling. It does not conflict with any works proposed other than the stairs up to the front porch. The easement is designed to protect minor encroachment of a wall from 10 Glyde onto 8 Glyde Street's property. It was agreed to in 2002 by previous owners of both properties. There is a requirement that no works will be undertaken in this area or disturb the neighbouring wall from 10 Glyde Street that encroaches onto 8 Glyde Street. A condition has been included in the final recommendation in alignment with the requirements of the easement. Any works undertaken in this area for any reason whatsoever must have agreement of both the grantor and grantee to the easement prior to any works being undertaken.

CONCLUSION

The heritage assessment supports the development application for the proposed works. Based on the preceding assessment and report this development application can be supported subject to conditions being included in the final recommendation.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

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 – Existing Wall - North Wall – Ground Floor – 1.5m required, greater than 1.5m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – North Wing - North Wall – Upper Storey – 2.5m required, 1.5m provided**
- (iii) Clause 3.7.11.5 – Residential Design Guidelines – Front Gates – front fence no more than 1.8m high required, front gates more than 1.8m high provided**
- (iv) Clause 5.3.7 – Residential Design Codes – Site Works – Retaining Walls, Fill and Excavation - 0.5m maximum, greater than 0.5m provided**
- (v) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, greater than 36 degrees provided**
- (vi) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 7.5m required, less than 7.5m provided**

for alterations and additions at No. 8 (Lot 85) Glyde Street, East Fremantle, in accordance with the plans date stamped received 11 April 2022, subject to the following conditions:

- (1) The applicant/owner shall not undertake any works within the easement 169573 that is listed on the certificate of title for 8 Glyde Street without prior consultation and agreement from the owners of 10 Glyde Street with regards to works that are proposed within the easement area.**
- (2) The gates proposed in the opening in the front wall are to have a visual permeability no less than 60%.**
- (3) Visual privacy screening is to be installed inside the southern boundary as shown on the page 3 of the submitted plans, to a minimum height of 1.6m from the respective finished floor levels and to be in accordance with the Residential Design Codes deemed to comply requirements 5.4.1 C1.2. All privacy screening is to be at least 75% obscure, permanently fixed, made of durable materials, and restrict views in the direction of overlooking into the adjoining property.**

- (4) The applicant/owner is to seek and obtain written approval from the Water Corporation for the proposed works prior to the submission of a building permit application and this Water Corporation approval is to be submitted to the Town with the building permit application.
- (5) The applicant/owner is to seek and obtain written approval from Western Power for the proposed works prior to the submission of a building permit application and this Western Power approval is to be submitted to the Town with the building permit application.
- (6) The applicant/owner is to seek and obtain written approval from Atco Gas for the proposed works prior to the submission of a building permit application and this Atco Gas approval is to be submitted to the Town with the building permit application.
- (7) All utilities (gas, electricity, water) are to be relocated from the section of the front wall that is to be removed to an area behind the front wall subject to the advice received from utility providers and licensed contractors. No wiring, piping or meter boxes are to be attached to the front wall.
- (8) No short stay accommodation is to be operated from the residential dwelling without the submission of a development application to the Town for consideration of such a use.
- (9) 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.
- (10) 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.
- (11) Regarding 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.
- (12) 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.
- (13) 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.
- (14) 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.
- (15) 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.
- (16) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

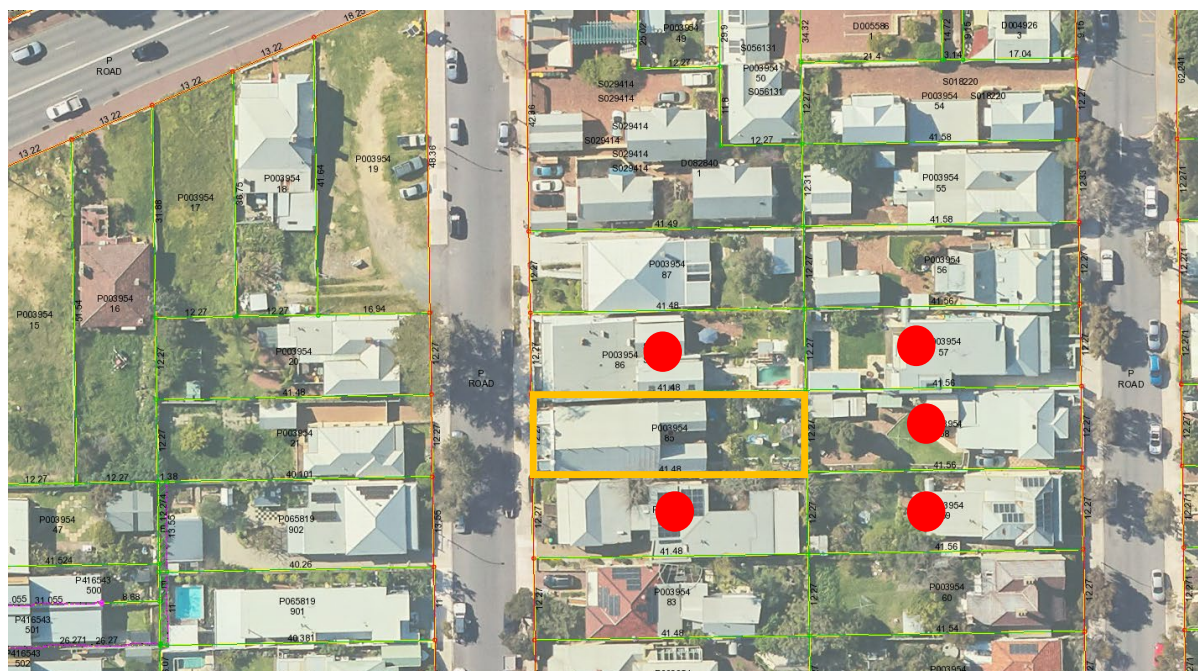
The following are not conditions but notes of advice to the applicant/owner.

- a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*

- b) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.**
- c) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.**
- d) 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).**
- e) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- f) Existing sewerage mains are located within the subject land near the rear boundary. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. Whenever development is proposed near Water Corporation assets the applicant/owner needs to submit an Approval of Works application to determine what changes if any may be required. For information about this Approval of Works application please follow this link:
[https://www.watercorporation.com.au/home/builders-and-developers/working-near\[1\]our-assets/approval-for-works](https://www.watercorporation.com.au/home/builders-and-developers/working-near[1]our-assets/approval-for-works)**
- g) This proposal will require approval by Water Corporation Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued. For further information about building applications, please follow this link: [https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a\[1\]building-application](https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a[1]building-application)**
- h) The developer is expected to provide all water and sewerage reticulation if required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works. The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact the Water Corporation to confirm that this information is still valid.**
- i) 8 Glyde Street has a gas service which is supplied from the DN63 PE 1.5 MP 70kPa gas main that is routed along the eastern side of Glyde Street on a 3.2 metre alignment. The service extends to a meter box which is on the boundary of the property.**
- j) Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (www.1100.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>**

