



AGENDA

Town Planning Committee

Tuesday, 4 May 2021 at 6.30pm

Disclaimer

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

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

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

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

Copyright

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

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

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

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

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

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

A Deputation invited to attend a Council meeting:

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

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

Procedure for Presentations

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

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

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

Procedure for Public Question Time

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

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

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

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

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

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

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

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Town Planning Committee will be held on Tuesday, 4 May 2021 in the Council Chamber, 135 Canning Highway, East Fremantle commencing at 6.30pm and your attendance is requested.

GARY TUFFIN
Chief Executive Officer

28 April 2021

AGENDA

- 1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past and present."
- 3. ANNOUNCEMENT TO GALLERY**
"Members of the gallery are advised that no Committee decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting."
- 4. RECORD OF ATTENDANCE**
 - 4.1 Attendance**
 - 4.2 Apologies**
 - 4.3 Leave of Absence**
- 5. MEMORANDUM OF OUTSTANDING BUSINESS**
- 6. DISCLOSURES OF INTEREST**
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 - 8.1 Presentations**
 - 8.2 Deputations**
- 9. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
 - 9.1 Town Planning Committee (6 April 2021)**

9.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning Committee meeting held on Tuesday, 6 April 2021 be confirmed as a true and correct record of proceedings.

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

11. REPORTS OF COMMITTEES

11.1 Community Design Advisory Committee (12 April 2021)

Prepared by: Andrew Malone, Executive Manager Regulatory Services

Supervised by: Gary Tuffin, Chief Executive Officer

Authority/Discretion: Town Planning Committee

Attachments: 1. Minutes of the Community Design Advisory Committee meeting held on 12 April 2021

PURPOSE

To submit the minutes of the Community Design Advisory Committee meeting held on the 12 April 2021 for receipt by the Town Planning Committee.

EXECUTIVE SUMMARY

The Committee, at its meeting held on 12 April 2021, provided comment on planning applications listed for consideration at the 4 May 2021 Town Planning Committee meeting and other applications to be considered in the future. Comments relating to applications have been replicated and addressed in the individual reports.

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

11.1 OFFICER RECOMMENDATION

That the Minutes of the Community Design Advisory Committee meeting held on 12 April 2021 be received.

COMMUNITY DESIGN ADVISORY COMMITTEE

The following is an extract from the Policy for the Community Design Advisory Committee adopted by Council on 21 June 2016:

“Terms of Reference

1. *To provide the Town of East Fremantle with independent expert advice and expertise on urban design, architecture, landscape design, sustainability and heritage in relation to proposals referred to the Committee for consideration.*
2. *To act in an advisory capacity on specified proposals with respect to matters including, but not limited to:*
 - (a) *The overall built form merits;*
 - (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*
 - (c) *The relationship with and impact on the broader public realm and streetscape;*
 - (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
 - (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places.*
 - (g) *To examine the plans of all development proposals referred to them, and provide professional and technical advice to the Town's Planning Services in relation to matters identified in the Residential Design Guidelines, Burra Charter and R-Codes etc., relating to urban design, architecture, landscape design, sustainability or heritage.”*

12 April 2021

MINUTES

Minutes of a Community Design Advisory Committee Meeting, held at East Fremantle Town Hall, on Monday 12 April 2021 commencing at 6:27pm.

1. OPENING OF MEETING

Cr Collinson welcomed the Committee members.

Cr Collinson made the following acknowledgement:

“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 respects to the elders past and present.”

2. PRESENT

Cr Cliff Collinson	Chair/ Elected Member
Mr Clinton Matthews	
Dr Jonathan Dalitz	
Mr Don Whittington	
Mr Michael Norriss	
Mr David Tucker	
Ms Alex Wilson	
Mr Andrew Malone	Executive Manager Regulatory Services
Mr James Bannerman	Planning Officer

3. APOLOGIES

David Bennett

4. LEAVE OF ABSENCE

Nil

5. DECLARATIONS OF INTEREST

Nil

6. CONFIRMATION OF MINUTES

Moved Don Whittington, seconded Dave Tucker

Minutes of the Community Design Advisory Committee meeting held on 7 December 2020 were confirmed.

CARRIED UNANIMOUSLY

7. PRESENTATION

Nil.

8. BUSINESS

8.1 9 Hubble Street

(Application P17/21 – 5/3/21)

Alterations and additions

(a) *The overall built form merits;*

- The Committee were not supportive of the proposal.

- The Committee believed that there was limited cohesion between the original heritage structures on site, the proposed rear addition and the existing structures at the rear (front, central and rear sections of the dwelling) of the lot.
 - The Committee believed that there was no dialogue between structures on site and connections between the existing and proposed buildings on site, resulting in a poor design outcome.
 - The Committee noted the existing and proposed materials shown on the plans are confused. There should be a clear separation between the heritage building and the rear additions in terms of materials. There should be a clear separation between the limestone in the heritage dwelling and the use of recycled bricks in the proposed rear addition.
 - The proposed double storey design in the middle of the building is overly large and not sympathetic with the original building.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- The Committee considered there was no respect for the original character of the heritage dwelling with the proposed rear additions, noting it is considered the proposal does not respect the character of the area.
 - The Committee believed the proposal does not follow the Burra Charter in terms of material. There should be a distinction/ differentiation between the old and the new parts of the development in terms of design and materials.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- The Committee believed that the upper storey of the rear addition will not be visually discrete and will be able to be seen from the street front, impacting on the overall character of the area.
 - The Committee noted the current structures have limited impact on the heritage dwelling whereas the proposed development will have a significant impact on the heritage dwelling and appears to overwhelm the existing dwelling.
 - The Committee believed there should be some type of visual/ design separation between the old and the new.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- See above
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- No comment at this time.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- No comment at this time.

12 April 2021

MINUTES

8.2 **18 Angwin Street**

(Application P22/21 -6/3/21)

Two storey residential dwelling

(a) The overall built form merits;

- The Committee noted that the built form has significant merit. It is a modest design solution to the constraints of the site and were supportive of the retrained design concept.

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

- The Committee felt the proposal was of a height or dimension which addressed the constraint of the site in a retained manner which addressed the sensitivities of the area, including view corridors.
- The Committee was supportive of excavation of the site for the garage as it kept the building lower than adjacent buildings and resulted in a compatible design to the surrounding contours of the area.
- The Committee considered the garage was in keeping with the rest of the design and with the overall design character of the area.

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

- The Committee was supportive of the proposed development which is in keeping with the character of the area.

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

- No comment.

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

- The Committee suggested that more windows be included on the southern side to promote cross ventilation through the building.
- The Committee suggested that the study should have northern highlight windows to allow more light into room.

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

- The Committee commented that there is very good passive surveillance from the upper storey living areas.
- The Committee would have liked to have seen a palette of materials – it was suggested that VM zinc or copper would be appropriate materials to use on parts of the exterior of the building. It was noted in this location materials need to be carefully chosen to ensure a quality outcome is achieved.

8.3

148 George Street
(Application P21/21 - 10/3/21)

Two storey dwelling

(a) The overall built form merits;

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

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

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

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

- The Committee noted that proposal is unsympathetic to the streetscape and is excessively large compared to surrounding dwellings. As a result, the scale of the building needs to be reduced.
- There are significant visual impacts on George and May Street.

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

- The Committee does not support the demolition of the Category C heritage dwelling unless the replacement home is of an appropriate architectural quality.
- Variations to the Residential Design Codes and the Residential Design Guidelines should be supported for proper and orderly planning purposes. This proposal was not considered orderly planning.
- The Committee believed that the existing development on the opposite side of May Street to this proposal was considered an appropriate design and the limit to double storey dwellings for the surrounding area.

12 April 2021

MINUTES

- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - No comment.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
 - No comment.

8.4 **10 Oakover Street**
(Application P13/21 – 25/2/21)
Alterations and additions

- (a) *The overall built form merits;*
 - The Committee was supportive of the proposal. It was considered a simple and modest design. The northern colonnades were considered an interesting feature.
 - The Committee believed that the exterior toilet should not have to be retained.
 - There was a query regarding the materials being proposed.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
 - The Committee were supportive that the proposal was significantly hidden and the structure could not be seen from the street.
 - The Committee felt that there would be minimal impact from the proposed development on the character of the dwelling or the surrounding area.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
 - See above
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
 - See above.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
 - The Committee considered that the design was suited to the local climate. There are northern windows and openings and good cross ventilation from the south.
 - The Committee believed that the proposal was resource efficient because the heritage dwelling was being retained.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
 - No comment.

12 April 2021

MINUTES

9. OTHER

Nil

10. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING

Nil

11. DATE & TIME OF NEXT MEETING

3 May 2021 at 6.00pm.

12. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 Reserve 7800 Petra Street Proposed viewing tunnel and fenced pedestrian strip – East Fremantle Lawn Tennis Club

Owner	Town of East Fremantle
Applicant	East Fremantle Lawn Tennis Club
File ref	P12/21, R/RSB3
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 May 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Plans date stamped 24 February 20214. Community consultation checklist

Purpose

The purpose of this report is for Council to consider an application for a proposed viewing tunnel and fenced pedestrian safety strip at the East Fremantle Lawn Tennis Club located at Reserve 7800 (Lot 15722) Petra Street, East Fremantle, to be determined by the Department of Biodiversity, Conservation and Attractions.

Executive Summary

The applicant is seeking Council support for a viewing tunnel and fenced pedestrian safety strip at the East Fremantle Lawn Tennis Club for the southern length of the 5 hard court tennis courts located on the north western corner of the tennis club and through the club's carpark.

Under the Swan and Canning Rivers Management Act, the Department of Biodiversity, Conservation and Attractions (DBCA) is the determining authority for proposed developments in areas abutting the Swan River. However, since the subject site is on land reserved for 'Parks and Recreation' and the facility operates under a lease issued by Council to the tennis club, it is necessary for Council to consider its position in respect to the application.

It is considered that the proposal can be supported subject to conditions.

Background

Zoning: Reserved for parks and recreation

Site area: 2600m²

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

P102/20 – support for installation of solar panels & referred to DBCA - 29 September 2020

Support for alterations and additions to clubhouse & referred to DBCA – 5 November 2019

Consultation

Advertising

The application was advertised to surrounding landowners from 9 March to 24 March 2021. A total of 4 submissions were received following advertising.