REPORT ATTACHMENTS

Attachments start on the next page

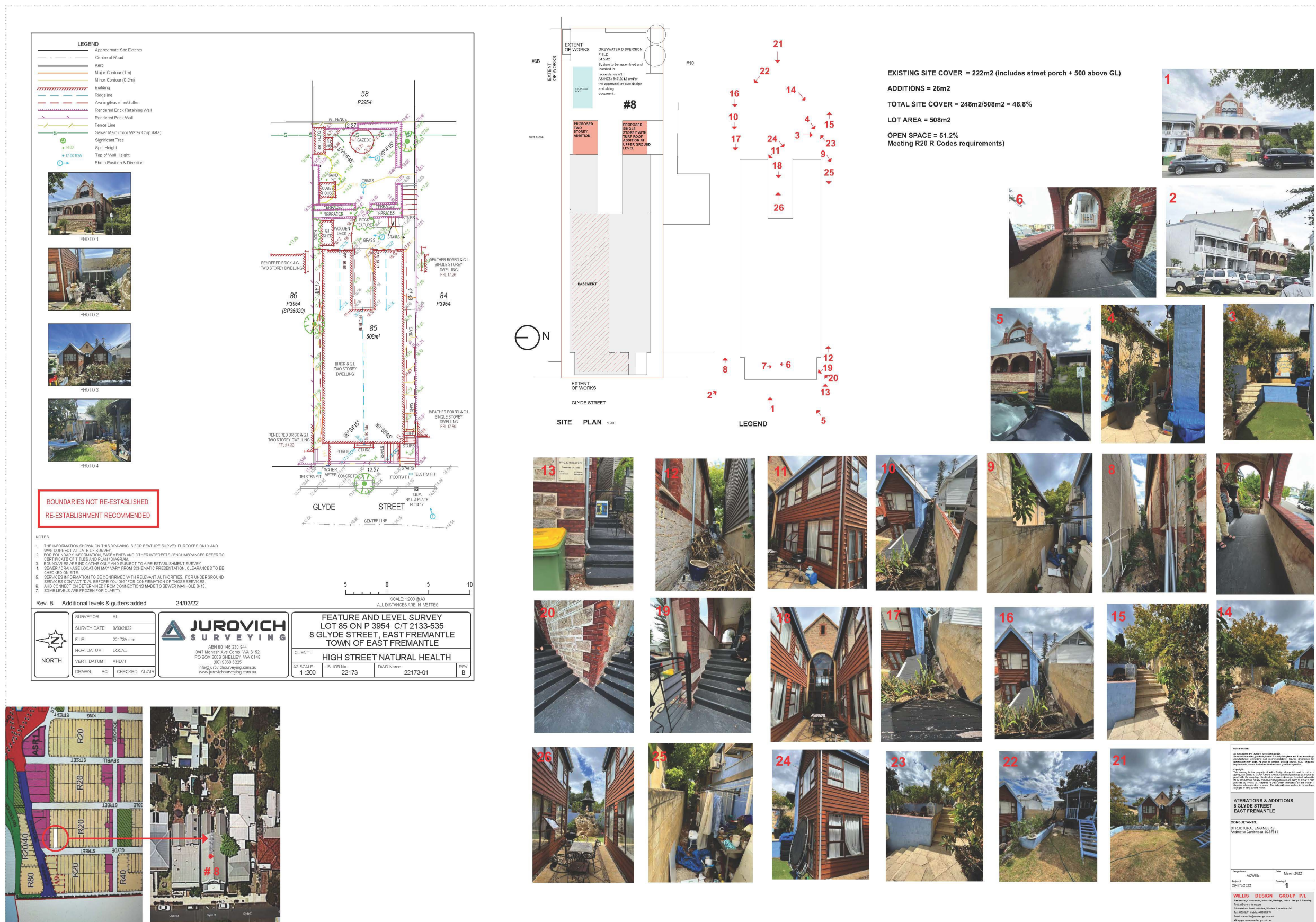


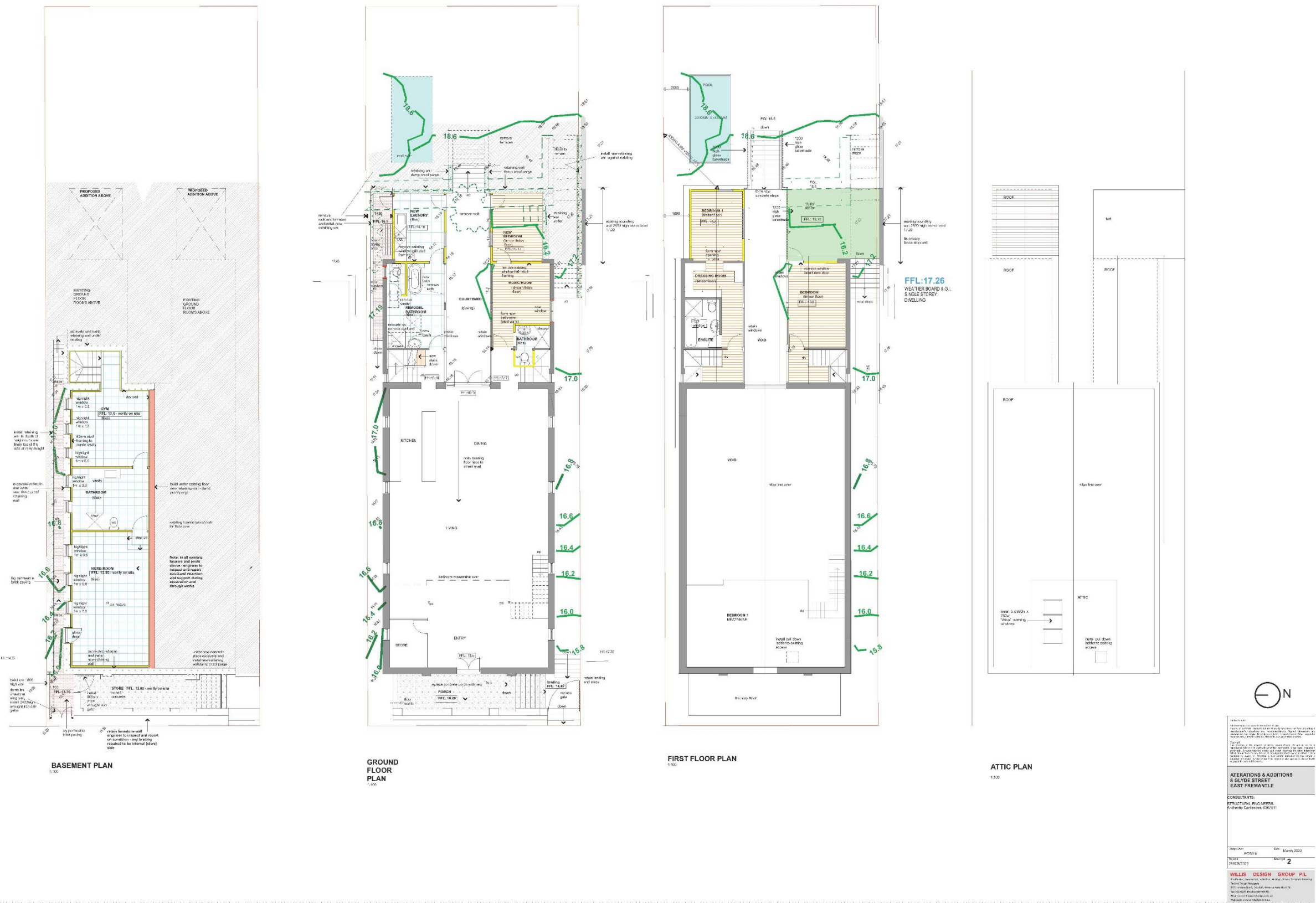
8 Glyde Street – Photos

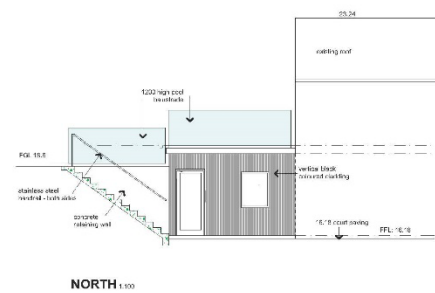
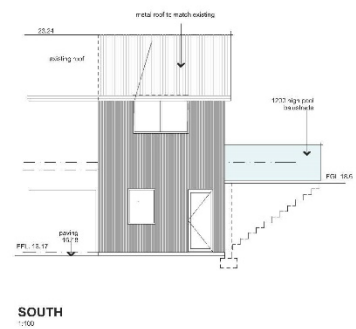
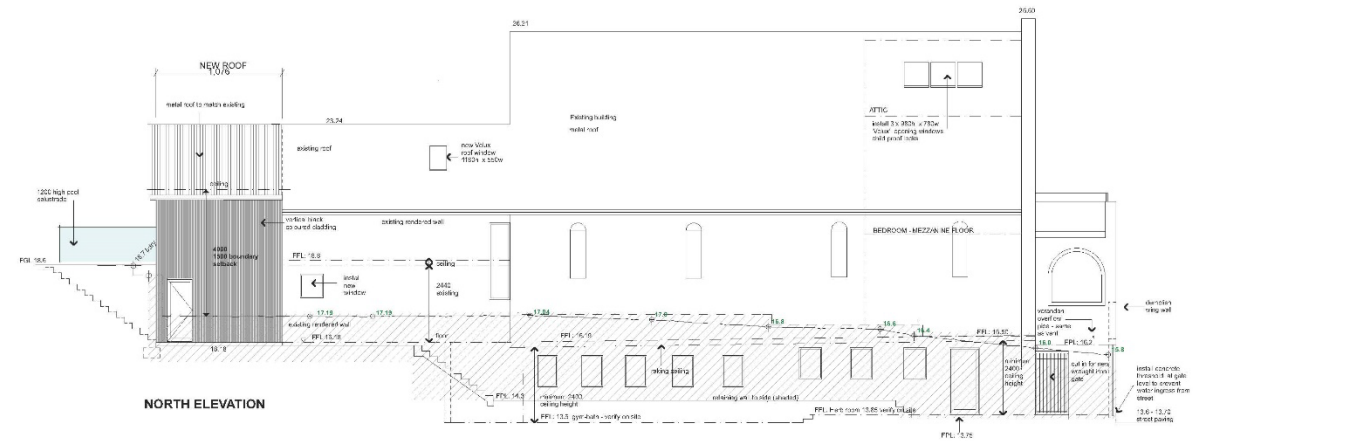
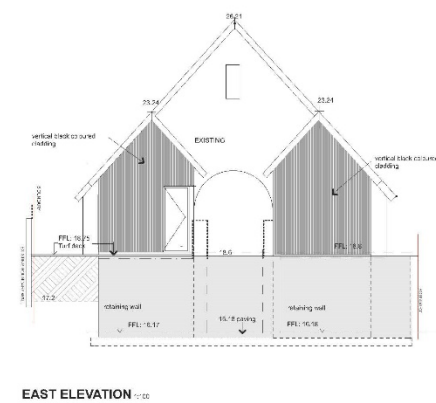
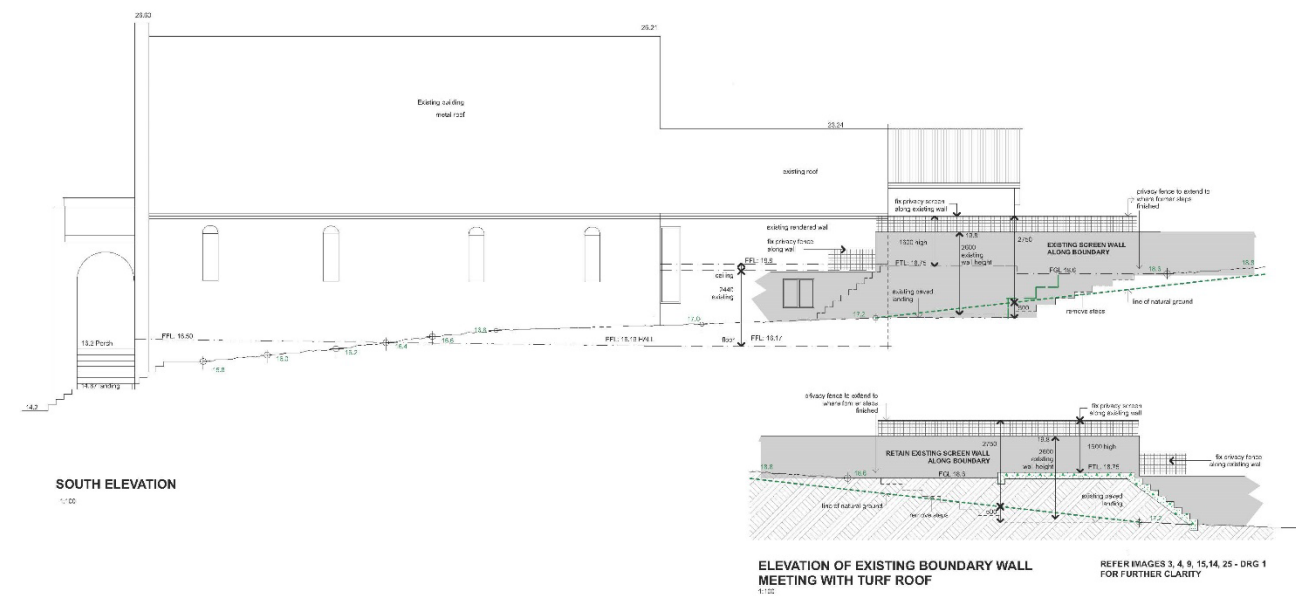
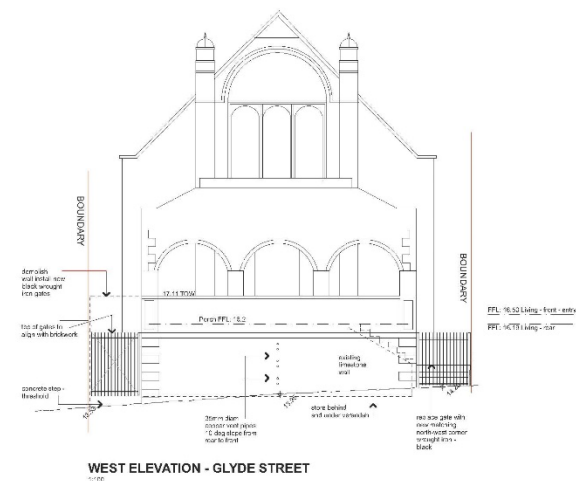


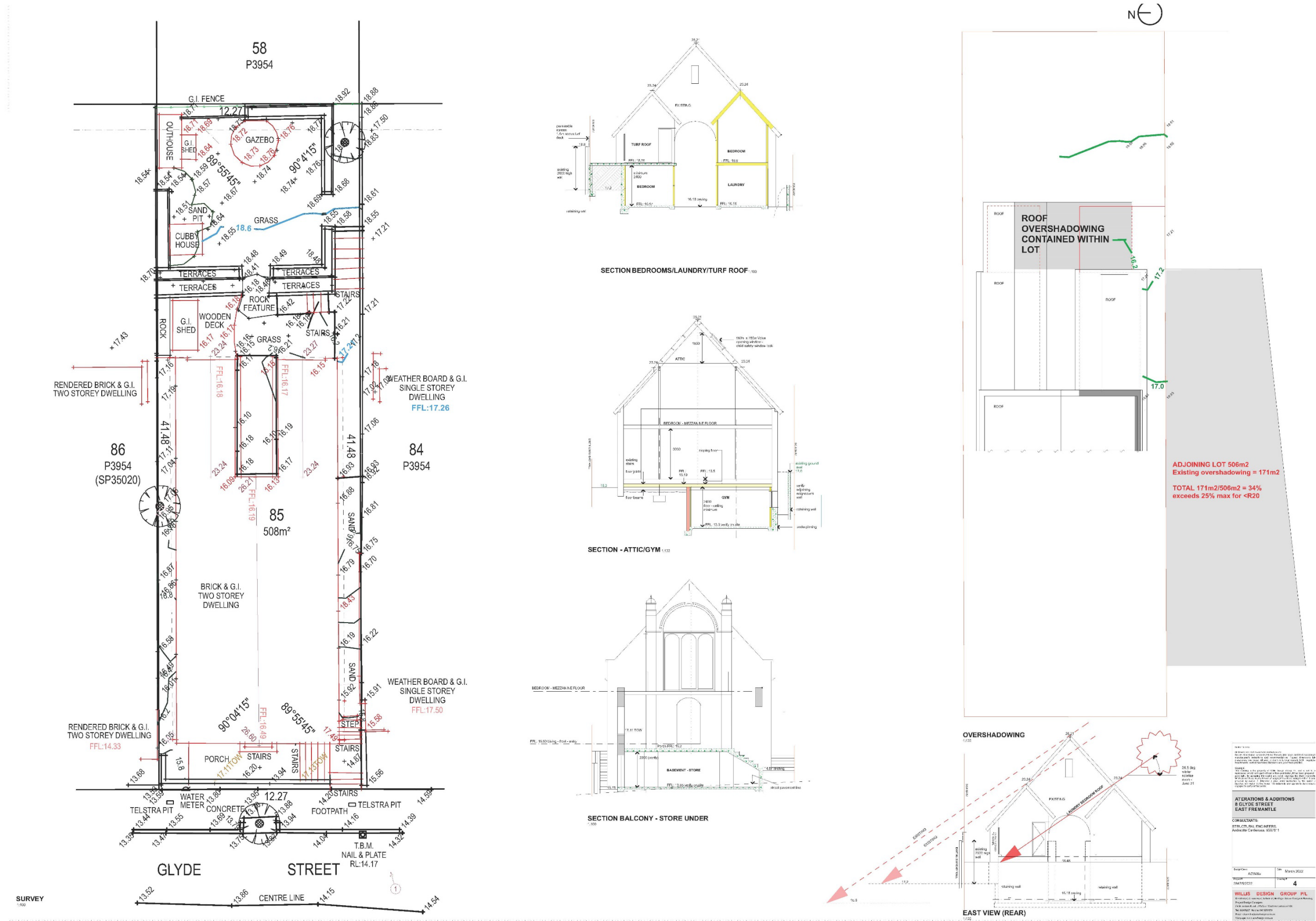








[illegible]



PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	8 Glyde Street
PROPERTY NAME	N/A
LOT NO	Lot 85
PLACE TYPE	Residence (fm Church)
CONSTRUCTION DATE	C 1900
ARCHITECTURAL STYLE	Federation Romanesque
USE/S	Original Use: Church then Guide Hall/ Current Use: Residence
STATE REGISTER	Place No. 00795 – Potential state heritage significance. Recommended to be assessed 28 July 2006.
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category A
PHYSICAL DESCRIPTION	No 8 Glyde Street is a former church constructed of limestone and brick with a gabled steeply pitched corrugated iron roof. It is a fine example of a Federation Romanesque style church. The front elevation is symmetrically planned with a full width hipped roof arcade supported on stout masonry piers over a masonry balustrade. Behind the arcade is a prominent limestone gable wall. The gable is divided by engaged piers in limestone with brick quoins topped by finials. The west facing window is arched with a series of timber framed divisions. The roof is steeply

pitched with stack ventilators along the ridge. The side walls return for four bays with narrow round headed windows.

There are gable roofed additions to the rear.

The place is consistent with the pattern of development in Plympton and plays an important role in the pattern of development of a working class suburb. It is an example of the capacity for adaptation of the first generation of houses.

HISTORICAL NOTES	<p>Plympton is a cohesive precinct where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of homes for workers and their families with a high concentration of small lots with timber, brick, and stone cottages.</p> <p>No 8 Glyde Street is an example of a Federation Romanesque Church which was adapted to become a Guides Hall and later a residence.</p>
OWNERS	Unknown
HISTORIC THEME	Community Efforts
CONSTRUCTION MATERIALS	<p>Walls - Limestone and brickwork</p> <p>Roof - Corrugated roof sheeting</p>
PHYSICAL SETTING	The arcade is set on the lot boundary with the main building set slightly back from it.
STATEMENT OF SIGNIFICANCE	<p>No 8 Glyde Street is a former church constructed in limestone and brick with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as a Federation Romanesque style church. It retains a moderate to high degree of authenticity and a moderate degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 8 Glyde Street has exceptional aesthetic value as a fine example of a Federation Romanesque style church. It has retained most of the characteristic features of the style.
HISTORIC SIGNIFICANCE	No 8 Glyde Street has considerable historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 8 Glyde Street has considerable social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place. It has played a role as a place of worship.
RARITY	No 8 Glyde Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.
CONDITION	No 8 Glyde Street is in good condition.
INTEGRITY	No 8 Glyde Street retains a moderate degree of integrity.
AUTHENTICITY	No 8 Glyde Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

HERITAGE ASSESSMENT AND IMPACT STATEMENT

Residence Lot 85 (# 8) Glyde Street, East Fremantle.

Formerly Plympton Wesleyan Methodist Church

North Wing Street Wall; Attic Roof Windows; Concrete Verandah Surface
Basement; Rear Additions



Fig 12



Fig 13

Prepared by: Alex Willis

M. Cultural Heritage; M. Planning Professional (Urban Design); Cert Bus.Pract.Arch; Dip. Building Design/Technology; Dip. Interior Design; Dip. Building/Construction (Building); MICOMOS; MPIA; AffRAIA; MDIA; MAIM; AffAIB

Heritage, Planning, Building and Design Consultant.

Willis Design Group P/L 9330 5297; 0415950570; 54 Stoneham Road. Attadale.

For: Aurora Sheehy and Mike Dearn, 8 Glyde Street, East Fremantle

March 2022

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1) Introduction:

Constructed from 1896, the former, church and girl guides' hall is now a residence. Listed as category by the Town of East Fremantle, the place enjoys a high level of significance and protection (Ref 1 Heritage Council of WA – Places Database – Reference 2 – Nomination of New Place for Assessment). Of Federation Romanesque style it demonstrates: aesthetic, historic and scientific significance. Any works will be tested against these, furthermore, values of integrity and authenticity.

2) Reason for works:

The owners are seeking to further adapt the place for residential purposes.

3) Works:

3a) North Wing Street Wall

i) Location:

Located on the northern western corner of the verandah fronting the street and returning a short distance back along the boundary (Fig 2), the wall is constructed from solid limestone laid in a random Ashlar manner. Some brickwork, a continuation from the adjoining wall occurs (Fig 3). The height corresponds with the adjoining verandah.

ii) Condition.

From a distance the wall appears sound, though close inspection reveals the lower part has disintegrated, likely washed overtime leaving the wall suspended without contact to any footing (Fig 4). There is evidence of former cracking near the top which has been plugged with matching red oxide mortar (Fig 10). Soil has been built up behind the wall back along the house side (Fig 11, Fig 24), therefore is retaining.

iii) Interpretation

The wall is not part of the original built structure, namely the large buttress wall adjoining (Fig 1), for the following observations and understandings:

- a) The wing wall is plumb contrasting with the slope noticeable on the adjoining limestone wall: it is set back 50-70 mm at its base narrowing to zero at the top (Fig 10).
- b) The wing wall coursing is different: laid in Ashlar, a seamless aesthetic, the verandah wall is laid in Ashlar – bulbous coursed - a pronounced aesthetic (Fig 2). Occasionally, the verandah wall demonstrates a random size stone.
- c) The wing wall adjoins the verandah wall by using a stacking stone coursing (Fig 10). This is noticeable against the red brick quoins and exaggerated by the vertical slope from bottom to top.
- d) A vertical cut has been made in to the stonewall and covered with a cement-based mud in an attempt to conceal conduits (Fig 10).
- e) To the top part of the wall, a decorative frieze of random coursed tuck pointed stone is evident and corresponds with the adjoining verandah (Fig 2). This tuck-pointing differs from an earlier mortar finish (Fig 1).
- f) Two plaques have been fixed to the end of the verandah wall below the arches, depicting stone laying ceremony in 1900 (Fig 10/14). They 'frame' the verandah.
- g) Pipe work, services from the neighbouring property has been attached to the wing wall (Fig 7).
- h) Mortar joints to the wing wall are deliberately seamless; though show signs of black mould, a fungus caused by damp (Fig 4/10).
- i) There is no evidence of a cut-off drain behind the wall, although there is a pipe visible between the back part of the wall adjoining the neighbour's wall at ground level (note owing to backfilling this is at least 2m above street level) (Fig 3).

3 b) Works – Residential Adaptation:

- i) Objective: To remove the wing wall and replace with wrought iron fencing and gate
- ii) Justification: The wing wall is not authentic, and not forming part of the original build.
- iii) Condition: The wall is of unsound condition (at considerable risk of collapse):

an addition to the original form based upon evidence (3 a,b,c); degradation (3 d,g,h).

- iv) Removal of the wall - testing against the building's significance:

Aesthetic – The removal would enhance the original and authentic 'framing' of the existing verandah.

Historic – The minor works removal does not disassociate our understanding of the expansion of Fremantle (Gold rush period), nor sense of place.

Scientific – Although, 'Inherit' comments N/A, the construction of the wing wall albeit in an example of random Ashlar, is an 'aesthetically and built weakness' in an historic representation, particularly in terms of construction techniques and authenticity. The church, though, the adjoining verandah wall is altogether different. The removal in practical terms, provides greater ventilation around the building, reducing damp challenges; this is a scientific contribution to the place's future well-being and longevity, therefore the removal is supported.

3 c) Existing verandah/gable facade street wall

i) Mortar work.

There is a variety of work applied over the years. There is an inconsistency.

Currently, the red brickwork surrounding the arches is of a white tuck pointing. The stone face between the arches is black tuck-pointed. The underside of the arches are red flush – smudged finish. The stone frieze beneath the arches is black tuck-pointed. The bulbous feature stone is regular flush pointing; gable stonework appears to have a white coloured wash surface; joints are slightly visible.

Brickwork to the gable/ quoins is not tuck pointed and appears red flushed, though from the street appears to have had a red wash applied. The red header course to the verandah wall and the two course banding have a flush red mortar mix – smudged crudely in what appears a method of sealing the fretted brick. Evidence of recent mortar patching appears beneath the two course red brick banding and the stone (Fig 14).

Though not part of this proposal some level of research should be investigated in determining a way forward in applying some level of historical consistency – authenticity. This is an aesthetic value and it must be recognized as affecting the significance of the place.

A photograph of the 'place' (Fig 1) does not reveal any level of brick tuck pointing to the arches; flush jointing of the frieze appears neat and clean.

The author's recommendation is to return the former church's mortar work to its simpler non-refined authentic self. A casual site visit (28/3/2022) determined whether tuck pointing has been used elsewhere on the place – it has not. The recommendation is to clean out the joints, re-point with a mortar mix (following testing) insert a raked joint to match existing. Where brickwork has degraded, carefully apply mortar in a manner/technique that does not obscure too much of the joint work. The patching around the

quoins on the stone wall similarly to be cleaned out and the entire wall to be newly flush jointed using a lime mortar mix (Reference 4 & 5, City of Fremantle Technical Sheets: # 4 & # 5).



Fig 1



Fig 2



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7



Fig 8



Fig 9



Fig 10



Fig 11



Fig 14



Fig 15



Fig 16



Fig 17



Fig 18



Fig 19



Fig 20



Fig 21



Fig 22



Fig 23



Fig 24



Fig 25



Fig 26



Fig 27



Fig 28



Fig 29



Fig 30



Fig 31



Fig 32



Fig 33



Fig 34



Fig 35



Fig 36



Fig 37

4) Attic Roof Windows

a) Location

Located high up within the existing roof space, over the mezzanine bedroom, towards the street there is an attic; access provided by a ceiling hatch. With a height of 2000 at the ridge to zero where the roof meets the floor (ceiling) the space is considered non-habitable and contains storage junk.

i) Condition:

The attic is of sound construction; there is no evidence of decay, rot or termite infestation.

b) Reason for works:

Make greater use for residential storage.

4a) Works – Residential Application :

Install structural elements i.e: flooring and ceiling (on rake) to accommodate loads anticipated. Install three openable 'Velux' windows within the same roof plane. Insulate roof. Ensure safety elements are incorporated in to windows to prevent persons falling out.

4b) Justification:

i) Location

The placement of the windows will improve the building's residential adaptation from church and hall to an adaptive residential use, by making available additional storage space and does not influence site cover.

ii) Installation of the windows - Testing against the building's significance:

Aesthetic: In daylight and from a distance, windows appear black, irrespective of time of day and sunlight. They will be placed in the same plane as the roof pitch and to the northern side of the roof. Not directly visible from the street, they will however, be seen from some distance eg: Canning Highway and only in the mix of other buildings ^(Fig 12). In view of the height, location and visibility any aesthetic interruption to not only the roof but also the entire building is considered extremely minor, therefore supported.

Historic: Considered minor works the installation does not disassociate with our understanding for the expansion of Fremantle (Gold rush period), nor sense of place.

Scientific: With attic works requiring structural attention, the building's street gable will likely be reinforced, stabilized further with bracing (to be determined by structural engineer) . The windows, will not dilute the structural integrity, nor the manner of roof pitch and materiality; working with the architectural form rather than against, therefore supported.

5) Concrete Verandah Surface

a) Location

Located on the front of the building ^(Fig 15), access is via concrete steps from the street to a flat verandah surface ^(Figs 16,17,18) . The verandah is the transitional space between street and place. A metal gate fronts the access and is of a mismatch contradictory assembly. The surface is painted dark grey.

b) Condition:

i) An ongoing challenge for not only the building and owners is the ponding or 'bath-like' conditions experienced when it rains. Water is trapped within the verandah and clear evidence of wall spalling occurs on the inside face - not visible from the street. This is affecting the wall's street face, despite repeated pointing efforts. The steps are of different tread widths and riser heights and the concrete has been laid over brickwork (evidence on steps), patched, and then painted. Eventually the water finds its way down the steps and on to the street pavement.

Evidence of concrete being poured over brick steps. In view of this the narrative suggests a former problem with the verandah's surface, hence the covering with concrete.

c) Reason for works:

Prevent further fabric degradation and install a preventative system. The challenge is to manage water ingress and egress. To meet this demand other building elements need to be included - they are to be unobtrusive.

This is a two-fold construction exercise:

i) Replace the concrete with new RF suspended, with a mix of dry cement and oxide. Then, slowly add water to get a slurry-like consistency. For one part oxide, up to three parts of grey cement will give a dark red hue. The reason for using red is to compliment the red brickwork and mortar. Fall concrete to form new steps. Suspending the new verandah concrete paving is important to ensure existing fill under and behind the street limestone wall is removed allowing the wall's breathing preventing a damp environment – re pointing with lime mortar essential to the street wall stonework. Evidence suggests that cream cement has been used recently despite using a mix of lime (mortar testing is required).

The street wall is to include small, 35mm diam venting slots centrally located to allow for this breathing to take place between the street and basement store behind. These are deemed minimal and inconspicuous. It is anticipated some level of concealed structural support will be necessary behind the street wall. This will not only support the concrete but also provide additional stabilising and dryness surrounding the existing the limestone.. Furthermore, as a precautionary measure a floor waste to be installed at the nth end (53 ODmm copper; note to avoid corrosion clear of RF steel in the concrete).

d) Justification

The challenge facing many historic buildings is ensuring their survival for many years to come. Remediation/adaptation works better in needing to withstand the elements to be addressed. In this instance, an ongoing risk of damage – the preservation of associated fabric is required. Deemed minor works is considered appropriate as part of conservation, where it allows a significant use to be continued and assists in retaining association and meaning.

e) Testing against significance:

i) Aesthetic: The verandah surface is not directly visible from the street, however, it is integral to the function and does possess a minor significance in terms of a fabric element, particularly with continued use. By replacing the concrete over brick, neither the location, area, nor use has been altered. Concrete/brick has been

replaced with concrete in a manner that ensures a wider preservation strategy i.e.: the walls abutting and below. There is little evidence of foot wear and tear for example: curving of the tread through consistent community or residential use. Without addressing the walls below, the surface and with constant ponding through winter, further dilapidation would be expected. Therefore, the authenticity by way of replacement (conc with conc) is considered minor and supported. Retain landing and concrete entry/side steps

(Fig 16/17).

ii) Historic: Considered minor works the replacement does not diminish our understanding of the authenticity, the wider held view through the expansion of Fremantle (Gold rush period), nor our sense of place.

Scientific: The materiality i.e., the concrete is consistent with the building's form and function. The quality of new works is neither diminished nor compromised. The use of structural mechanisms ensures the building's future through discrete inconspicuous preservation strategies.

6) Basement

a) Location

To be located beneath the existing ground floor on the northern aspect (Fig 24,25,26,27).

b) Reason for work:

Continued residential adaptation through diverse facilities and interests for the occupants.

c) Works Residential Application:

Excavate beneath existing floor. Insert appropriate, discrete structural support elements. Methodology to be clearly explained through drawings and documentation. Existing works to be structurally supported.

Note: *This is a specialized construction; a high degree of*

experience and structural supervision is required. Provide access to the new basement level internally and externally. Thoroughly inspect sub-floor space prior to commencement of works for any archaeological 'finds'; these are to be kept and recorded as evidential use of the building's continued occupancy. Any boards lifted during the process to be returned in the same place and fixing method. All basement rooms are non-habitable and therefore not considered 'living space'. It is anticipated that excavation along this northern wall will reveal extent of footings whether they be stepped or not. Retention of neighbour's place through the building of a retaining wall; the underpinning of the existing house (#8 Glyde) is to be well documented, inspected (dilapidation report required on # 6 Glyde) and approved by the structural engineer throughout the works.

d) Justification

- i) The basement works are located under the existing building, providing additional use, furthering the adaptation of the house from public to residential use.

Testing against significance:

Aesthetic: Understanding that some daylight is required to the basement rooms, access too, the highlight windows and door located on the northern side and beneath the main floor, the building's aesthetic significance is unaffected by the works. Neither the historic nor scientific, though, the additional structural works support mechanisms would be considered part of ensuring further preservation in terms of stabilizing and bracing.

7) Additions:

a) Location

Located at the rear and an extension of the existing works built in recent years (Figs 19-22, 28-37).

b) Reason for work:

Continued residential adaptation through diverse facilities and interests for the occupants.

c) Works:

Use of similar materials and adopting contemporary construction methods.

d) Justification:

No justification is sought in terms of not meeting Residential Design Codes or local Planning Policies.

Testing additions against significance.

- i) Aesthetic: The new works do not mimic and are understandable in terms of their built time. They clearly demonstrate and retain the significance of the former church and distinguish itself in both detail and materiality.
- ii) Historic and Scientific: new works do not form part of the original fabric, are located at the rear and is readily distinguishable (Ref 6 Burra Charter Article 22).

8. Other Works

A casual observation 28/3/2022, noted several elements of the historic building requiring remedial/conservation work.

- a) Gutter to the former church are not authentic (a modern replacement) together with a mismatch of downpipes.
- b) Brick mortar work to the former church
- c) A lack of stormwater management surrounding the former church.
- d) Neighbouring pipes fitted against boundary walls and within #8 property.

It is recommended the above be included within the new works program.

9. Conclusion

The objective of these works is to continue the adaptation of an historic building in meeting today's living values; they support ideas, interests and meanings.

The works proposed allow for a wider occupancy use, without causing a detriment to the significance of place. Carefully analyzed with the use of heritage skills, our understanding, the approach, is to resolve an outcome that is of owner and community benefit.

Notes for the benefit of those working on this project:

It is worth remembering that restoration is only appropriate if there is sufficient evidence of an earlier state of the fabric ^(Burra Charter Article 19) . Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation ^(Burra Charter Article 15.1) .

Reconstruction is appropriate only where a place is incomplete through damage or alteration and only where there is sufficient evidence to reproduce an earlier state of the fabric ^(Burra Charter Article 20) . Identifiable on close inspection means a careful observer can readily see that the fabric is reconstructed for example by a change of detail, texture or material. New work should be readily identifiable as such: Do not confuse or falsify the story by disguising new work as old; new work must be readily identifiable ^(Burra Charter Article 22.2.2) .