Submission	Applicant Response	Officer Response
<p>Submission 1 I have some concerns I wish to address. Thank you for this opportunity to provide feedback. We have reviewed the development application. We have a concern that relates to the way the structures might look at the back of them and across the top of them from the Preston Point Road and Richmond Hill aspect. We do not wish the tunnel to look like intermittent black blocks that detract from the current wonderful open and unobstructed view across the club and parklands, the views that all of the public enjoy from Preston Point Road and surrounding footpaths on the hill. We request that the tunnel aesthetics are considered in this way. A possible solution would be to cover the tunnels in a suitable green coloured shade cloth to blend into the river bush land views - rather than a stark eye-catching black shade cloth. thank you.</p>	<p>The tunnel aesthetics, including its impact on the view from Preston Point Road have been a prime consideration for this design. The proposed shade cloth colour is green (same as current shade-cloth used in front of the Clubhouse), and overhead only (not on vertical surfaces). New fences are lower than existing fences and will be constructed with the same material as existing.</p>	<p>Noted. The shade cloth that will be utilised will be green in colour. The proposed structures will be lower than the existing fences that surround the tennis courts.</p>
<p>Submission 2 I object to the proposal. We object to any permanent structure due to obstruction of visibility to river from our property for courts that rarely have any players or spectators. Concern that shade-cloth or other obstructing material will be also placed along walls of structure, as shown in plans on the first court next to car park. Recent use of gazebo's appears to be for a handful of people and only used on perhaps 3 occasions and appears more than adequate. Observation of court use indicates player use is rare during mid-week and minimal on weekends and does not require permanent roofing structures. Suggest a new design to have temporary shade cover rolled out as and when required on courts being used rather than across all courts. Note - we do not object to the proposed safety walkway for children's access.</p>	<p>There will be no obstructing material placed along walls. The reference to the obstruction "<i>...as shown in plans on the first court next to car park.</i>" is in fact an <u>existing</u> brick wall, and not part of this proposal. The overhead shade cloth will be removable and we anticipate removing it during winter months.</p>	<p>Noted. This application only refers to the proposed viewing tunnel and fenced pedestrian strip. A condition will be imposed that will not permit any solid surfaces including advertising to be attached to the proposed structure. The proposed viewing tunnel will only be for the tennis courts located adjacent to the hard courts located in the north western section of the tennis club.</p>
<p>Submission 3 I have received notice of the application (P12/21) for the viewing tunnel and pedestrian safety strip at the EFLTC. My request is that the shade material is green rather than black, as this would better blend with the existing streetscape and not be such an eyesore.</p>	<p>The proposed shade cloth colour is green (same as current shade-cloth used in front of the Clubhouse).</p>	<p>Noted. The shade cloth is to be green in colour, not black.</p>

<p>Submission 4 I wanted to mention that I am against the construction of the fenced pedestrian safety strip at the East Fremantle Tennis Club. I feel the fenced pedestrian safety strip is extremely unnecessary and impractical. Our family regularly plays tennis at this club and very rarely are there big tournaments with huge crowds to cater for a permanent covered structure. As a regular player at the club, temporary shade should be provided for players on courts for very hot days, this structure does not provide adequate cover which is practical for players. Aesthetically this permanent structure looks over the top and does not compliment the modern tennis club house extension. On days where a temporary shade structure has been erected, 4 times I believe this year, the shade has only been required for spectators of one court.</p>	<p>Our temporary shade structures (Gazebos) are erected for large events only due to the significant effort to raise and lower them. Their use is not a reflection of the demand.</p> <p>There is a video of this proposal available here: https://www.youtube.com/watch?v=J2X0lmMj3wc</p>	<p>Noted. Decisions about the need for pedestrian safety strips and shade structures are for the management of the tennis club to make.</p>
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Community Design Advisory Committee (CDAC)

The application was not referred to CDAC. The Town is not the formal decision making authority for this proposal, but rather a referral body.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

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

Swan and Canning Rivers Management Act 2006

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2020 – 2030 states as follows:

Built Environment

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

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

- 3.1.1 *Advocate for a desirable planning and community outcome for all major strategic development sites.*
- 3.1.2 *Plan for a mix of inclusive diversified housing options.*
- 3.1.3 *Plan for improved streetscapes.*
- 3.2 *Maintaining and enhancing the Town's character.*
 - 3.2.1 *Ensure appropriate planning policies to protect the Town's existing built form.*
- 3.3 *Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.*
 - 3.3.1 *Continue to improve asset management within resource capabilities.*
 - 3.3.2 *Plan and advocate for improved access and connectivity.*

Natural Environment

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

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

Risk Implications

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

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3, the Planning and Development Act (2005) and the Swan and Canning Rivers Management Act (2006).

It is proposed to install a viewing tunnel and fenced pedestrian safety strip at the East Fremantle Lawn Tennis Club on the southern length of the 5 hard court tennis courts located on the north western corner of the tennis club. Under the Swan and Canning Rivers Management Act, the DBCA is the determining authority for proposed developments in areas abutting the Swan River. However, since the subject site is on land reserved for 'Parks and Recreation' and the facility operates under a lease issued by Council to the tennis club, it is necessary for Council to consider its position in respect to the application and provide comments to the DBCA.

The proposed structure is approximately 78m long, 1.8m deep and a maximum of 2.5m high. It is covered in 70% shade cloth (coloured green) at 50% intervals for the length of the structure and has a 2.2m high fence that faces the tennis courts. It offers spectators and players protection from tennis balls and racquets as tennis games are played, as well as sun protection.

It is also proposed to install a 32m long fence between the car park that is situated between the subject tennis courts where the viewing tunnel is proposed to be located and the existing club house to separate pedestrians from cars. This will improve safety for players as they walk between the clubhouse and the tennis courts through the edge of the existing carpark.

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

Proposed Building Bulk and Scale

There are no significant planning concerns with the proposed installation. The height of the structure is less than the total height of the existing fences that surround the tennis courts (3m for the fence versus 2.5m for the roof of the viewing tunnel and 1m for the fence associated with the pedestrian safety strip). The structure is relatively low compared to the existing fence around the tennis courts and is not a solid structure, but rather a visually permeable structure.

Visual Permeability

The structures are visually permeable, and a condition will be recommended that requires that no solid surfaces or walls be installed along the edges of either the viewing tunnel or the pedestrian safety strip. Signage will not be allowed to be installed along the fences of the structures.

It is noted that the proposed structures are at the same level as the tennis courts and lower than Preston Point Road which means that there are negligible impacts on the river views of residents located along Preston Point Road. The proposal can be supported as they will not have a significant impact on neighbouring properties.

Submissions from Advertising

The proposed development was advertised to surrounding properties that face the grounds of the East Fremantle Lawn Tennis Club. A total of 4 submissions were received from a total of 30 properties that were advertised to. Comments were made in relation to the proposed colour, impact on views and the proposed structure being unnecessary.

The proposed colour of black for the vertical posts of the structure blends in with the surrounding court fencing. The shade cloth above the viewing tunnel is coloured green.

The proposed fence in the car park area that will separate pedestrians from vehicles is supported for safety reasons.

In terms of views across to the Swan River the proposed structure has minimal impacts as it is lower than the existing fences around the tennis courts and is significantly lower than Preston Point Road.

Conclusion

The proposed development is considered appropriate for the subject property as there are few amenity impacts from the proposed structures. Given the comments above and the explanation provided in this report the proposal is recommended for support to the DBCA subject to conditions.

12.1 OFFICER RECOMMENDATION:

That Council recommend support for the proposal for a viewing tunnel and fenced pedestrian safety strip to the Department of Biodiversity, Conservation and Attractions at the East Fremantle Lawn Tennis Club at Reserve 7800 (Lot 15722) Petra Street, East Fremantle, as described on the information and plans date stamped received 24 February 2021 subject to the following conditions:

1. Works are to be constructed in conformity with the drawings and written information in relation to use accompanying the application for development approval, other than where varied in compliance with the conditions of the development approval.
2. The structure is to be always kept clean and free of graffiti and vandalism and any such graffiti or vandalism is to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.
3. No additional signage is approved. A separate application for additional signage is required to be submitted for consideration by the Town's officers and the Department of Biodiversity, Conservation and Attractions. All signage is to comply with the Town's Signage Design Guidelines Local Planning Policy 3.1.2.
4. With regards to plans submitted with respect to a building permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
5. 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.
6. The approval is to remain valid for a period of 24 months from date of the 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) *the application for a building permit is to conform with the DBCA approved plans unless otherwise approved by Council.*
- (c) *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).*

East Fremantle Lawn Tennis Club – Location and Advertising Plan

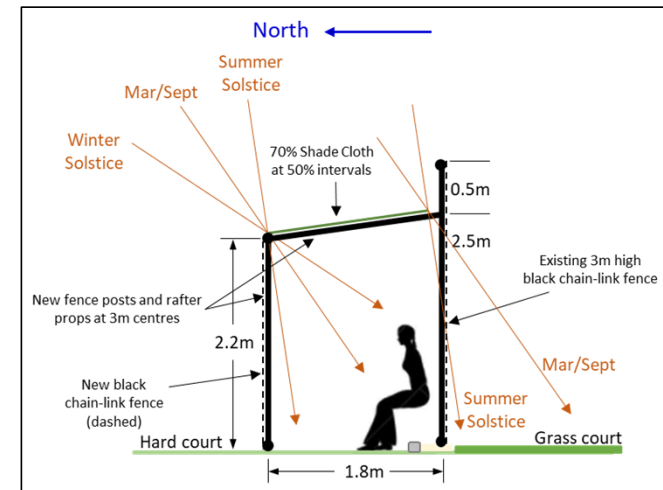
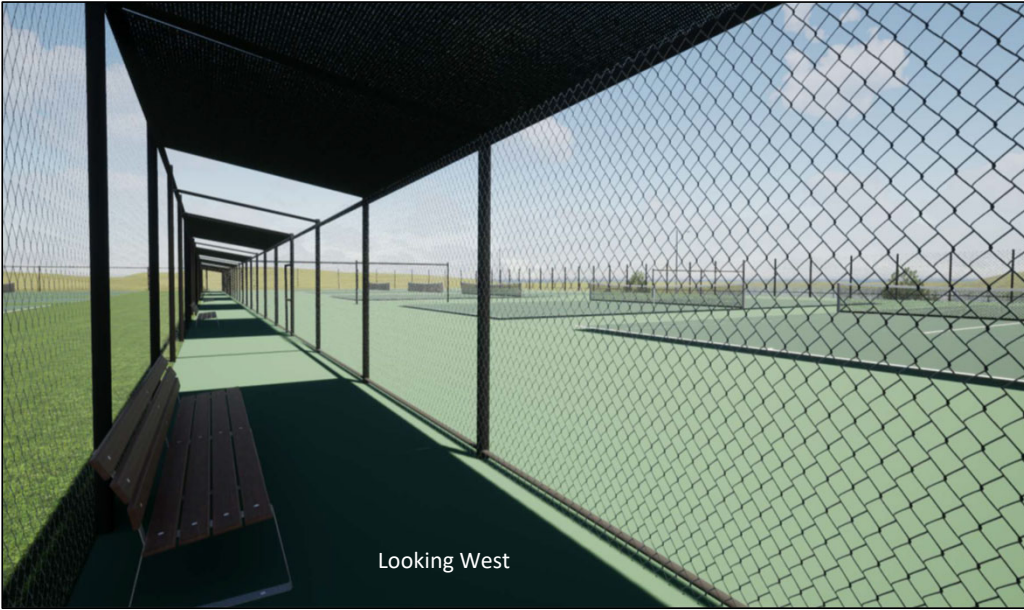


East Fremantle Lawn Tennis Club – Site Photos

Viewing tunnel and fenced pedestrian strip



East Fremantle Lawn Tennis Club - Shaded Spectator Tunnel



Current Situation



Lack of permanent shade and seating for spectators has been a concern for EFLTC and our patrons for many years, now amplified as we are experiencing a significant increase in the number of young juniors in coaching clinics and camps, and competing on weekends, plus increased membership and rapidly increasing casual court hire.

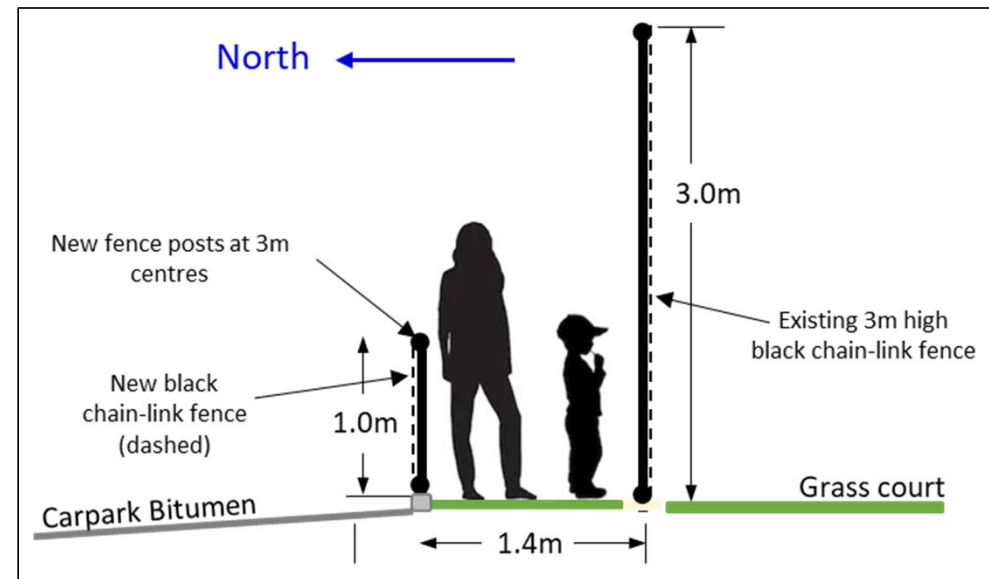
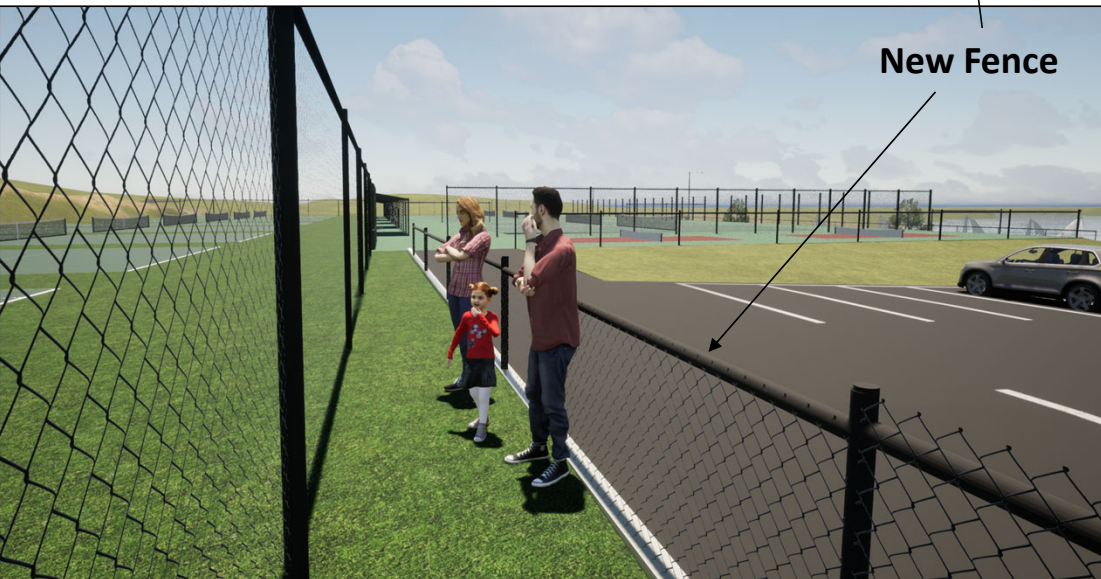
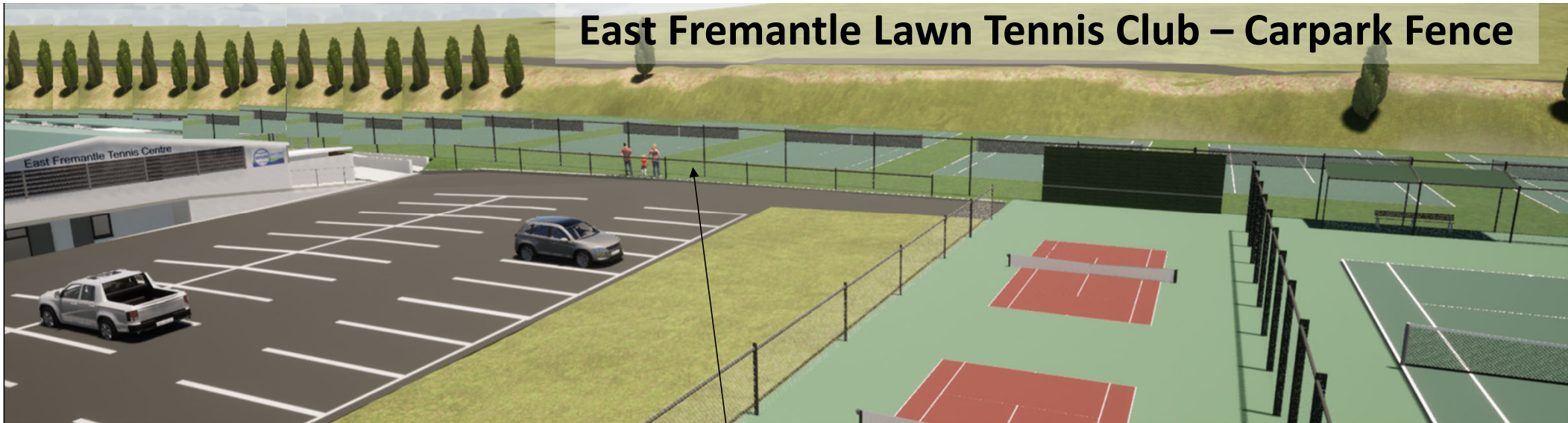
Current Situation

Portable shade is available courtesy of two portable gazebo's (much appreciated during large events such as tournaments), but space is limited and a long way from the far courts for parents and team-mates watching.

The gazebo's are not practical for day-to-day operations such as coaching, and general hire due to set-up effort. We can't leave them up permanently due to the risk of theft.



East Fremantle Lawn Tennis Club – Carpark Fence



Current Situation

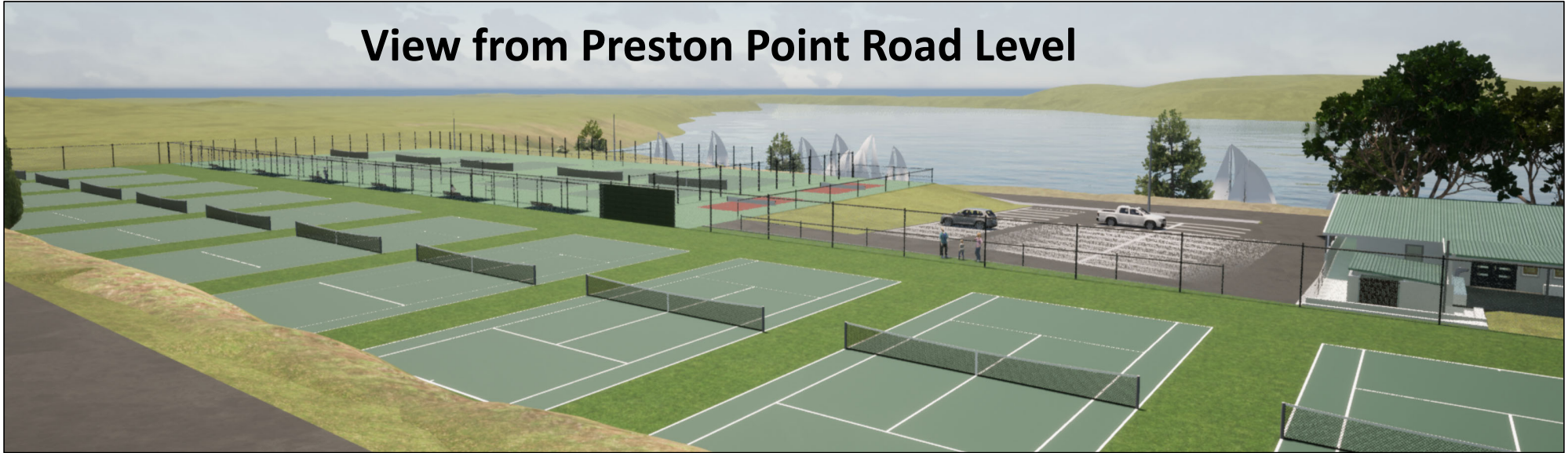


Hotshot kids, young pennant players, and spectators must traverse the Club carpark between the Clubrooms and the Tennis Courts. This creates a significant safety risk, particularly for small children.

The proposed new carpark fence and grassed walkway will eliminate this risk.



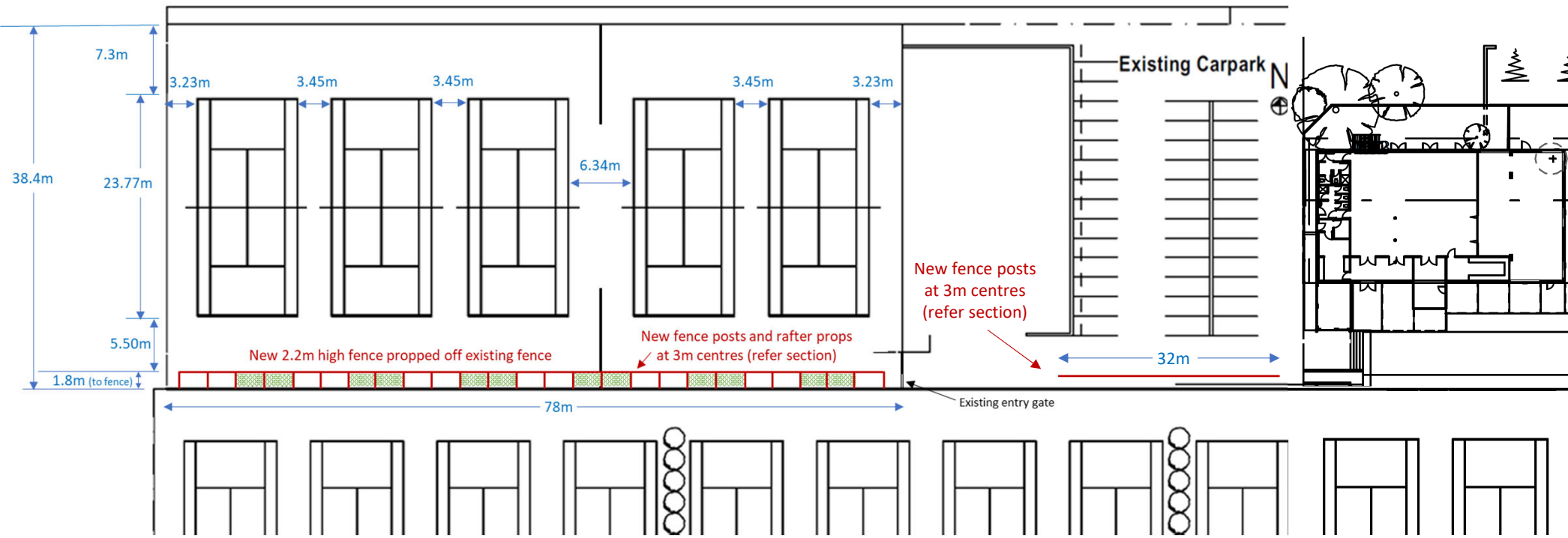
View from Preston Point Road Level



Shaded Spectator Tunnel

North
↑

Jerrat Drive





Community Engagement Checklist

Development Application P12/21 - East Fremantle Lawn Tennis Club

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	8/03/2021	Outcomes By: 23/3/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 28 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>

	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		23/3/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.2 Hamilton Street No 27 (Lot 17) Proposed alterations and additions

Owner	Andrew Foley
Applicant	Gerard McCann
File ref	P16/21
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 May 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Place record form4. Plans date stamped 4 March 20215. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for proposed alterations and additions at No 27 (Lot 17) Hamilton Street, East Fremantle.

Executive Summary

This development application proposes alterations and additions at 27 Hamilton Street, East Fremantle. A games room, office, and storage area, as well as alfresco and verandahs are being proposed to be constructed at the rear of the existing dwelling.

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

- (i) Clause 3.7.8.3– Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees and more than 38 degrees provided

This application is required to be considered by Council as a submission was received during the submission period.

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

Background

Zoning: Residential R20

Site area: 890m²

Heritage: Category B

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

DA P13/04 – development approval granted for alterations and additions – March 2004

Consultation

Advertising

The application was advertised to surrounding landowners from 8 to 23 March 2021. One submission was received.