10. Figs

1. <https://fremantlestuff.info/churches/efreometh.html> Garry Gillard | New: 1 November, 2014
2. Lower part of NW wing wall, WDG March 2022
3. #6/#8 NW boundary wing wall, WDG March 2022
4. Lower part of NW wing wall showing electrical meter, filled cut and absence of footing, WDG March 2022
5. Services – wall join, WDG March 2022
6. as above #5 closer detailing, WDG March 2022
7. #6 Glyde St – services including dome, WDG March 2022
8. Parapet – NW wing wall with fill behind, WDG March 2022
9. As above, though with neighbour's (#6) upper verandah, WDG March 2022
10. NW wing wall, WDG March 2022
11. NW wing wall, showing fill behind, WDG 2022
12. View from opposite side of Canning Highway, WDG March 2022
13. Streetview, WDG March 2022
14. NW wing wall, church and verandah, WDG March 2022
15. Streetfront – entry gate, WDG March 2022
16. SW corner – landing from gate entry, WDG March 2022
17. Verandah landing SW corner of lot, WDG March 2022
18. Street Verandah, WDG March 2022
19. Southern Boundary Wall, WDG March 2022
20. Southern Boundary Wall, WDG March 2022

21. Southern Boundary Wall, WDG March 2022
22. Southern Boundary wall – drying area, WDG March 2022
23. Southern wall of former church, WDG March 2022
24. Northern wall of former church, WDG March 2022
25. Northern boundary setback, WDG March 2022
26. Northern boundary setback – NE corner, WDG March 2022
27. Northern boundary from rear, WDG March 2022
28. Rear Garden, WDG March 2022
29. Southern boundary steps to rear garden, WDG March 2022
30. Northern boundary – rear of garden, WDG March 2022
31. rear garden terraced steps to garden, WDG March 2022

11. References

- 1) Heritage Council of WA – Places Database

Plympton Wesleyan Methodist Church (fmr), East Fremantle

PLACE NUMBER 00795

LOCATION
8 Glyde St East Fremantle

LOCATION DETAILS

OTHER NAME(S)
Garden Milk Weed

Methodist Church

Metropolitan

CONSTRUCTION DATE
Completed on 11/11/2011

Constructed from 1896

N/A

Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
Heritage List	Adopted	17 Nov 2015	

Heritage Council Decisions and Deliberations

TYPE	STATUS	DATE	DOCUMENTS
FOIP - Does not warrant assessment	Current	24 Feb 2017	

Other Heritage Listings and Surveys

	TYPE	STATUS	DATE	GRADING/MANAGEMENT
Local Heritage Survey		Adopted	17 Nov 2015	Category A
Municipal Inventory		Adopted	18 Nov 1997	Category A

Statement of Significance

STATEMENT OF SIGNIFICANCE No 8 Glyde Street is a former church constructed in limestone and brick with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place. The place has considerable heritage value for its intrinsic aesthetic value as a Federation Romanesque style church. It retains a moderate to high degree of authenticity and a moderate degree of integrity. The near additions have no significance. AESTHETIC SIGNIFICANCE No 8 Glyde Street has exceptional aesthetic value as a fine example of a Federation Romanesque style church. It has retained most of the characteristic features of the style. HISTORIC SIGNIFICANCE No 8 Glyde Street has considerable historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s. SCIENTIFIC SIGNIFICANCE N/A SOCIAL SIGNIFICANCE No 8 Glyde Street has considerable social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place. It has played a role as a place of worship.

Physical Description

Ref 3 Hocking Heritage & Architecture Heritage Impact Statement



Heritage Council (Town of East Pymble data)
A former church building constructed from Federation Romanesque style with brick quoins, rusticated brickwork, with Romanesque arches and original lead light. The building has decorative pilasters with domed finials to the front gable, and a steeply pitched corrugated iron roof.
Much of the original church fabric both exterior and interior remains, including Federation boards and Oregon powdered ceilings.
Additions include a two storey annex to the rear.
No 8 Clyde Street is a former church constructed of limestone and brick with a gabled steeply pitched corrugated iron roof. It is a fine example of a Federation Romanesque style church. The front elevation is symmetrically planned with a full width hipped roof of stone supported on stone masonry piers over a masonry balustrade. Behind the arcade is a prominent limestone gable wall. The gable is divided by engaged piers in limestone with brick quoins topped by finials. The venting window is arched with a series of timber mullions. The roof is steeply pitched with black ventilation along the ridge. The side walls serve as a base with narrow round headed windows.
There are gable roofed additions to the rear.
No 8 Clyde Street is an example of a Federation Romanesque Church which was adapted to become a Guide Hall and later a residence.
The Empire, 14 May 1908:
A highly attended meeting of the officers of the North-East Pymble circuit was held at the Clyde street church on Wednesday week. The Rev. Stanley Iain occupied the chair. The new minister (Rev. D. Davis) was cordially welcomed by the stewards. The policy for the year was outlined by the minister who said that it embraced three aspects, viz (1) spiritual, (2) social and educational, (3) financial.
The motto should be "Trust in the Lord and do good." The church needed a strong aggressive policy that it

might become a living force in the community. Briefly summarized it meant the establishing of the prayer societies; reactivation of C.E. societies and re-organization of others; establishment of fellowship centres; systematic pastoral visitation; and quarterly re-audition of members. The social and educational aspect dealt with—recreation for the young people physical and mental culture clubs; social leagues, ladies' guilds and sewing societies.

The financial aspect dealt with the effort to make the income meet the expenditure; the income to be augmented by the re-establishment of the envelope system and quarterly subscription. The policy was adopted, its vigour and comprehensive nature meeting with warm approval. The minutes were asked to carry on after church lantern services which he had so successfully established on the Goldfield and at Midland Junction. It was agreed to secure a man at West Fremantle, the various trust committees concerning previously to the charge and guaranteeing the cost. The meeting closed at 11 p.m. with the benediction.

The Western Mail, 16 January 1914.

1914 The quarterly meeting of the North-West Fremantle Methodist Circuit was held at the Clyde-street Methodist Church on Tuesday. The Rev. R. Hocking presided, and representatives were present from each of the churches in the circuit. It was reported that 129 accredited and 20 junior members were on the membership roll, being a slight increase for the quarter. The balance sheet was presented by the circuit steward, and showed the income to have been £71 7s. 10d. and the expenditure £69 5s. 7d.

The Sunday School visitor, Mr. Bennett, reported satisfactorily on the work of the Sunday Schools, making special mention of the kindergarten at North Fremantle and Clyde-street. Behind the Junior Christian Behaviour Societies were reported as in a flourishing condition, but a persistent complaint of a lack of workers. The local secretary for Home Missions reported that the situation would be more than met.

It was agreed that the resolution submitted to Synod in regard to the consolidation of Methodism in the Fremantle area should be forwarded to the Conference. Approval was given for the purchase of land at Palmyra, and arrangements made for an effort during the ensuing quarter for the extinction of the long-standing circuit debt.

The West Australian, 9 November 1914, p. 12.

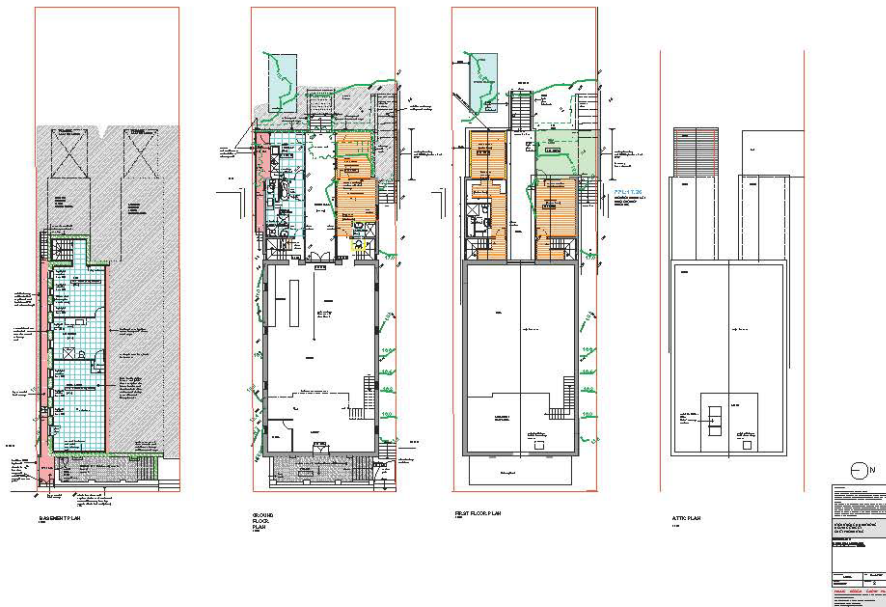
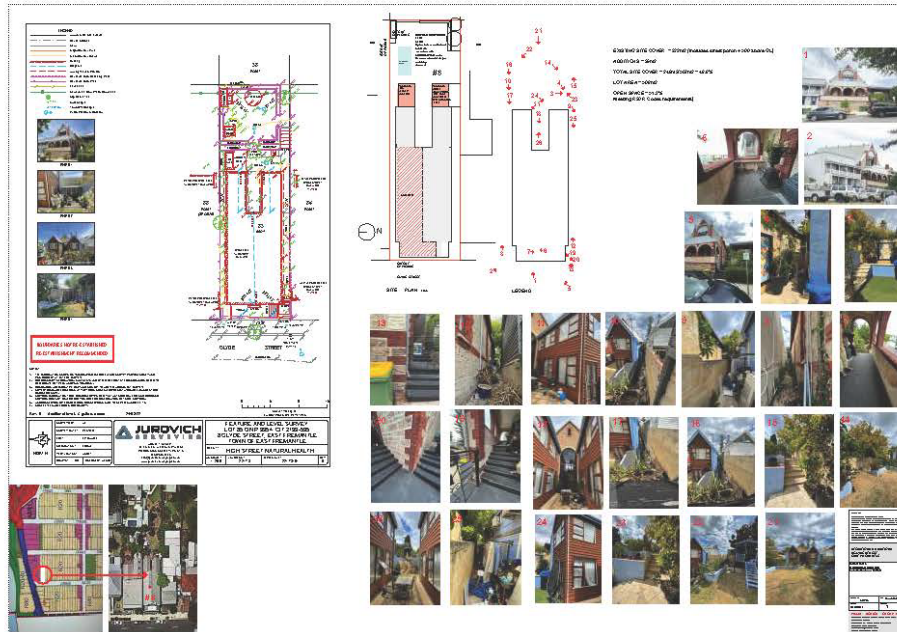
Permission was given by the synod for the building of a new church at Palmyra at a cost of £2000 on a site which has already been secured at the corner of Canning-road and Carrington-street. The synod also sanctioned the selling of the existing church property in Clyde street, West Fremantle, the proceeds to be devoted to the erection of another church. It was pointed out that, owing to the rapid population increase from the city of Fremantle the Clyde-street church had ceased to fill the function it had previously served.

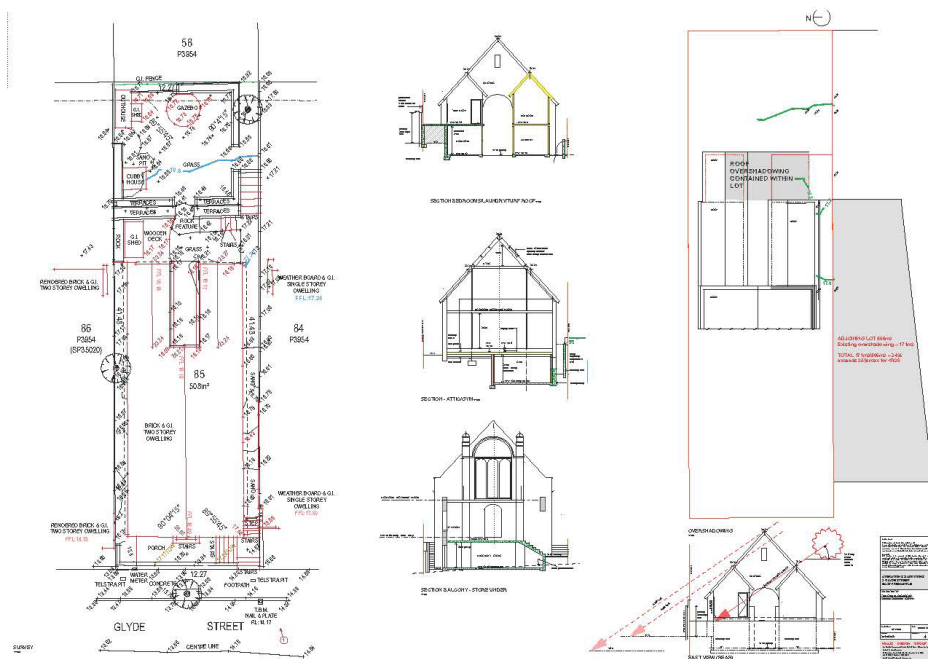
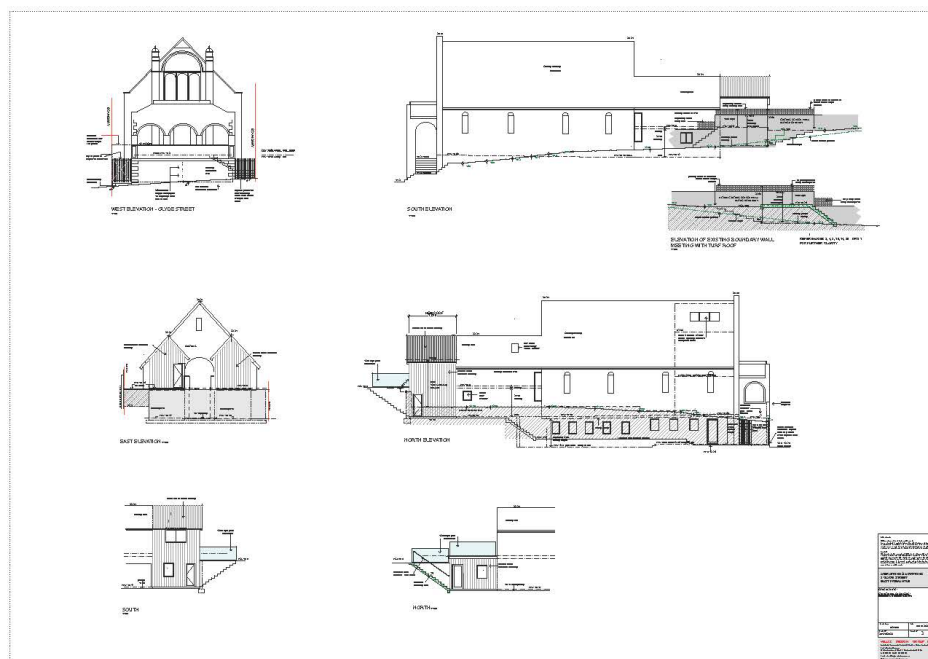
The West Australian, 7 December 1914, p. 6.

The Clyde-street Methodist Church, West Fremantle, has been purchased by the Girl Guides' Association to be used as a cultural and social centre for guides and youth in the Fremantle district. To mark the termination and inauguration of the two societies, respectively, a farewell and thanksgiving service will be held tomorrow at 3 p.m. Sons will be rendered by old members and the Rev. R. Hocking will give the address. All old members and adherents are especially invited to be present.

Curry-Giles | New: 1 November, 2014 | New: 14 February, 2021

- 4 City of Fremantle Technical Sheet # 4 Limestone Walls & Mortars
- 5 City of Fremantle Technical Sheet # 5 Dealing with Dampness in Old Walls
- 6 Burra Charter, Australia ICOMOS
- 7 Architectural Drawings – WDG, March 2022







Community Engagement Checklist

Development Application P11/22 - 8 Glyde Street

Project Name

Objective of Engagement:	Neighbour consultation			
Lead Officer:	Regulatory Services			
Timeline:	Start Date:	13/04/2022	Outcomes By: 6/05/2022	
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	6/05/2022	<input checked="" type="checkbox"/> Advertised to 5 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"/>	

Y:\Regulatory\DCU PLANS\Glyde 8 P11-22 - TPC 7 June 2022 (advertisd)\Advertising\ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		6/05/2022	
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			

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12.2 26 CLAYTON STREET - GARDEN SHED AND CARPORT

Owner	Tim Nolan
Applicant	Tim Nolan
Report Reference Number	TPR-649
Planning Reference Code	P31/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 7 June 2022
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Plans submitted 28 March 2022
4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for a garden shed and a carport at 26 (Lot 423) Clayton Street East Fremantle.

EXECUTIVE SUMMARY

This development application proposes a garden shed and a carport at 26 Clayton Street, East Fremantle. The property is not heritage listed. Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (2 locations) and roof pitch. It is noted that the proposed carport was previously approved in November 2017 (P089/17). The rear shed is a completely new proposal.

The following variations to the Residential Design Codes and the Residential Design Guidelines are requested;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall - Carport – 1m required, 0m provided
- (ii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Shed – 1m required, 0.7m provided

The proposed development application is recommended for approval subject to the conditions included in the final recommendation.

BACKGROUND

Zoning	Residential R12.5
Site Area	804m ²
Heritage	Category C
Fremantle Port Buffer	N/A

Previous Decisions of Council and/or History of Issue Onsite	P089/17 – development approval granted for carport – 16 November 2017 P128/16 – development approval granted for alterations and additions – 31 January 2017
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CONSULTATION

Advertising

The proposed development was advertised to surrounding properties from 4 April to 28 April 2022. Two submissions were received and are included below.

Submission	Applicant Response	Officer Response
Submission 1 I support the proposal. All good.	No formal response received.	Noted
Submission 2 The only concern we have regarding the proposed carport adjacent to our northern boundary fence is with regard to the management of rainwater on the carport roof. Could you please advise us of the number and capacity of any downpipes along the 12 metres of the roofline, and also the size and capacity of the guttering to allow for the drainage of any downpours on such a large capacity of roof area. We are concerned that without adequate capacity to drain the water away, the overflow will impact our property, given that the carport is extremely close to the boundary wall between the properties. The gutter line of the carport will be above the top of the wall between the properties, so there is the likelihood that excess water that does not drain down the gutters will overflow and cascade into our property.	We intend to install standard housing gutters on both roof planes with 2 x 75mm down pipes (one at each end on both sides so 4 x downpipes in total). This is significantly more drainage than the installed capacity of our main residence that presents us with no drainage issues.	Development approvals have a condition that requires all stormwater to be contained within the site that is subject to the development application. Detailed information related to the provision of gutters, downpipes and other stormwater drains are provided in the building permit application plans. The building permit application will require drainage to be provided as part of any subsequent approval.

Community Design Advisory Committee

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

Internal Consultation

Nil

External Consultation

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 states as follows.

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern wall - carport	1m	0m	D
Eastern wall - shed	1m	0.7m	D
Southern wall - shed	1m	1.1m	A

Open Space	55%	>55%	A
Site Works			N/A
Visual privacy			N/A
Overshadowing	25%	<25%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	20 degrees	D
Materials and colours			A
Landscaping			A
Front fence			N/A
Pergolas			N/A
Footpaths and crossovers	N/A		
Wall height	7m	<7m	A
Roof height	10m	<10m	A
Garages and carport setback	1.2m setback behind building		
Garages and carport width	30% of lot width	<30%	A

This development application proposes a carport and a shed at 26 Clayton Street, East Fremantle. The property is categorised as Category C heritage on the heritage survey but not on the Town's heritage list. Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (2 locations) and roof pitch. It is noted that the proposed carport was previously approved in November 2017 (P089/17). The rear shed is a new proposal.

Lot Boundary Setback – Southern Wall – Carport

The proposed carport is located along the southern boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is 12m long and 2.4m high without major openings is required to be 1m from the boundary. The carport is proposed to be located on the boundary. This can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- More effective use is made of the space on the lot,
- There is minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation is provided to the building and open spaces on site and the adjoining properties,
- The structure is not habitable and causes no overlooking and loss of privacy on adjoining properties,
- Does not have an adverse impact on the adjoining property,
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted, and
- Positively contributes to prevailing and future development context and streetscape as outlined in the local planning framework.

The carport was previously approved in 2017. The carport is located in an area that already has car bays and was suitable for weather protection from vehicles. There are no significant amenity impacts on the surrounding properties from the reduced lot boundary setback.

Roof Pitch

The roof pitch of dwellings in Plympton is supposed to be between 28 to 36 degrees in accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1. In this case the carport roof has a roof pitch that is either 3 degrees or 26 degrees. The proposed roof form can be supported because it complements the traditional form of surrounding development in the immediate locality in accordance with the performance criteria 3.7.8.3 P4.

Lot Boundary Setback – Eastern Wall – Shed

The proposed shed is located within 0.7m from the eastern boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is 5.4m in length and 2.3m high is required to be 1m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation is provided to the building and open spaces on site and the adjoining properties,
- There is no overlooking and loss of privacy on adjoining properties from the proposed shed.

The setback from the boundary is appropriate as it improves privacy between the neighbouring properties, the shed is a relatively small structure and there is no significant loss of sunlight or ventilation from the structure. For these reasons the proposed reduction in lot boundary setback can be supported.

Submissions from Advertising

It is noted that there was one negative submission received following advertising. As a result, the matter was referred to Town Planning Committee for determination. As explained in the response to the submission earlier in this report, the specific details relating to drainage will be provided on the building permit application and are not a matter for assessment as part of this development application. A condition is added to the recommendation of this report that requires stormwater to be contained on site (as it is for the majority of development approvals that are granted by the Town). The building permit will require stormwater drainage to be dealt with in an appropriate manner in accordance with the National Construction Code. If this matter becomes an issue after approval, then it will be addressed as a compliance issue. There is no planning reason for refusing the proposed development based on the negative submission that was received following advertising given the condition included in the recommendation and the building requirements under the National Construction Code.

CONCLUSION

Based on the preceding assessment and report this development application can be supported subject to the conditions being included in the final recommendation.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.2 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 Setback – Southern Wall - Carport – 1m required, 0m provided**
- (ii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Shed – 1m required, 0.7m provided**

for a carport and shed at No. 26 (Lot 423) Clayton Street, East Fremantle, in accordance with the plans submitted 28 March 2022, subject to the following conditions:

- (1) 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.
- (2) 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.
- (3) Regarding 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.
- (4) 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.
- (5) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (6) 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.
- (7) 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.
- (8) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

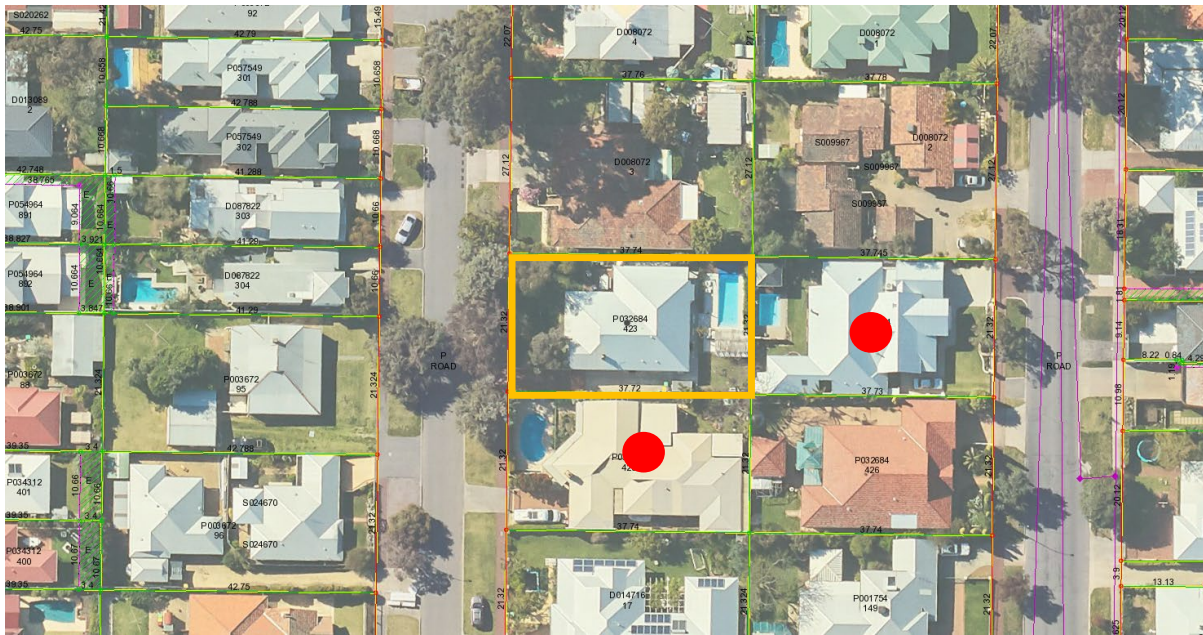
The following are not conditions but notes of advice to the applicant/owner:

- a) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- b) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *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.*
- d) *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).*
- e) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- f) *trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*

REPORT ATTACHMENTS

Attachments start on the next page

26 Clayton Street – Location and Advertising Plan



26 Clayton Street – Photos







Scale 1:200



Site Plan
1:200

TOWN OF EAST FREMANTLE
APPROVED
Application No: 1089/17
Date of Decision
10/11/17
CML
Authorised by

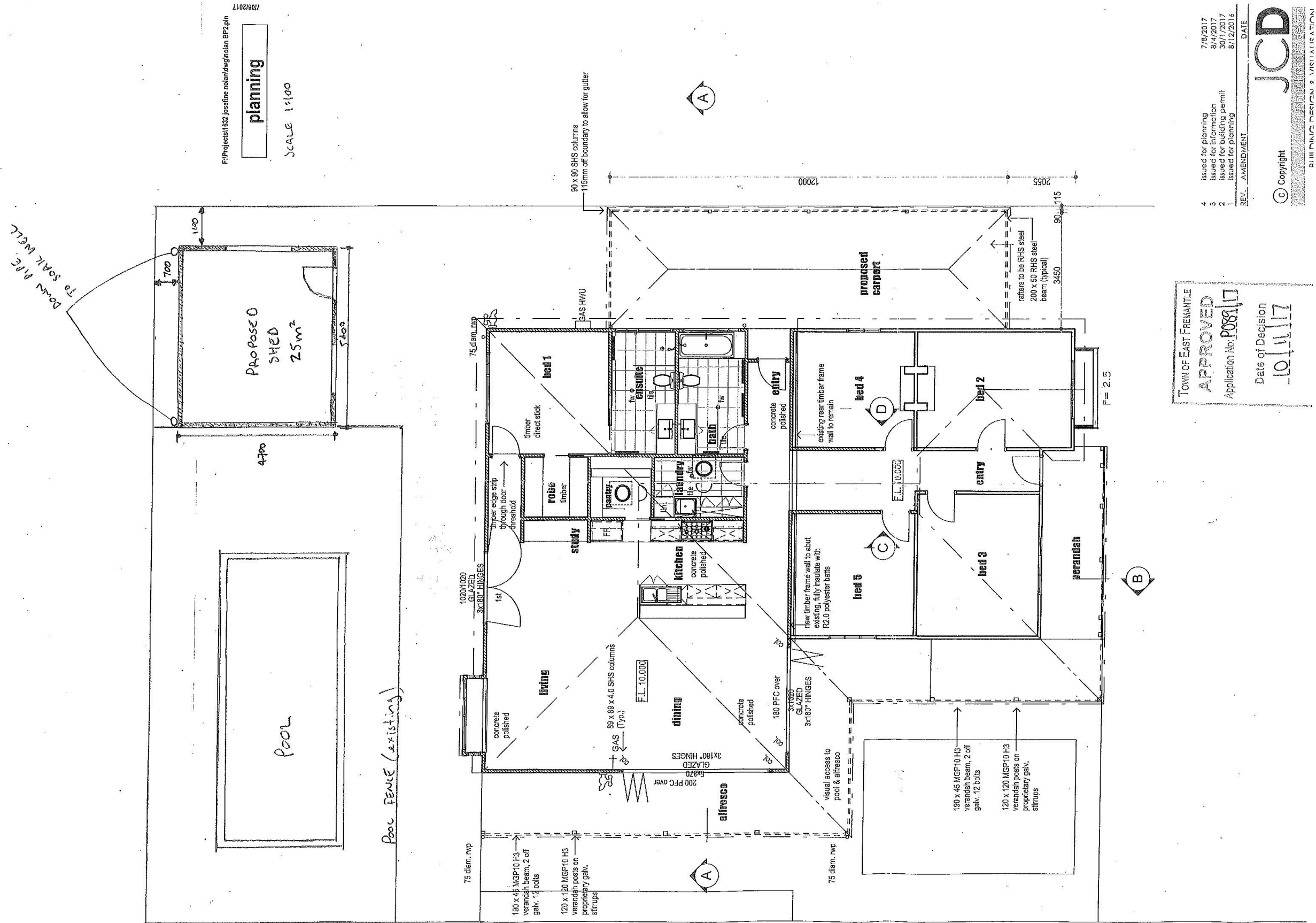
TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: _____ No. _____
16 AUG 2017 P 083 - 17
RECEIVED

Project: Proposed Carport
26 Clayton St.
East Fremantle

Drawing: Site Plan

Date:	7/08/2017	Dwn:	JC
Job No:	1632	Dwg No.:	A101
		Rev	4

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





Community Engagement Checklist

Development Application P31/22 - 26 Clayton Street

Project Name

Objective of Engagement:	Neighbour consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	28/4/22	Outcomes By: 28/04/2022
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	28/4/2022	<input checked="" type="checkbox"/> Advertised 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"/>

Y:\Regulatory\DCU PLANS\Clayton 26 P31-22 (advertised) - DA\Advertising\ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		28/04/2022	
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			

12.3 37 OAKOVER - ALTERATIONS AND ADDITIONS

Owner	Joanne Christie & Curt Werner
Applicant	Joanne Christie & Curt Werner
Report Reference Number	TPR-596
Planning Reference Code	P30/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 7 June 2022
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

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

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions to an existing heritage dwelling at 37 Oakover Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to the rear of an existing Category B heritage property at 37 Oakover Street, East Fremantle. Minor internal changes to walls along with rear additions are proposed. The rear additions include a new living area, dining, and alfresco area, as well as new kitchen, pantry, and laundry. The existing hallway wall and openings are being realigned. One variation is requested to the requirements of the Residential Design Guidelines in relation to the roof pitch.