Submission	Applicant Response	Officer Response
<p>I have some concerns I wish to address 'Existing dense boundary screening' highlighted in the plans does not exist as shown. 27 Hamilton Street currently sits 0.4-0.5m higher than 26 Moss Street. With the veranda being raised another 0.4-0.5m above ground level this would put the veranda up to 1m higher than our yard. The fence along the boundary is relatively low ~1.5m from 27 Hamilton Street. Therefore, we are likely to experience loss of privacy as a result of the addition to 27 Hamilton Street. We would like to see the fence raised or permanent screening put in place as a condition of approval. Suggest a height of 2.3m for fence or screens.</p>	<p>The neighbours are correct- the existing dense boundary screening is on the west side of the boundary, on 26 Moss St. I attach a photo of the boundary as viewed from 27 Hamilton St.</p> <p>This was incorrectly shown on our drawing. My clients do intend, however, to plant greenery as shown on our drawing.</p> <p>The Alfresco Living Verandah as presented to Council has deliberately been designed to come in under the 500mm increase in levels so that privacy screening would not be required. This was cognisant of the existing dense, evergreen planting on 26 Moss St.</p> <p>That said, my clients do not want to impinge on their neighbour's privacy either, so this is why additional boundary screening is proposed.</p> <p>I trust this answers your query.</p>	<p>As the proposed level of the verandah is no more than 0.5m above natural ground level it is not necessary to provide privacy screening or increase the setback of the structure.</p> <p>However, the applicant's response regarding additional boundary treatments is noted and acknowledged. Administration has not conditioned this as it is considered that the alfresco area is compliant.</p>

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC as the development is concentrated to the rear of the existing dwelling and is single storey.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2020 – 2030 states as follows:

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

- 3.1.3 Plan for improved streetscapes.
- 3.2 Maintaining and enhancing the Town's character.
 - 3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.
- 3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.
 - 3.3.1 Continue to improve asset management within resource capabilities.
 - 3.3.2 Plan and advocate for improved access and connectivity.

Natural Environment

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

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

Risk Implications

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

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Southern boundary	0m	0m	A
Western boundary	1.5m	2m	A
Open Space	50%	53%	A
Wall height	6m	4m	A
Setback of Carport	9m	6.7m	A

Car Parking			N/A
Site Works			N/A
Visual Privacy			N/A
Overshadowing	25%	10.3%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	N/A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	N/A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	Area 3

This development application proposes single storey alterations and additions at 27 Hamilton Street, East Fremantle. A games room, office, and storage area, as well as alfresco and verandahs are being proposed to be constructed at the rear of the existing dwelling. There are existing corrugated sheds which are proposed to be demolished and a new storage area is proposed to be built to similar dimensions and style as the 2004-2005 timber framed additions. This dwelling is heritage listed Category B, however, the proposed development has minimal impact on the existing dwelling. The proposed development is to be in a similar style to the additions that were approved in 2004 (development approval P13/04).

One variation is requested to the requirements of the Residential Design Guidelines in relation to roof pitch. There was one submission received and it is for this reason that the development application has been referred to Town Planning Committee.

Roof Pitch

In accordance with the Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 the roof pitch is required to be between 28 and 36 degrees. In this case the roof pitch is 38 degrees for the main roof of the addition, 20 degrees for the storage area and 15 and 20 degrees respectively for the verandahs on the northern and southern sides of the proposed extension. In accordance with clause 3.7.8.3 P4 the different roof pitch can be supported because the roof complements the traditional form of surrounding development in the immediate locality. Where possible the designer has followed the roof pitches of the existing roof structures on site.

Conclusion

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

12.2 OFFICER RECOMMENDATION:

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

- (i) Clause 3.7.8.3– Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees and more than 38 degrees provided

for alterations and additions at No. 27 (Lot 17) Hamilton Street, East Fremantle, in accordance with the plans date stamped received 4 March 2021, 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) Prior to the submission of a building permit application written approval from the Water Corporation for the proposed works is to be submitted to the Town of East Fremantle.
- (3) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
- (4) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council’s attention.
- (5) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (6) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (7) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (8) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (9) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*

-
- (ii) a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

27 Hamilton Street – Location and Advertising Plan



27 Hamilton Street – Site Photos



PLACE RECORD FORM



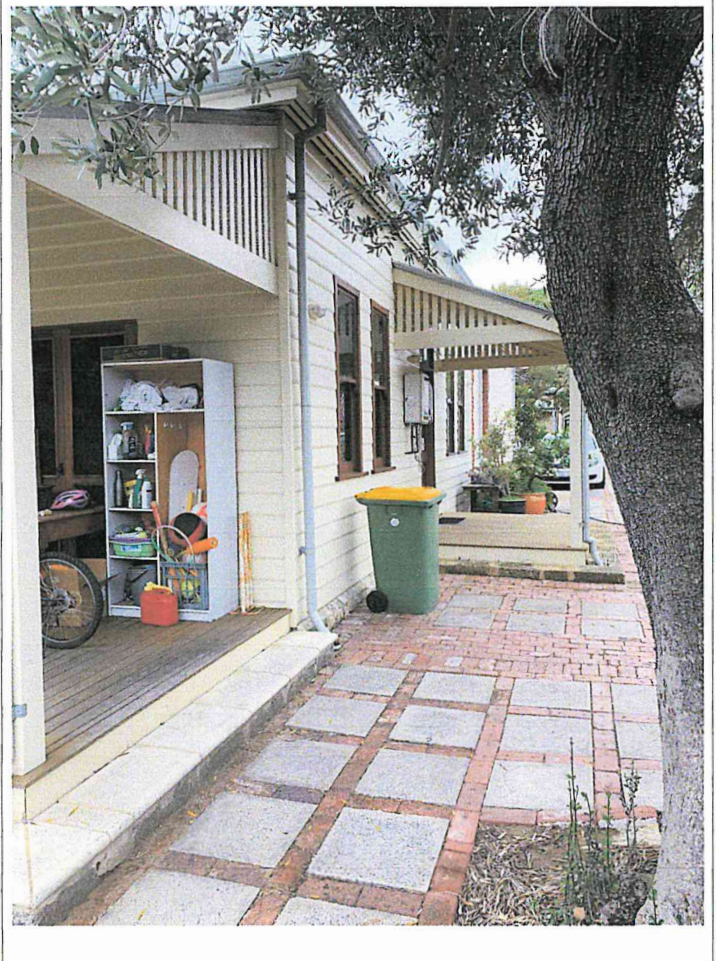
PRECINCT	Woodside
ADDRESS	27 Hamilton Street
PROPERTY NAME	N/A
LOT NO	Lot 17
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1913
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	No 27 Hamilton Street is a single storey house constructed in limestone and brick with a 'M' format and gable corrugated iron roof. It is a fine expression of the Federation Bungalow style. The front elevation is asymmetrically planned with a gable thrust bay and a part width return bullnose verandah. The verandah is supported on turned timber posts. The half-timbered gable thrust bay features a bay window with double hung sash windows. There is a central door and hopper light flanked by sidelights and a pair of double hung sash windows. The walls are limestone and all quoins are brick. The roofscape features render capped chimneys.

	<p>The place retains its form and 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 Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Limestone and brick</p> <p>Roof – Corrugated iron sheeting</p>
PHYSICAL SETTING	The residence is situated on a sloping site with a gothic picket fence on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 27 Hamilton Street is a single storey house constructed in limestone and 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 heritage value for its intrinsic aesthetic value as a Federation Bungalow. The place retains a high degree of authenticity and a high degree of integrity.</p> <p>The additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 27 Hamilton Street has considerable aesthetic value as a Federation Bungalow. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 27 Hamilton 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 27 Hamilton 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 27 Hamilton Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 27 Hamilton Street is in good condition.
INTEGRITY	No 27 Hamilton Street retains a high degree of integrity.
AUTHENTICITY	No 27 Hamilton Street retains a high degree of authenticity.
MAIN SOURCES	

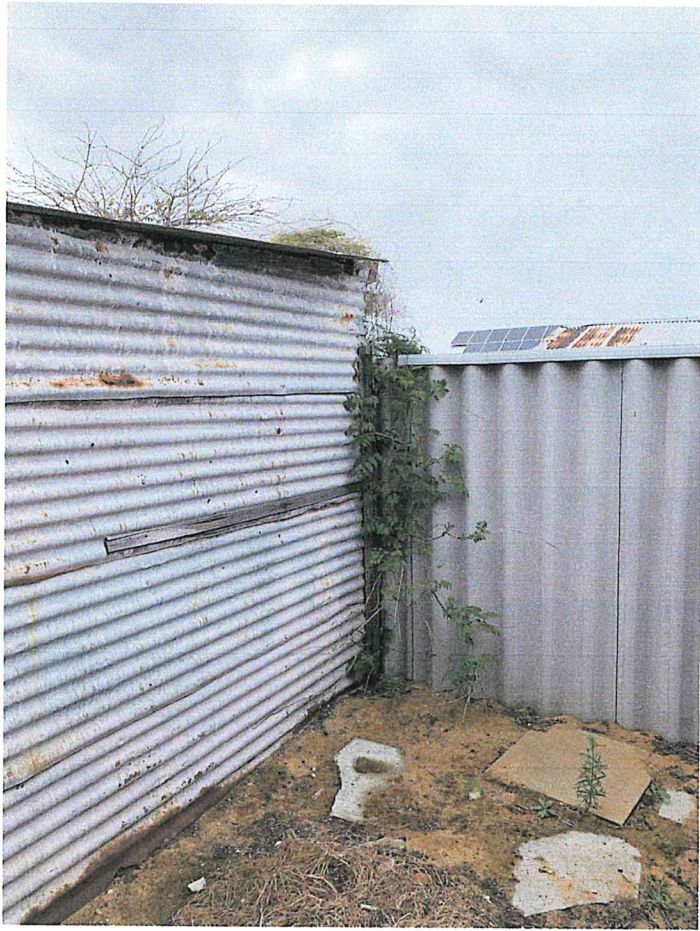


VIEW ONE: Existing rear timber-framed additions and existing Verandah to become 'Breezeway'.

20-728 FOLEY ROWE, 27 Hamilton Street
 EAST FREMANTLE



VIEW TWO: Existing south Verandah to be extended westwards to connect with existing west Verandah at left



VIEW THREE: Existing corrugated iron sheds on zero setback to south Boundary



VIEW FOUR: Existing shed on zero setback and evergreen screen planting on LOT 8 to west of subject LOT

10 February 2021

PLANNING APPROVAL DRAWINGS
Additions to Existing Residence

FOLEY ROWE

27 Hamilton Street, East Fremantle



- PA01 PLAN - SITE PLAN
- PA02 PLAN
- PA03 ELEVATIONS North / East
- PA04 ELEVATIONS South / West

Job No. 20-728

GERARD McCANN ARCHITECT

301/21 FREEMAN LOOP NORTH FREMANTLE WA 6159 M : 0419 947 890 E : gmccann@inet.net.au

36.98m

LOT 18

DATE - 4 MAR 2021 No. P 0-16-21 ATTACHMENT 4

RECEIVED

LOT 17
892m²

NORTH

FOOTPATH

HAMILTON ST

24.14m

CROSS OVER

ITEM 12.2

FL 19.700

EXISTING TREES

SEWER LINE 2.5 BGL

2000 Setback

LAWN
19.700

Line of existing Verandah

Existing dense Boundary screening

19.650

FL 19.700

19.700

FL 19.700

ALFRESCO LIVING

FL 20.078

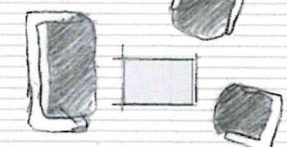
EXISTING RESIDENCE

FL 20.178

24.14m

19.600

BBQ



VERANDAH

FL 20.078

BREEZE WAY LINK

Existing parapet on zero setback

Minor opening

OFFICE

FL 20.120

BATH

GAMES ROOM

VERANDAH EXTENSION

EXISTING VERANDAH

FL 20.078

FL 20.078

19.450

19.500

FL 19.700

BIKE STORE

STORE

FL 19.720

DRYING COURT

EXISTING SCREEN

EXISTING RAISED BED

EXISTING PARKING (2 cars)

3900

Setback

19.300

19.400

19.450

19.600

19.600

19.640

19.700

19.700

19.800

2000 Setback

19.500

19.600

19.600

19.640

19.640

19.670

19.700

19.700

19.700

19.700

19.800

36.98m

LOT 1

Length of existing shed wall on zero setback with wall height 2.5m ANGL

New masonry parapet wall on zero setback to 2500 ANGL on LOT 1

PLAN 1:100

GERARD McCANN ARCHITECT

301/21 FREEMAN LOOP NORTH FREMANTLE WA 6159 M: 0419 947 890 E: gmccann@inet.net.au