- (i) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided

BACKGROUND

Zoning	Residential R12.5
Site Area	1012m ²
Heritage	Category B
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

Advertising

The proposed development was advertised from 8 March to 13 April 2022. No submissions were received.

Community Design Advisory Committee

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

External Consultation

Nil

Internal Consultation

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 states as follows.

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern wall	1.5m	1.5m	A
Western wall	6m	>6m	A
Northern wall - alfresco	1m	8.06m	A
Northern wall – living room	2m	>2m	A
Open Space	55%	>55%	Yes
Car Parking			N/A
Building height - gable, skillion, and concealed roof	8m	<8m	A
Site Works			N/A
Overshadowing	No more than 25%	<25%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	<28 degrees	D
Materials and colours	Colours and materials shown		A
Landscaping			A
Front fence			N/A
Pergolas			N/A
Footpaths and crossovers	N/A		
Garages and carport			N/A

This development application proposes alterations and additions to the rear of an existing Category B heritage property at 37 Oakover Street East Fremantle. As the proposed works are to a heritage listed property (internal changes to walls along with the rear additions are proposed) and the value of the works exceeds the development value outlined in the Delegations, it was considered prudent for Council to determine the application. The rear additions include a new living area, dining, and alfresco area, as well as new kitchen, pantry, and laundry. The existing hallway wall and openings are being realigned. One variation is requested to the requirements of the Residential Design Guidelines in relation to the roof pitch.

Roof Pitch

In the Woodside precinct there is a requirement that roof pitch is between 28 and 36 degrees in accordance with Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1. The proposed roof pitch is less than 28 degrees, however, in accordance with performance criteria 3.7.8.3 P4 the reduced roof pitch can be supported because it complements the traditional form of surrounding development in the immediate locality. The proposed development is hidden from the street as it is behind and lower than the existing dwelling and is designed so that it does not interfere with the roof form or structure of the existing dwelling. For these reasons, the proposed development can be supported.

CONCLUSION

Based on the preceding assessment the proposed development can be supported. The proposed alterations and additions are relatively subtle because they are concentrated towards the rear of the existing dwelling, and single storey. This ensures that the works do not diminish or overwhelm the qualities of the existing heritage property.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.3 OFFICER RECOMMENDATION

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

- (i) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided

for alterations and additions at No. 37 (Lot 384) Oakover Street, East Fremantle, in accordance with the plans submitted 28 March 2022, subject to the following conditions:

- (1) 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.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

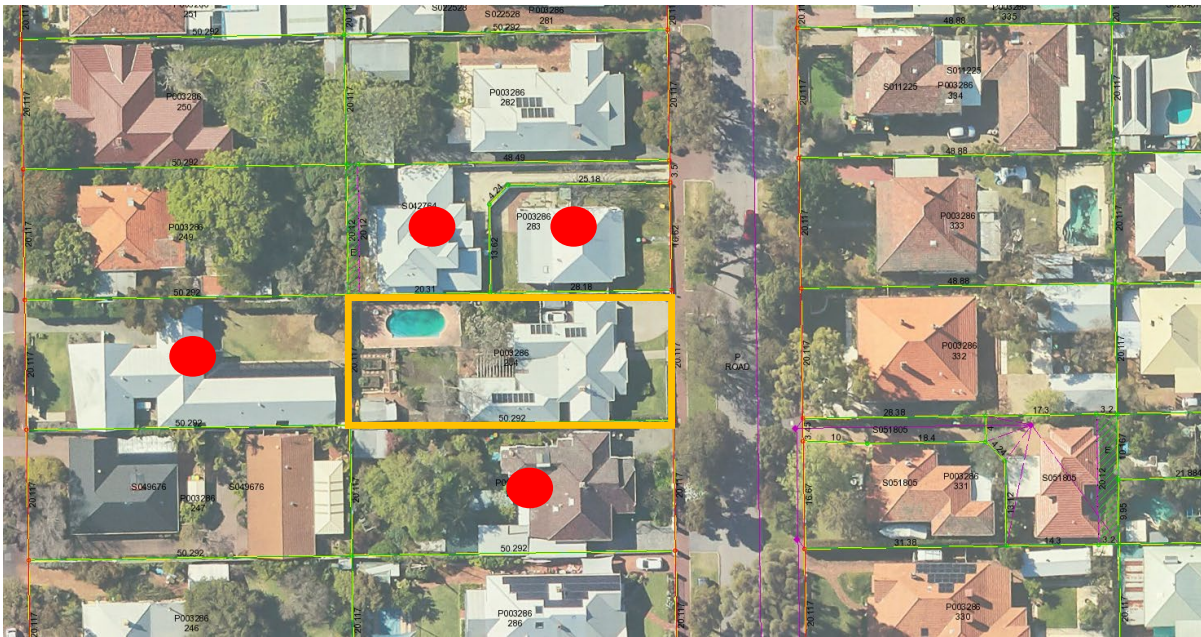
The following are not conditions but notes of advice to the applicant/owner:

- a) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- b) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *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.*
- d) *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).*
- e) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- f) *trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*

REPORT ATTACHMENTS

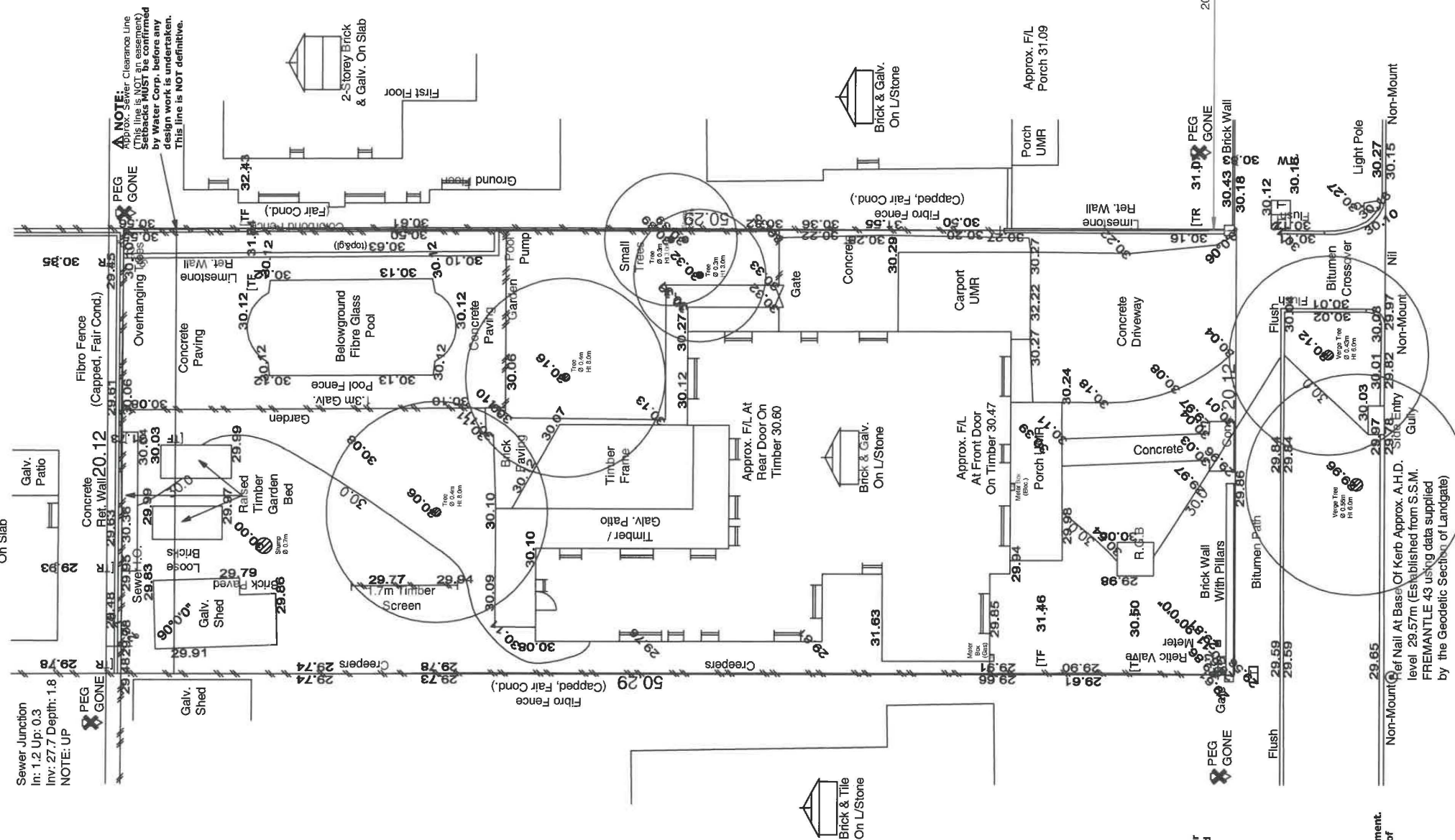
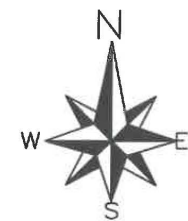
Attachments start on the next page

37 Oakover Street – Location and Advertising Plan



37 Oakover Street – Photos





Oakover Street
Bitumen

Scale 1:200

LOT MISCLOSE
0.000 m

⚠️ DISCLAIMER:

DISCLAIMER: Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls. Any design that involves additions to any structures shown or portion of structures remaining after demolition, and any other structures, must be approved by the engineer and approved by the building designer/architect before any plans are produced and before any work is started on site.

DISCLAIMER:

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

may affect building on the
DISCLAIMER:

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

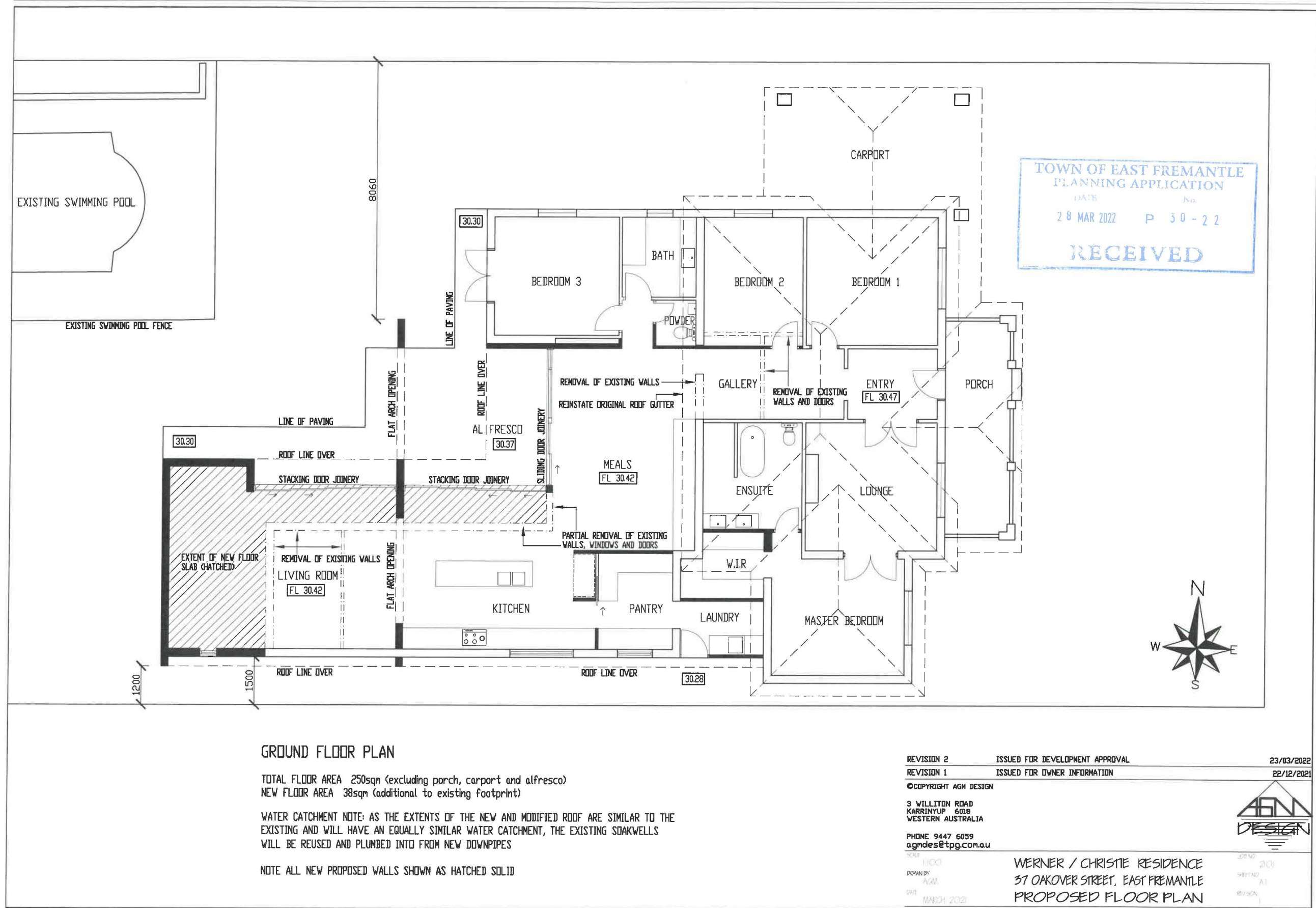
DISCLAIMER: Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

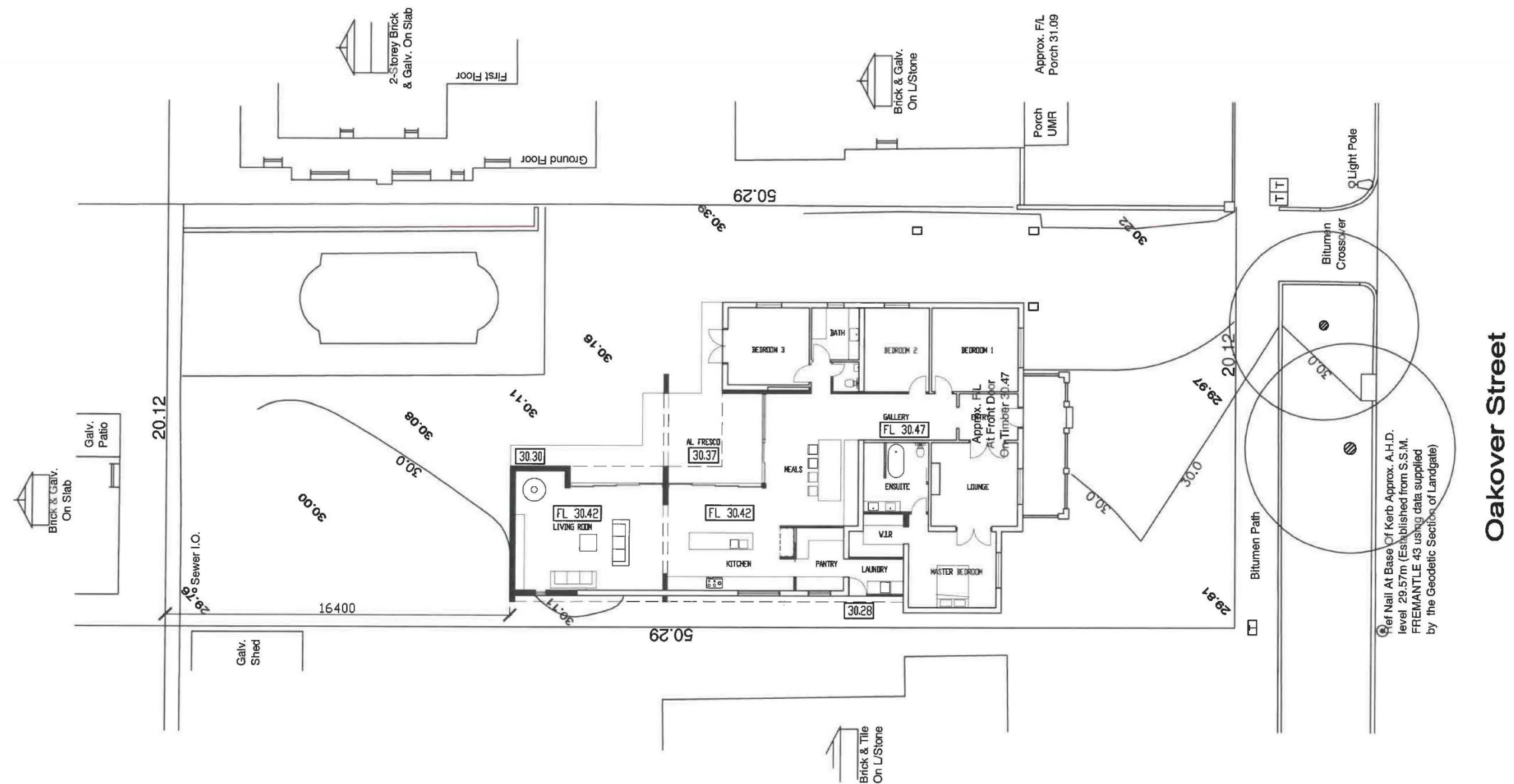
DISCLAIMER:

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

COTTAGE SURVEYS

JOB #	504020	GPS	Lat: -32.042461 Long: 115.77466	ROADS	Bitumen	ELEC.	U/Ground
CLIENT	Werner, Curt			KERBS	See Survey	COMMS.	Yes
ADDRESS	# 37 Oakover Street	LOT	Lot 284 (Plan 3286)	FOOTPATH	Bitumen	WATER	Yes
SUBURB	East Fremantle			SOIL	Sand	GAS	Check Alinta
LGA	TOWN OF EAST FREMANTLE	AREA	101.2m ²	DRAINAGE	Good	SEWER	Yes
DRAWN	J. Genovese	DATE	05 Jul 21	VEGETATION	Refer to Survey	COASTAL	No
(Responsible Only Confirm With Shire)							



TOWN OF EAST FREMANTLE
PLANNING APPLICATION

DATE No.

28 MAR 2022 P 30-22

RECEIVED

REVISION 2 ISSUED FOR DEVELOPMENT APPROVAL

23/03/2022

REVISION 1 ISSUED FOR OWNER INFORMATION

22/12/2021

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KARRINYUP 6018
WESTERN AUSTRALIA

PHONE 9447 6059
agmde@tpg.com.au

504 1200

DATE: _____
PAGE: _____

WERNER / CHRISTIE RESIDENCE
37 OAKOVER STREET, EAST FREMANTLE
PROPOSED SITE PLAN

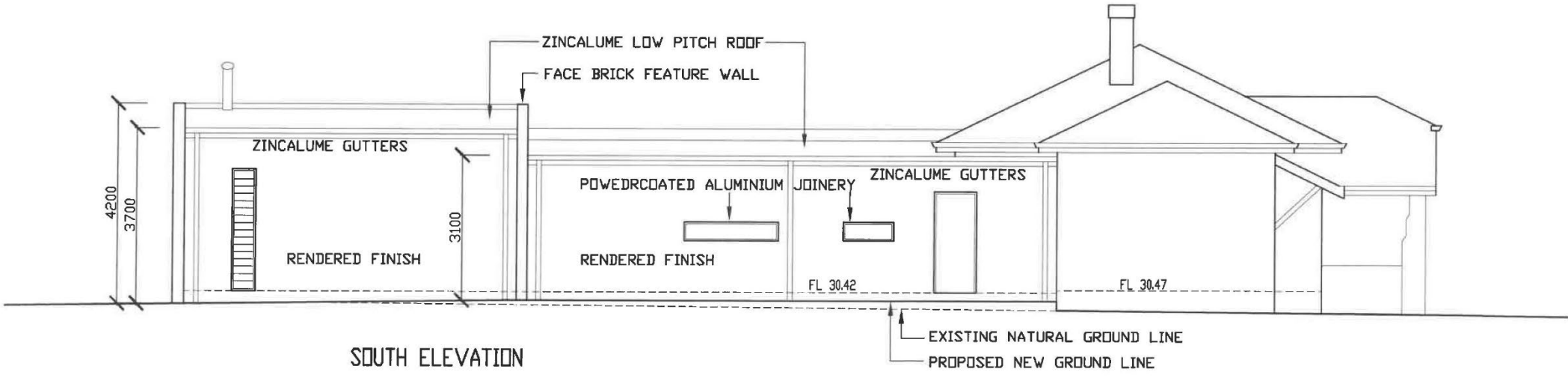
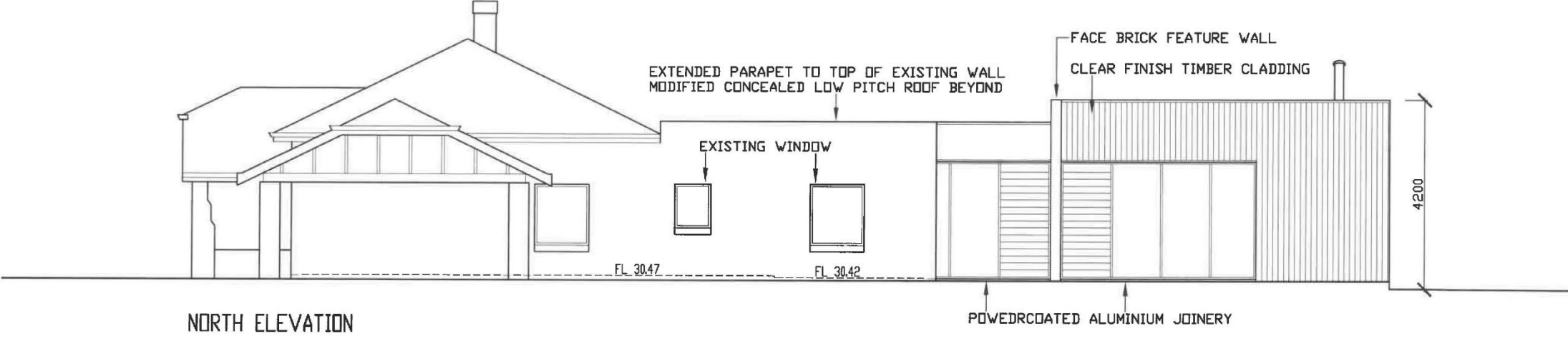


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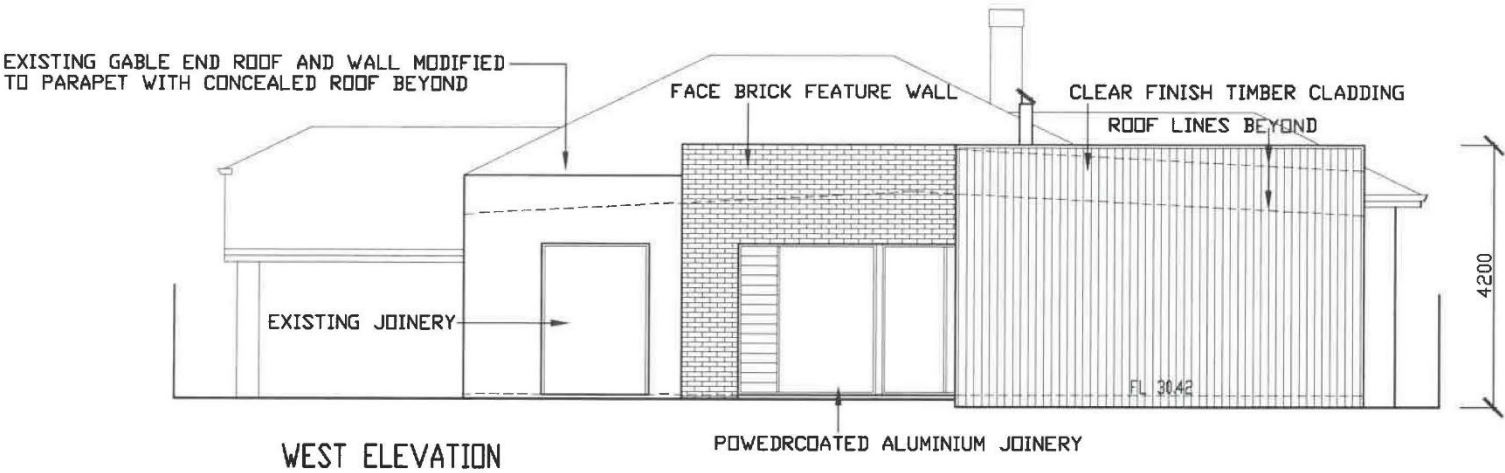
A.2

REVISION 1

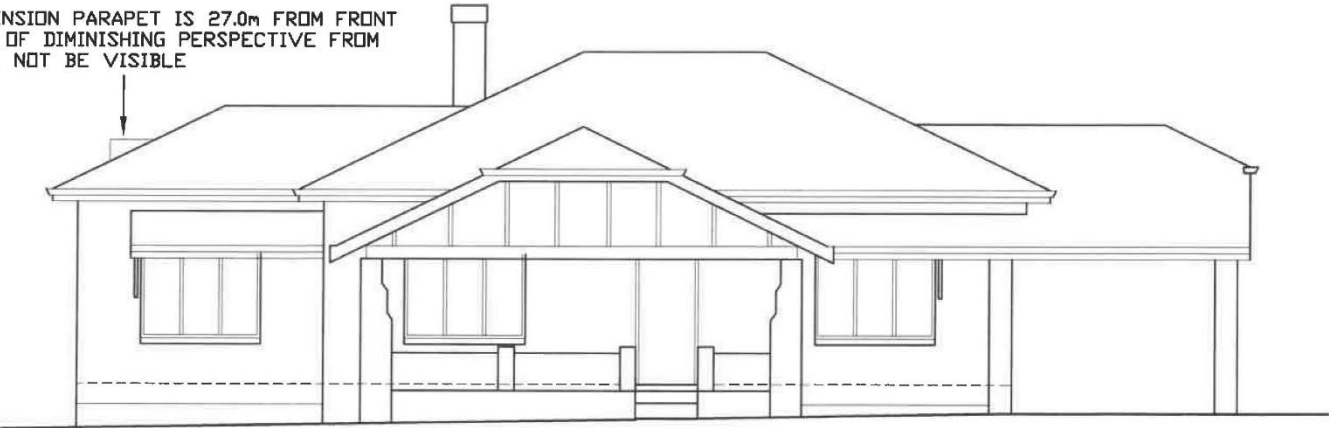


TOWN OF EAST FREMANTLE
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SCALE 1:100	WERNER / CHRISTIE RESIDENCE	JOB NO 2101
DRAWN BY AGM	37 OAKOVER STREET, EAST FREMANTLE	SHEET NO A.3
DATE MARCH 2022	PROPOSED ELEVATIONS	REVISION 1



NOTE TOP OF REAR EXTENSION PARAPET IS 27.0m FROM FRONT BOUNDARY. WITH EFFECT OF DIMINISHING PERSPECTIVE FROM STREET ELEVATION WILL NOT BE VISIBLE