FOLEY ROWE

CLIENT

ALTERATIONS TO EXISTING RESIDENCE

PROJECT

27 HAMILTON ST EAST FREMANTLE

LOCATION

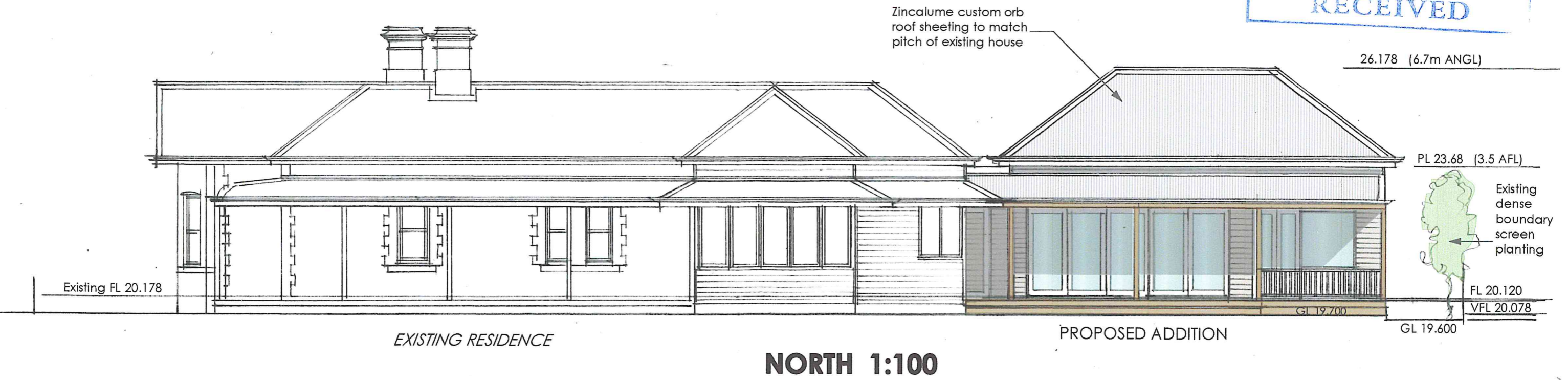
PLAN - PROPOSED GAMES ROOM & UTILITY STORES DRAWING

SCALE 1:100@A3
DATE 8 FEBRUARY 2021
DRAWN GMCC

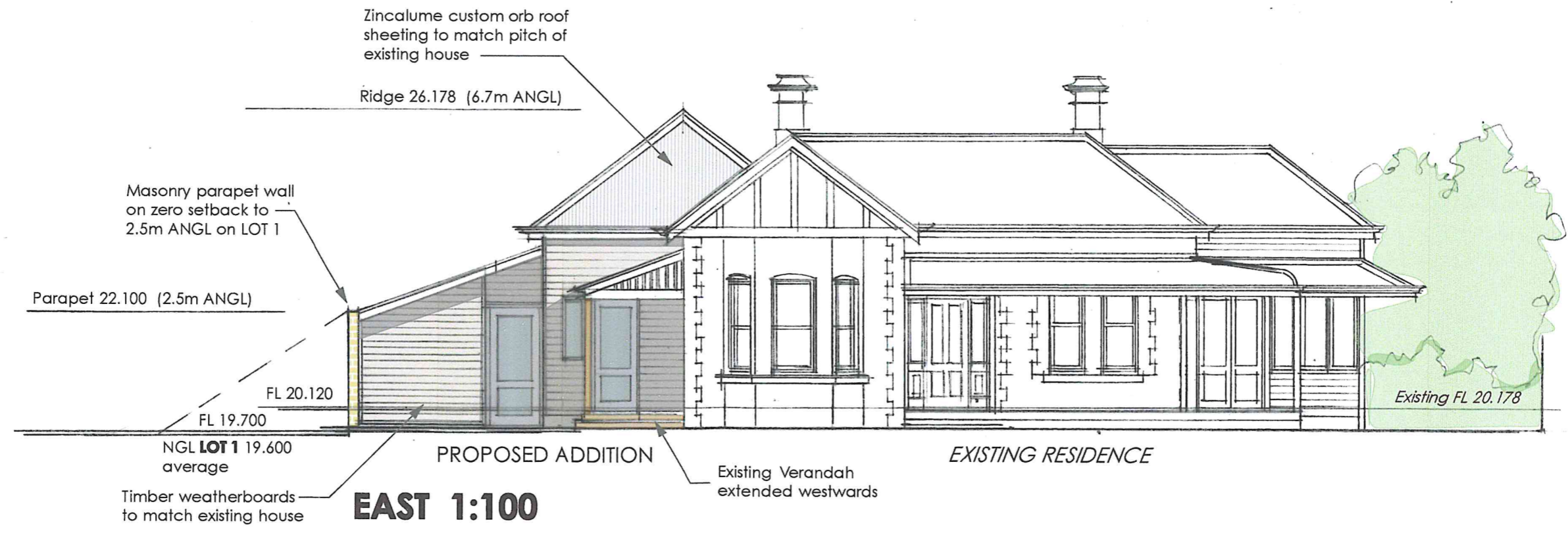
20-728 PA-02

42

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION ATTACHMENT 4
 DATE No
 - 4 MAR 2021 P 0-16-21
RECEIVED



NORTH 1:100

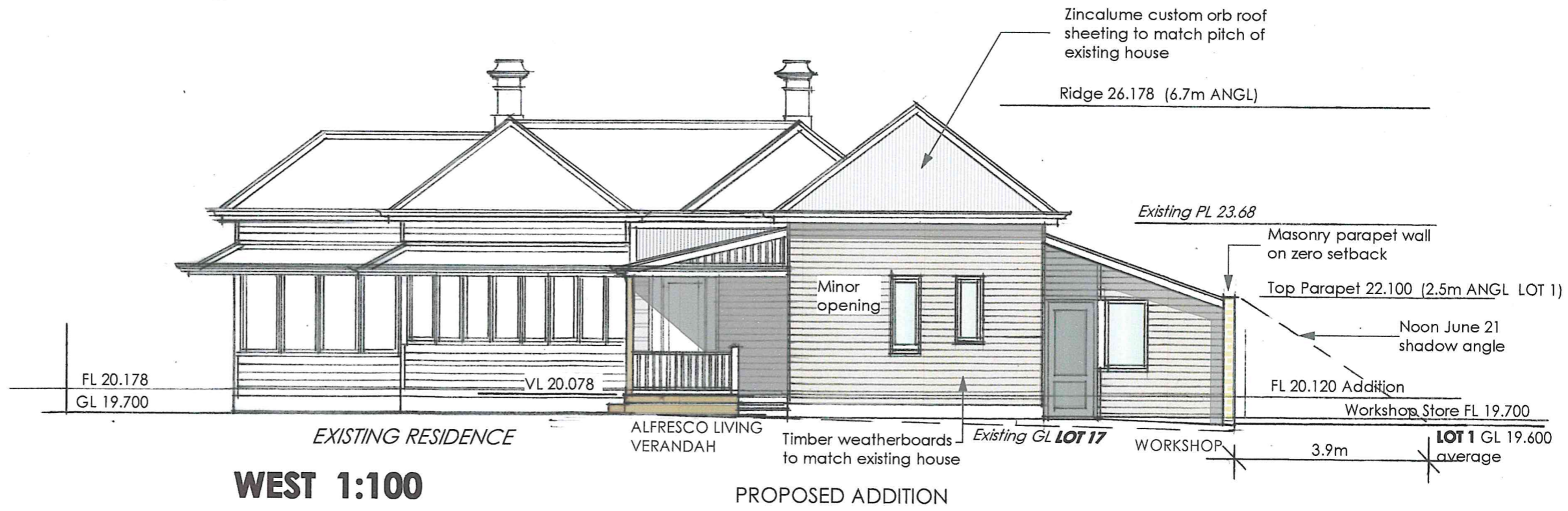
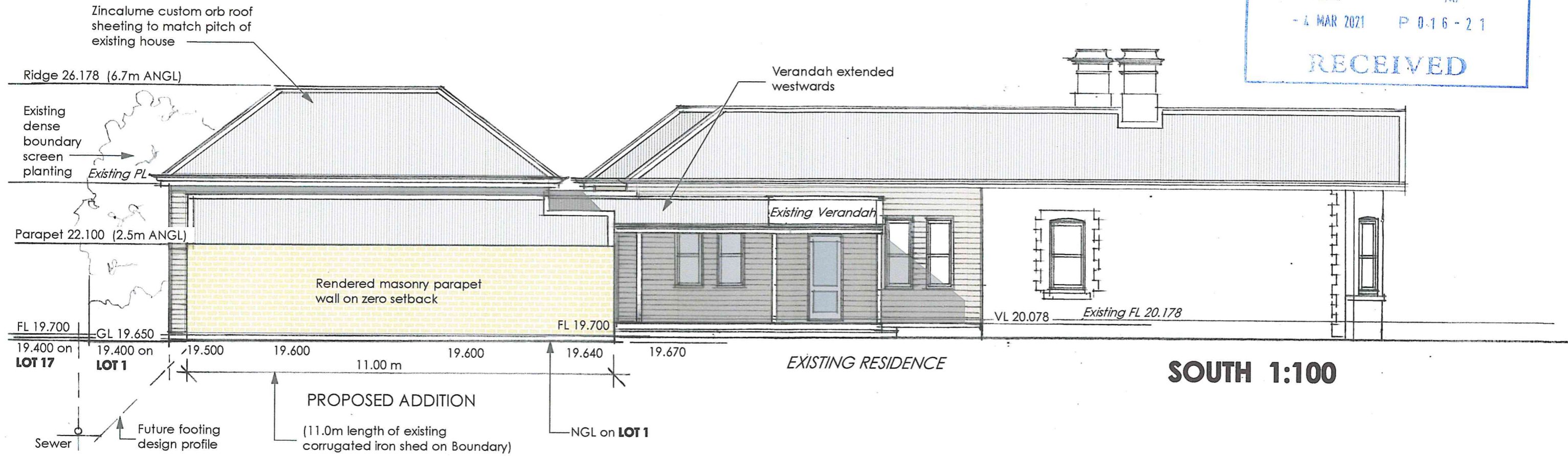


EAST 1:100

ELEVATIONS - NORTH & EAST

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION ATTACHMENT 4
 DATE No
 - 4 MAR 2021 P 0-16-21
RECEIVED

ITEM 12.2



ELEVATIONS - SOUTH & WEST



Community Engagement Checklist

Development Application P16/21 - 27 Hamilton Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	8/03/2021	Outcomes By: 23/3/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 2 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		23/3/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.3 Oakover Street No 10 (Lot 346) Proposed alterations and additions

Owner	Leigh and Rebecca Petherick
Applicant	MDC Architects
File ref	P13/21
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 May 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Plans date stamped 24 March 20214. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for proposed alterations and additions at No 10 (Lot 346) Oakover Street, East Fremantle.

Executive Summary

This development application proposes alterations and additions to an existing dwelling at 10 Oakover Street, East Fremantle. The property is a Category B heritage property, but the proposed alterations do not impact on the front heritage dwelling. The rear section of the building which has some later additions is to be demolished. A new kitchen, dining, living area, bathrooms, bedroom, lounge, and outdoor living area are to be added to the rear of the dwelling. A new carport is to be added to the side of the dwelling utilising the existing driveway, as well as a pool and shed, separate and to the rear of the dwelling.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall - Carport – 1.5m required, 0m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall – Bed 2, Kitchen & Mudroom – 1.618m required, 0m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall - Carport – 1.5m required, 0m provided
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 5 degrees provided

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

Background

Zoning: Residential R12.5

Site area: 981m²

Heritage: Category B

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

Nil

Consultation

Advertising

The application was advertised to surrounding landowners from 8 to 23 March 2021. No submissions were received.

Community Design Advisory Committee (CDAC)

The application was referred to CDAC.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2020 – 2030 states as follows:

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

Natural Environment

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

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

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

4.1.2 Plan for improved streetscapes parks and reserves.

- 4.1.3 Improve and protect the urban forest and tree canopy.
- 4.2 Enhance environmental values and sustainable natural resource use.
 - 4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.
- 4.3 Acknowledge the change in our climate and understand the impact of those changes.
 - 4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

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

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Carport – southern boundary	1.5m	0m	D
Bedroom 2, kitchen, mudroom – southern boundary	2.4m	1.618m	D
Pergola	6m	>6m	A
Kitchen, dining, living – northern boundary	5m	6.1m	A
Shed - southern boundary	1m	0m	D
Open Space	55%	>55%	A
Wall height	6m	<6m	A
Roof height	9m	<9m	A
Car Parking	2 car bays	2 car bays	A
Site Works			N/A
Visual Privacy			N/A
Overshadowing	25%	15%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	N/A

3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	N/A
3.7.15.4.3.1 Fremantle Port Buffer Area	Area 3
3.7.15.3.3 Garages and Carports	A

This development application proposes alterations and additions to an existing dwelling at 10 Oakover Street, East Fremantle. The property is a Category B heritage property, but the proposed alterations do not impact on the front heritage dwelling. The rear section of the building which has some later additions is to be demolished. A new kitchen, dining, living area, bathrooms, bedroom, lounge, and outdoor living area are to be added to the rear of the dwelling. A new 2 car carport is to be added to the side of the dwelling utilising the existing driveway as well as a pool and shed, separate and to the rear of the dwelling.

Three variations are requested to the requirements of the Residential Design Codes and one variation is requested to the Residential Design Guidelines relating to lot boundary setbacks (3) and roof pitch.

Lot Boundary Setback – Southern Wall

Carport

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i a wall that is 11.5m long and 3.172m high and without major openings is required to be set back 1.5m from the boundary. In this case the wall is built up to the boundary.

Bedroom 2, Kitchen and Mudroom

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i a wall that is 10.318m long and 3.88m high and with major openings is required to be set back 2.4m from the boundary. In this case the wall is 1.618m from the boundary.

Shed

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i a wall that is 4m long and 2.4m high and without major openings is required to be set back 1m from the boundary. In this case the wall is built up to the boundary

The southern boundary variations can be justified and supported based on the design principles 5.1.3 P3.2 for the following reasons;

- The proposal makes more effective use of space for the enhanced privacy of the occupants and outdoor living areas;
- Minimal impact of building bulk on adjoining properties;
- Adequate sunlight and ventilation are provided to the site and adjoining properties;
- Minimal overlooking or loss of privacy on adjoining properties;
- The proposal does not have an adverse impact on the amenity of the adjoining property;
- Direct sun can reach major openings of habitable room and outdoor living areas for adjoining properties; and

- The proposal positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The variations are considered minor variation and therefore the reduced lot boundary setback can be supported.

Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A 4.1 requires that the roof pitch of dwelling be between 28 and 36 degrees. In this case the roof proposed for the alterations and additions is proposed to be 5 degrees. This can be supported based on performance criteria 3.7.8.3 P4 which states that roof forms of new buildings that complement the traditional form of surrounding development in the immediate locality. The shallow roof pitch complements the existing dwelling that is the subject of this report as well as neighbouring properties and reduces the bulk and scale of the proposal.

Conclusion

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

12. 3 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 – Southern Wall - Carport – 1.5m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall – Bed 2, Kitchen & Mudroom – 1.618m required, 0m provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall - Carport – 1.5m required, 0m provided**
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 5 degrees provided**

for alterations and additions at No. 10 (Lot 346) Oakover Street, East Fremantle, in accordance with the plans date stamped received 24 March 2021, 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 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:

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

10 Oakover Street – Site Photos



PLACE RECORD FORM

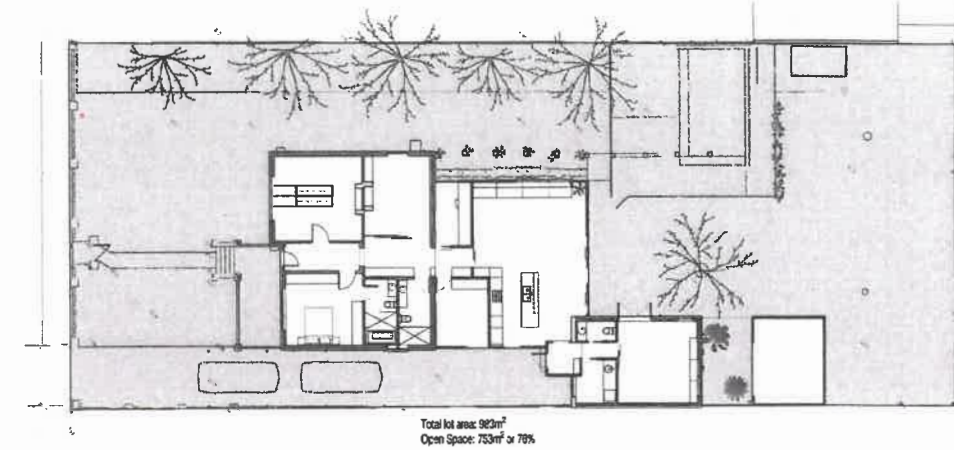
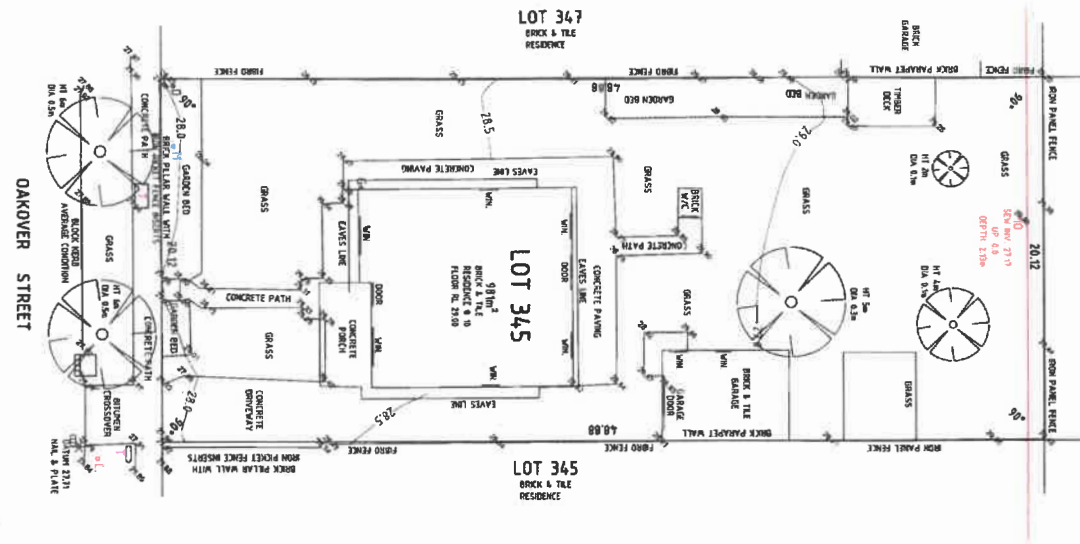


PRECINCT	Woodside
ADDRESS	10 Oakover Street
PROPERTY NAME	N/A
LOT NO	Lot 346
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1919
ARCHITECTURAL STYLE	Inter-War Porch
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 10 Oakover Street is a single storey house constructed in brick and rendered brick house with a hipped and gable tiled roof. It is a fine expression of the Inter-War Porch style. It is asymmetrically composed with a thrust gable bay and a part width skillion roofed verandah. The verandah is supported on columns over piers. A brick balustrade spans between the piers. The half-timbered, gable bay features a set of casement windows and a sunhood. There is a central door and hopper light flanked by sidelights and a set of casement windows. The roofscape features a masonry chimney and finials.</p> <p>The place retains its form and most of its details. There are additions to</p>

	the rear.
	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.
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 – Tiles</p>
PHYSICAL SETTING	The residence is situated on a flat site with an open lawned garden. There is a low brick wall and steel palisade on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 10 Oakover Street is a single storey house constructed in brick and rendered brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has considerable aesthetic value as an Inter-War Porch style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The additions to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	No 10 Oakover Street has considerable aesthetic value as an Inter-War Porch style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 10 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 10 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 10 Oakover Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 10 Oakover Street is in good condition.
INTEGRITY	No 10 Oakover Street retains a high degree of integrity.
AUTHENTICITY	No 10 Oakover Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

Proposed Addition to 10 Oakover st

- Drawing Register
- A001 Site Plan
- A010 Floor Plan
- A030 Elevations



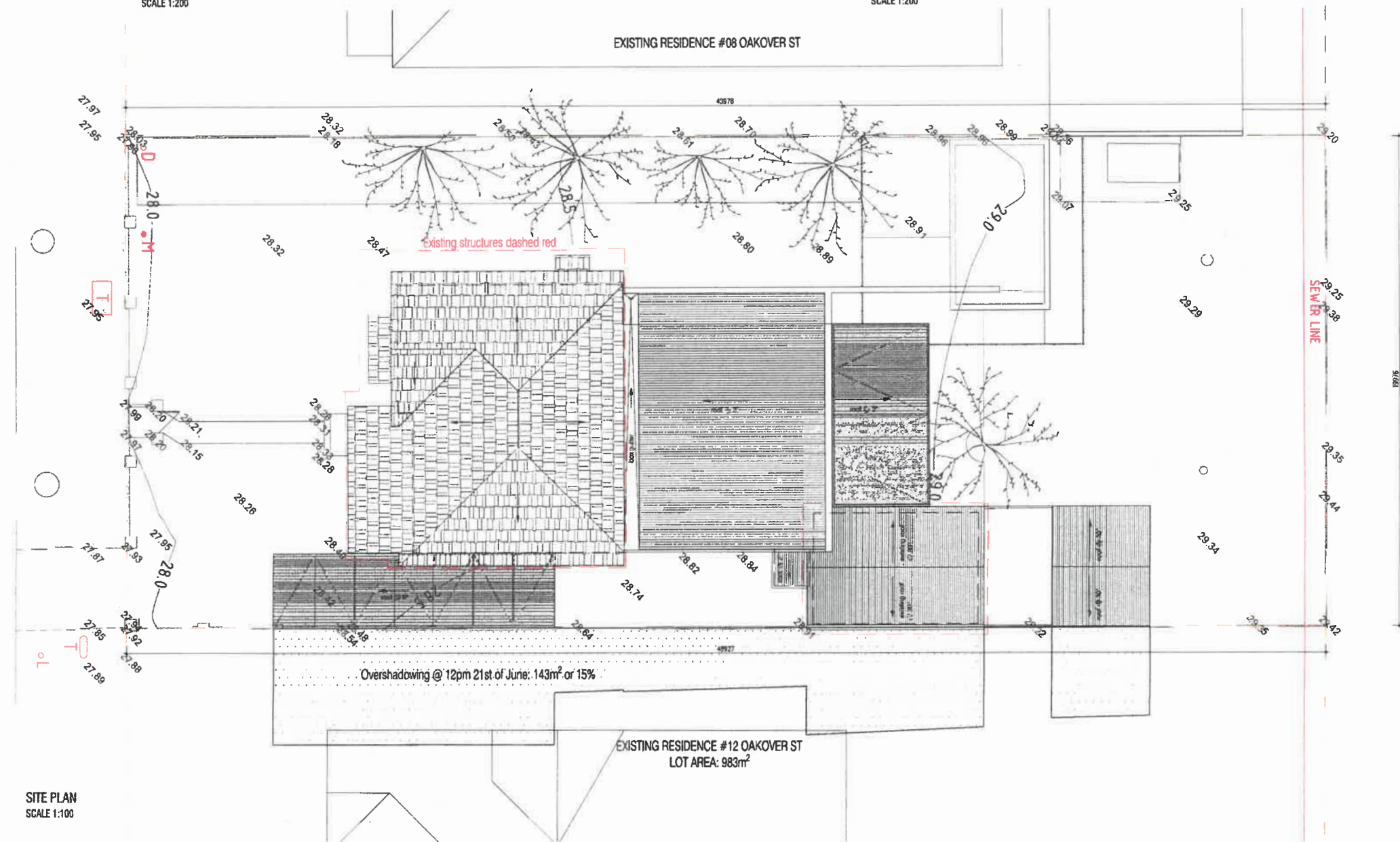
EXISTING FEATURE SURVEY
SCALE 1:200

OPEN SPACE DIAGRAM
SCALE 1:200

OAKOVER ST

OAKOVER STREET

EXISTING RESIDENCE #08 OAKOVER ST



SITE PLAN
SCALE 1:100

Revision	Issued	Date
B	Issue for Approval - Planning	23.01.2021
A	Issue for Information	22.01.2021

Use figured dimensions at all times. Do not scale or measure off drawings. All dimensions and levels to be checked on site by the Contractor prior to commencing. If discrepancies are found notify the Architect and seek direction prior to proceeding.