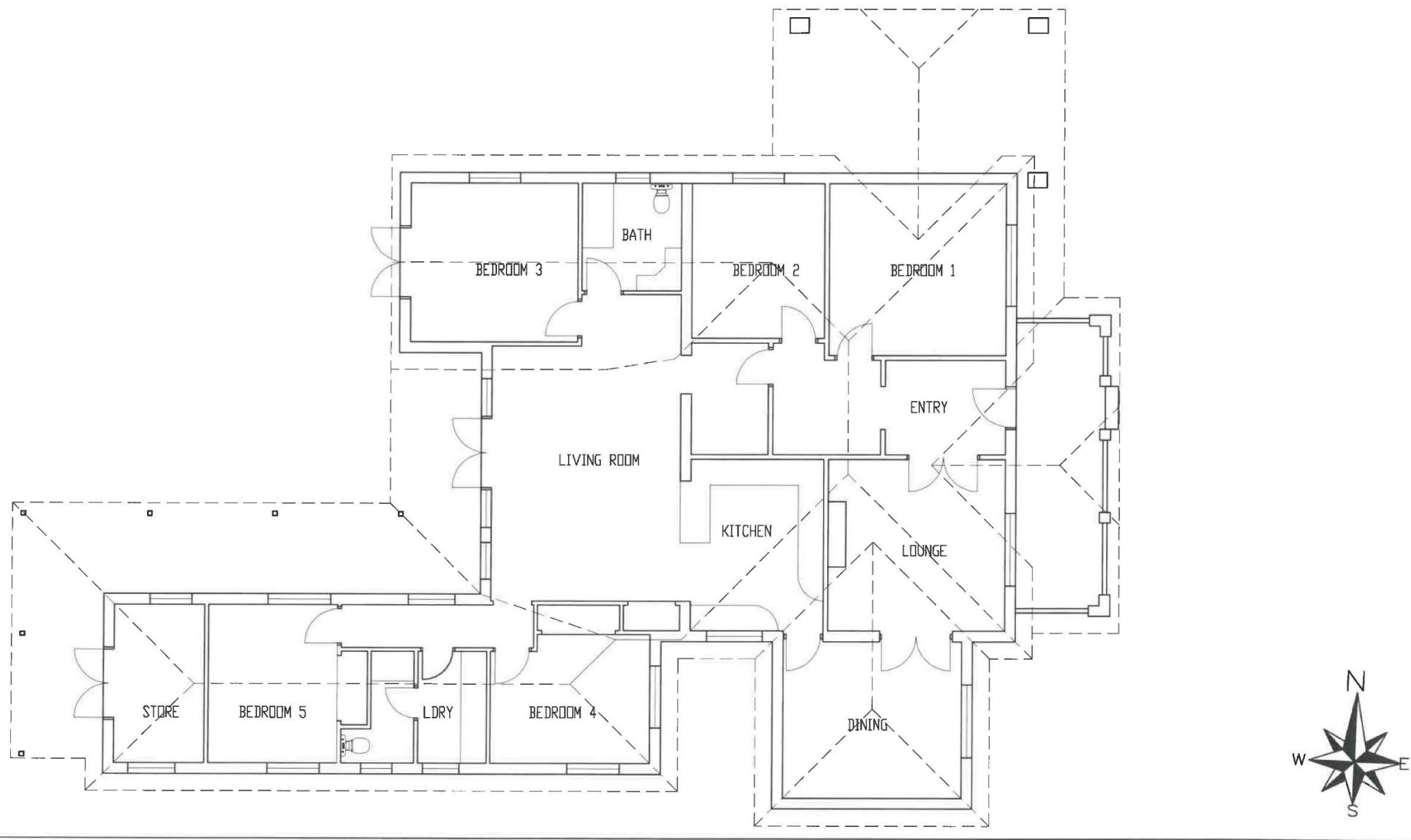


EAST ELEVATION
NOTE EXISTING STREET ELEVATION TO BE RETAINED UNCHANGED



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SCALE	1:100	201
DRAWN BY	AGM	1/4
DATE	MARCH 2022	1
WERNER / CHRISTIE RESIDENCE 37 OAKOVER STREET, EAST FREMANTLE PROPOSED ELEVATIONS		REVISION

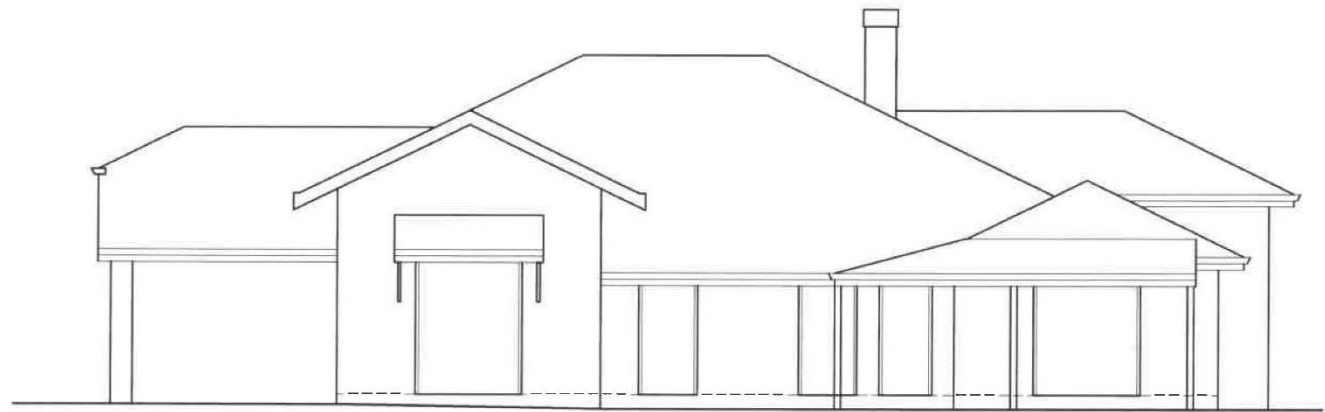




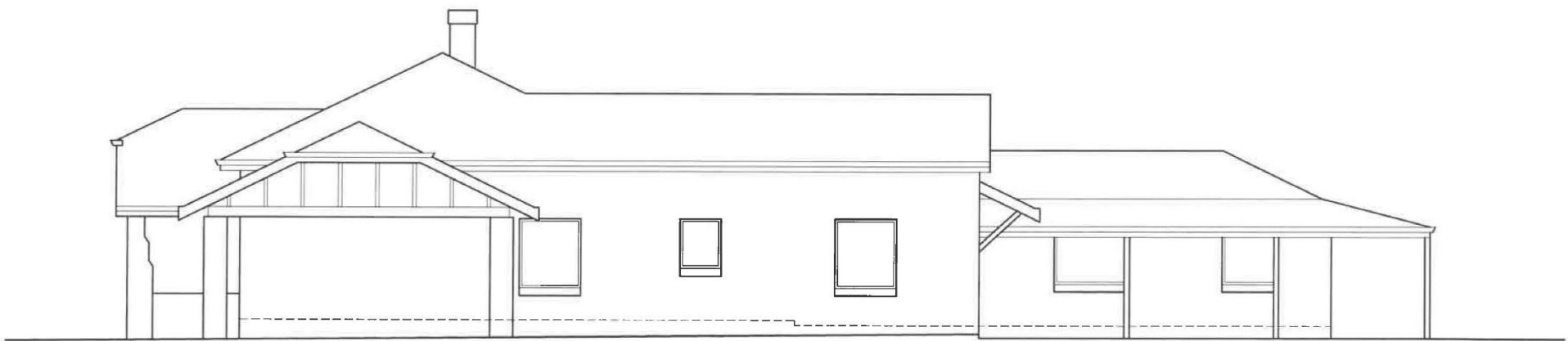
TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 28 MAR 2022 P 30-22
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NO. 100	WERNER / CHRISTIE RESIDENCE	JOS NO. 201
DESIGNED BY AGM	37 OAKOVER STREET, EAST FREMANTLE	SHEETING A5
DATE MARCH 2021	EXISTING FLOOR PLAN	REVISION 1





WEST ELEVATION

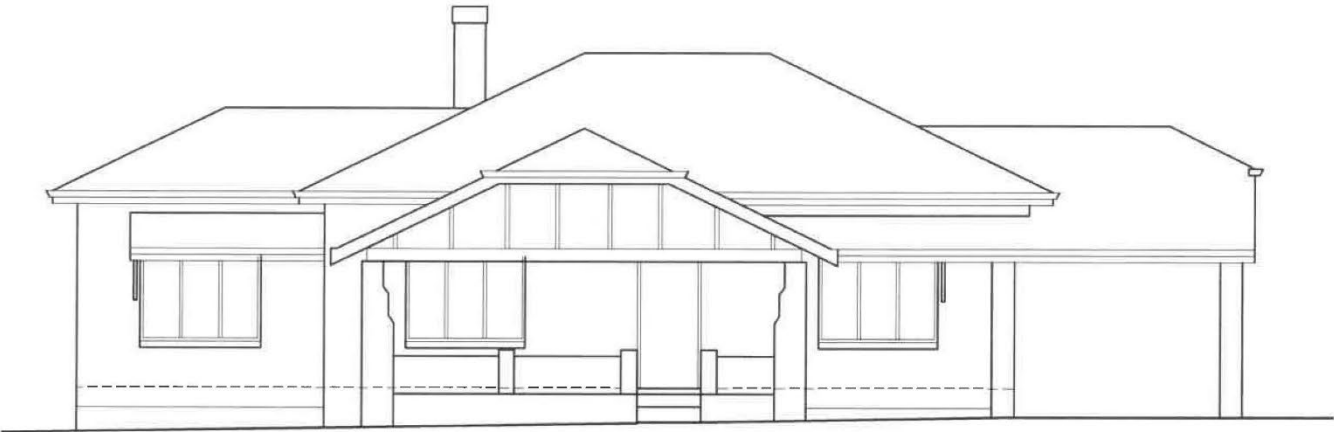


NORTH ELEVATION

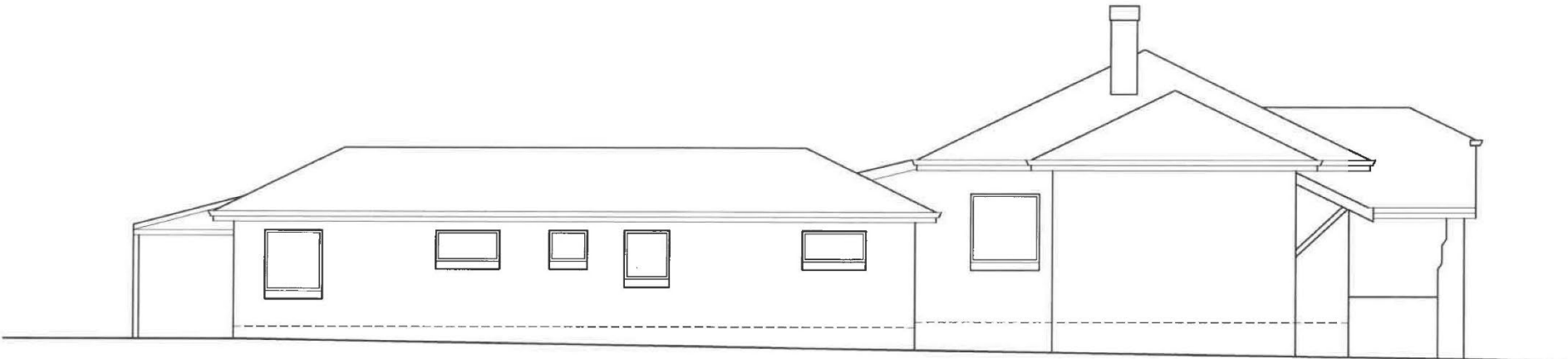


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SCALE 1:100	WERNER / CHRISTIE RESIDENCE	JOB NO 2101
DRAWN BY AGM	37 OAKOVER STREET, EAST FREMANTLE	SHEET NO A.7
DATE MARCH 2021	EXISTING ELEVATIONS	REVISION 1






EAST ELEVATION



SOUTH ELEVATION



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SCALE 1:100	WERNER / CHRISTIE RESIDENCE 37 OAKOVER STREET, EAST FREMANTLE EXISTING ELEVATIONS	
DRAWN BY AGM		SHEET NO A/6
DATE MARCH 2021		REVISION 1



PLACE RECORD FORM

PRECINCT	Woodside
ADDRESS	37 Oakover Street
PROPERTY NAME	N/A
LOT NO	Lot 384
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1937
ARCHITECTURAL STYLE	Inter-War California Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	No 37 Oakover Street is a single storey house constructed in brick and rendered brick house with a hipped and gabled corrugated iron roof. It is a fine expression of the Inter-War California Bungalow style. It is asymmetrically composed with an offset gabled roofed porch. The half-timbered porch is supported on square columns set on piers. The porch roof has been extended north to act as a sunhood and carport. There is a central door flanked by casement windows. The lower walls are face brick and the upper walls are rendered. The roovescape features a rendered chimney.

	<p>The place retains its form and most of its details. There are additions to the rear of the house.</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 – Brick and rendered brick</p> <p>Roof – Corrugated iron sheeting</p>
PHYSICAL SETTING	The residence is situated on a flat site with an informal garden. There is a low brick wall on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 37 Oakover Street is a single storey house constructed in brick and rendered brick with a corrugated iron 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 considerable aesthetic value as an Inter-War California Bungalow. 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 37 Oakover Street has considerable aesthetic value as an Inter-War California Bungalow. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 37 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 37 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 37 Oakover Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 37 Oakover Street is in good condition.
INTEGRITY	No 37 Oakover Street retains a high degree of integrity.
AUTHENTICITY	No 37 Oakover Street retains a moderate to high degree of authenticity.
MAIN SOURCES	



Community Engagement Checklist

Development Application P30/22 - 37 Oakover Street

Project Name

Objective of Engagement:	Neighbour consultation			
Lead Officer:	Regulatory Services			
Timeline:	Start Date:	29/03/2022	Outcomes By: 13/04/2022	
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	13/4/2022	<input checked="" type="checkbox"/> Advertised to 4 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"/>	

Y:\Regulatory\DCU PLANS\Oakover 37 P30-22 (advertised) - TPC 7 June 2022\Advertising\ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		13/04/2022	
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			

13 MATTERS BEHIND CLOSED DOORS

Nil

14 CLOSURE OF MEETING