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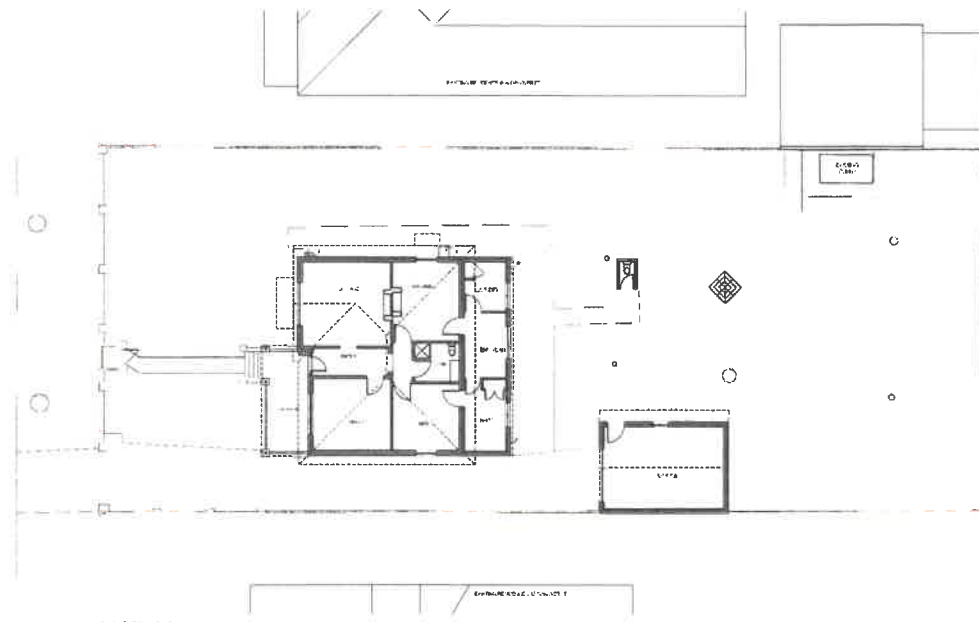
MDC ARCHITECTS

1 Silas Street, East Fremantle WA 6158
t: 0405 003 035 e: info@mdcarchitects.com.au
ACN: 624 192 605

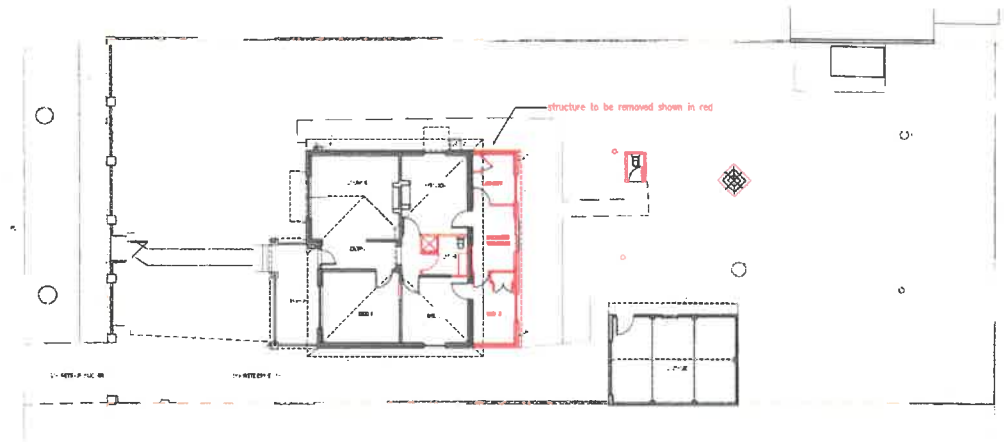
10 OAKOVER ST, EAST FREMANTLE

SITE PLAN

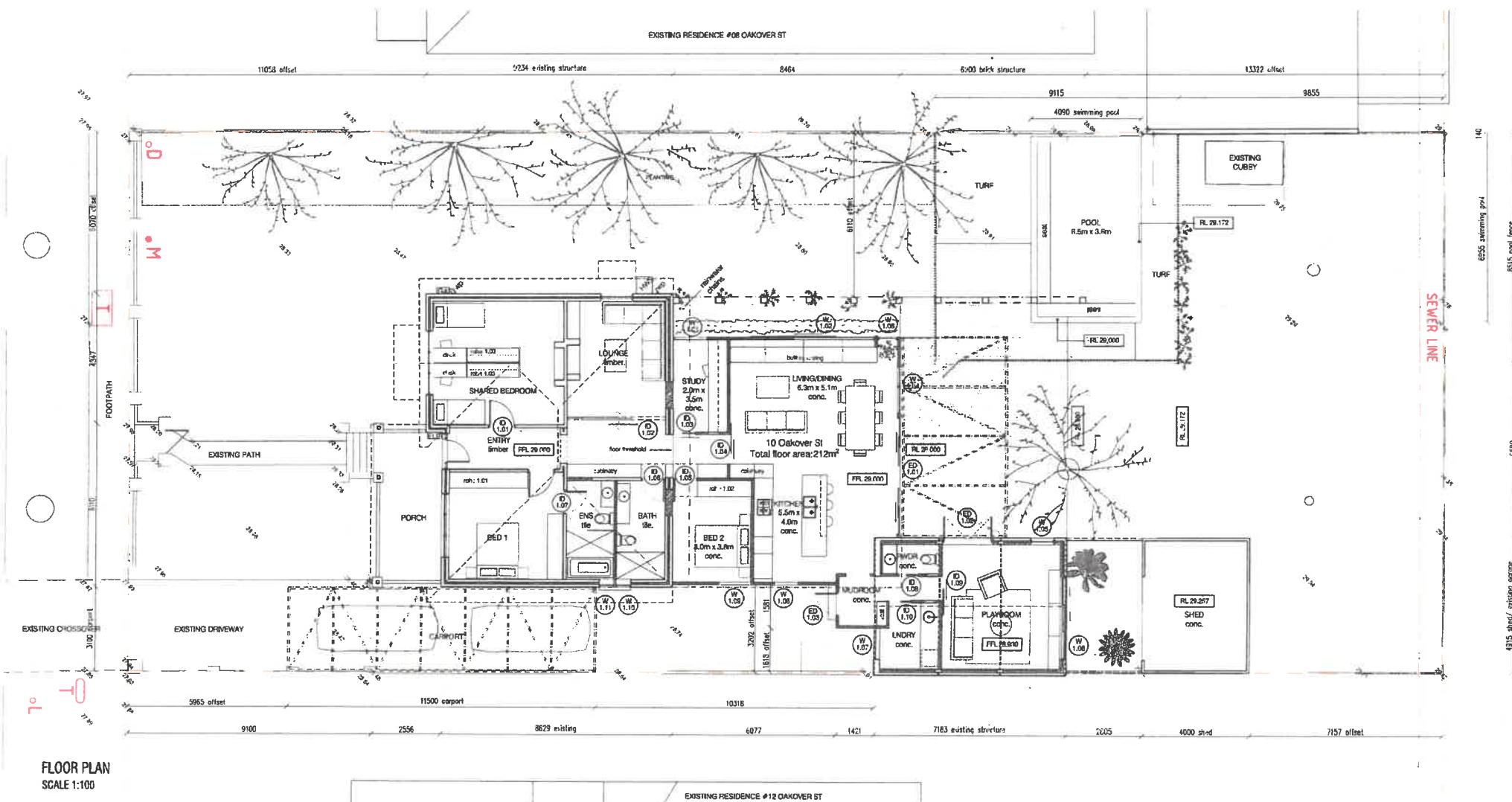
CLIENT	LEIGH AND BEC PETHERICK	DATE	varies AT A1 22.02.2021
ISSUE	ISSUE FOR APPROVAL	REVISION	A_001 B



EXISTING PLAN
SCALE 1:200



DEMOLITION PLAN
SCALE 1:200



FLOOR PLAN
SCALE 1:100

Revision	Issued	Date
B	Issue for Approval - Planning	23.01.2021
A	Issue for information	25.01.2021

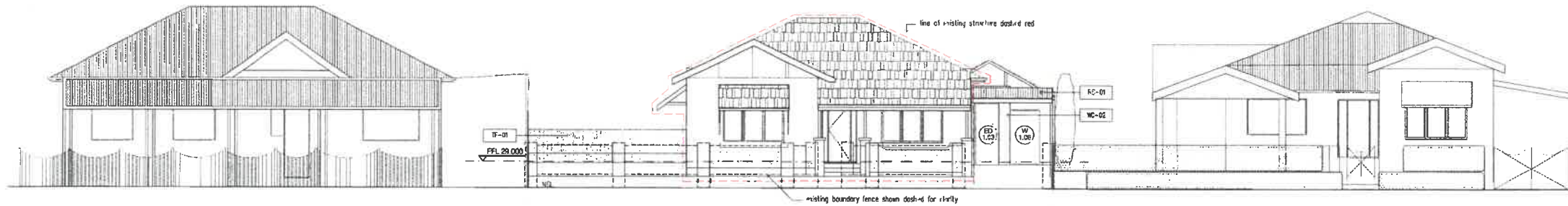
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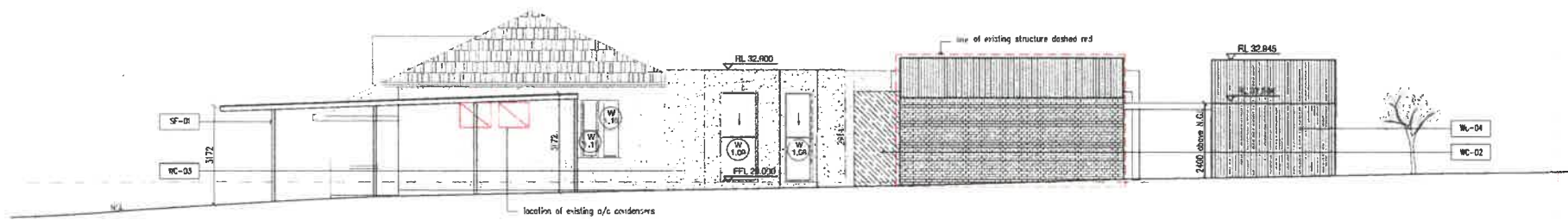


MDC ARCHITECTS
 1 Sitas Street, East Fremantle WA 6158
 t: 0405 003 035 e: info@mdcarchitects.com.au
 ACN: 624 192 605

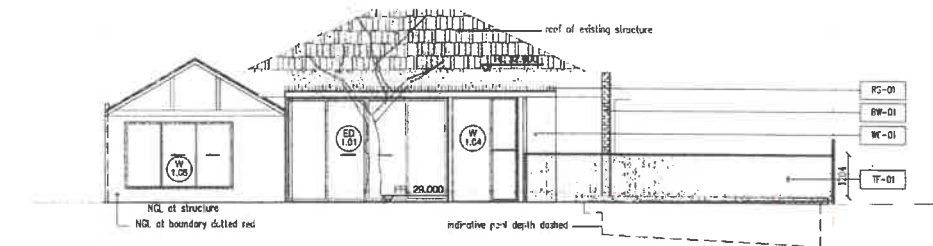
10 OAKOVER ST, EAST FREMANTLE	
FLOOR PLAN	
DESIGNED BY LEIGH AND BEC PETHERICK	DATE varies AT A1 22.02.2021
DRAWN BY ISSUE FOR APPROVAL	PAGE NO. A 010
	B



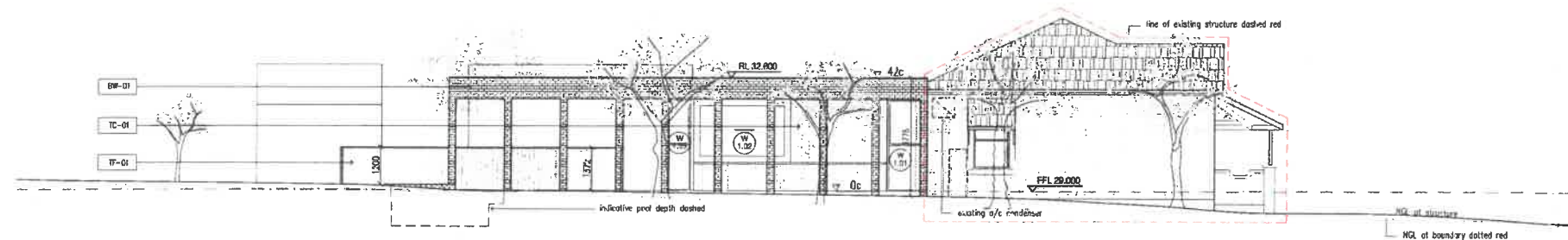
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



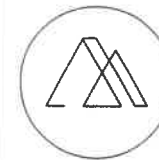
NORTH ELEVATION
SCALE 1:100

- BW - 01 Selected Face brickwork
- WC - 01 Timber cladding as selected
- WC - 02 Selected Metal cladding.
- WC - 03 Wall cladding, cemented barestone
- WC - 04 Metal cladding, corrugated
- RS - 01 Selected opaque roof sheeting
- SF - 01 Galvanised Steel frame
- TF - 01 Timber pool fence

Revision	Issued	Date
B	Issues for Approval - Planning	23.01.2021
A	Issues for information	22.01.2021

Use figured dimensions at all times. Do not scale or measure off drawings. All dimensions and levels to be checked on site by the Contractor prior to commencing. If discrepancies are found notify the Architect and seek direction prior to proceeding.

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MDC ARCHITECTS

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ACN: 624 192 605

PROJECT		10 OAKOVER ST, EAST FREMANTLE	
DRAWN BY		SITE ELEVATIONS	
CLIENT	LEIGH AND BEC PETHERICK	SCALE	1:100 AT A1
DRAWING TITLE	ISSUE FOR APPROVAL	DATE	22.02.2021
		REVISION	A 030
			B



Community Engagement Checklist

Development Application P13/21 - 10 Oakover Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	8/03/2021	Outcomes By: 23/3/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 3 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		23/3/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.4 Angwin Street No 18 (Lot 2) Proposed new two storey dwelling

Owner	Elizabeth Harris & Terry Murphy
Applicant	Ox Studio
File ref	P22/21
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	1 June 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Plans date stamped 16 March 20214. Community consultation checklist5. Streetscape Images

Purpose

The purpose of this report is for Council to consider a development application for a proposed new two storey dwelling at No 18 (Lot 2) Angwin Street, East Fremantle.

Executive Summary

This development application proposes a new double storey dwelling with an undercroft garage, 2 bedrooms, 2 bathrooms, and a study with a concealed roof. The dwelling is built into the side of the lot to minimise the height of the proposed dwelling and mitigate the impact of development on the views of surrounding properties. There is significant excavation being proposed to facilitate the development.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Ground Floor– 6m required, 4.067m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern Wall – Upper Floor - 6m required, 5.667m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall – Upper Floor – 2.2m required, 1.5m provided
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Upper Floor – 4.9m required, 1m provided
- (v) Clause 5.1.4 – Residential Design Codes – Open Space – 55% required, 32% provided
- (vi) Clause 5.3.7 – Residential Design Codes – Excavation – Maximum of 0.5m required, greater than 0.5m provided
- (vii) Clause 5.3.8 – Residential Design Codes – Retaining Walls – Maximum of 0.5m required, greater than 0.5m provided
- (viii) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 6m privacy setback required, less than 6m privacy setback provided
- (ix) Clause 3.7.8.3 – Residential Design Guidelines – Garage Width – 30% of front lot boundary required, 69% provided
- (x) Clause 3.7.18.3.3 – Residential Design Guidelines – Roof Pitch – information demonstrating impact required, roof does not adversely affect immediate locality

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

Background

Zoning: Residential R12.5

Site area: 293.51m²

Heritage: N/A

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

Lot subdivided

Consultation

Advertising

The application was advertised to surrounding landowners from 19 March to 6 April 2021. Signed support was received from the northern neighbouring property owner.

Community Design Advisory Committee (CDAC)

The application was referred to CDAC for the 12 April 2021 meeting. The following comments were made.

(a) The overall built form merits;

- The Committee noted that the built form has significant merit. It is a modest design solution to the constraints of the site and were supportive of the retained design concept.

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

- The Committee felt the proposal was of a height or dimension which addressed the constraint of the site in a retained manner which addressed the sensitivities of the area, including view corridors.
- The Committee was supportive of excavation of the site for the garage as it kept the building lower than adjacent buildings and resulted in a compatible design to the surrounding contours of the area.
- The Committee considered the garage was in keeping with the rest of the design and with the overall design character of the area.

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

- The Committee was supportive of the proposed development which is in keeping with the character of the area.

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

- No comment.

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

- The Committee suggested that more windows be included on the southern side to promote cross ventilation through the building.
- The Committee suggested that the study should have northern highlight windows to allow more light into room.

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

- The Committee commented that there is very good passive surveillance from the upper storey living areas.
- The Committee would have liked to have seen a palette of materials – it was suggested that VM zinc or copper would be appropriate materials to use on parts of the exterior of the building. It was noted in this location materials need to be carefully chosen to ensure a quality outcome is achieved.

Internal Consultation

Referred to Operations for comment on 19 March 2021

The following response was received;

- Crossover to be no more than 3.0m wide as per the policy, considering the narrow lot less than 12m wide. Also, as per the Town’s crossover specification, with materials to be asphalt or concrete;
- Verge landscaping is as per the Towns landscaping conditions, with approval sought separate to DA, however from the images, it seems like low ground covering which when established, should not have runoff into the road carriageway; and
- All stormwater from the property to be collected on site, with all grates, pits, and soak wells to be within the lot.

These matters will be included as conditions in the final recommendation.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2020 – 2030 states as follows:

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town’s character.

- 3.2.1 Ensure appropriate planning policies to protect the Town’s existing built form.
- 3.3 Plan and maintain the Town’s assets to ensure they are accessible, inviting and well connected.
 - 3.3.1 Continue to improve asset management within resource capabilities.
 - 3.3.2 Plan and advocate for improved access and connectivity.

Natural Environment

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

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

Risk Implications

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

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Eastern wall – ground floor	6m	4.067m	D
Eastern wall – upper floor	6m	5.667m	D
Southern wall – ground floor	1.5m	1.5m	A
Southern wall – upper floor	2.2m	1.5m	D
Northern wall – ground floor - study	1m	1m	A

Northern wall – ground floor – alfresco, lounge, bed 2	1.5m	3.44m	A
Northern wall – upper floor	4.9m	1m	D
Garage – northern wall	1m	1.5m	A
Garage – southern wall	0m	0m	A
Open Space	55%	32%	D
Car Parking	2 car bays	2 car bays	A
Site Works	Maximum of 0.5m excavation	>0.5m excavation	D
Visual Privacy – living area and dining	6m	<6m	D
Overshadowing	25%	15%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	N/A
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.18.4.3 Fremantle Port Buffer	Area 2 – conditions applied
3.7.18.3 Garages, Carports and Outbuildings	A

This development application proposes a new double storey dwelling with an undercroft garage, 2 bedrooms, 2 bathrooms, and a study with a concealed roof. The dwelling is built into the side of the lot to minimise the height of the proposed dwelling and mitigate the impact of development on the views of surrounding properties. There is significant excavation being proposed to facilitate the development.

The proposed dwelling has many variations which are the direct result of having to deal with a legacy lot that is very small by R12.5 lot criteria. This lot is 293.51m² in area compared to an average R12.5 lot of 800m², 10.38m wide, and between 29.05m and 33.42m deep). Given its density coding and the fact that it is an approved lot, development is permitted given these constraints.

Multiple variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines with respect to lot boundary setbacks, open space, garage width, excavation more than 0.5m, retaining walls, roof pitch, and visual privacy. Whilst there are a number of variations, it is noted the site is constrained and the support of the CDAC has been expressed. The following discussion will examine each of these variations.

Lot Boundary Setback - Eastern Wall - Ground Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the rear (eastern) wall of the proposed dwelling on the ground floor should be setback 6m from the rear boundary. In this case the dwelling is setback 4.067m. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- Minimal impacts of building bulk on adjoining properties, particular because of the extensive excavation proposed;
- Views are not significantly impacted from the proposal;
- Adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

Given the size of the lot this is not an unreasonable variation and can be supported. It is noted that the bulk of the building is minimised because of the significant excavation that is undertaken to the rear of the site with up to 1.5m of earth being excavated out from the lot.

Lot Boundary Setback - Eastern Wall - Upper Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the rear (eastern) wall of the proposed dwelling on the upper storey should be setback 6m from the rear boundary. In this case the dwelling is setback 5.667m. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- Minimal impacts of building bulk on adjoining properties;
- Adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

Given the size of the lot and extent of the variation requested being 0.3 metres, this is not an unreasonable variation and can be supported. It is noted that the bulk of the building is minimised because of the significant excavation that is undertaken to the rear of the site with up to 1.5m of earth being excavated out from the lot.

Lot Boundary Setback - Southern Wall – Upper Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the southern wall of the proposed dwelling which is 19.2m long and 5.1m high (on the upper floor) should be setback 2.2m from the side boundary. In this case the dwelling is setback 1.5m. However, the proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- Minimal impacts of building bulk on adjoining properties;
- Adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

For these reasons, the reduced lot boundary setback can be supported.

Lot Boundary Setback - Northern wall – Upper Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the northern wall of the proposed dwelling which is 19.2m long and 5.65m high (on the upper floor) should be setback 4.9m from the side boundary. In this case the dwelling is setback 1m. However, the proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- Neighbour support has been provided;
- There is minimal impacts of building bulk on adjoining properties;
- Adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

For these reasons, the reduced lot boundary setback can be supported.

Open Space

The Residential Design Codes requires that site coverage for a lot that has a density code of R12.5 is at least 55% of the site area in accordance with deemed to comply clause 5.1.4 C4. In this case the site coverage is 68% and the open space is 32%. The proposed design achieves design principles 5.1.4 P4 for the following reasons;

- Reflects the existing streetscape character as outlined in the local planning framework;
- Access is provided to natural sunlight for the proposal and surrounding properties;
- There is minimal building bulk consistent with the expectations of the density code and as outlined in the local planning framework because of the extensive excavation being undertaken;
- Open space provides an attractive setting for the buildings, landscape, vegetation, and streetscape;
- There are opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site; and
- There is space for external fixtures and essential facilities.

As a result, the reduced open space can be supported.

Excavation

A significant amount of excavation is proposed to be undertaken on site to allow the building to be partially hidden into the side and rear of the lot. Excavation is to be undertaken more than 0.5m in height. Although it does not achieve deemed to comply clause 5.3.7 it does achieve design principles 5.3.7 P7.2 such that the excavation proposed to be undertaken respects the natural ground levels at the lot boundary of the site and as viewed from the street. The extent of excavation is supported as it results in a dwelling that has minimal impacts to surrounding neighbours and is consistent with the character of the area.

Retaining Walls

Retaining walls are proposed to be constructed along the northern, southern, western, and eastern boundaries of the property. In accordance with the Residential Design Codes deemed to comply clause 5.3.8 C8 retaining walls can be constructed up to 0.5m in height. In this case the walls are more than 0.5m above natural ground level. These walls are up to 1.5m in height and within 1m of the site boundary. The retaining walls achieve design principles 5.3.8 P8 as it creates land that can be used for the benefit of residents and does not detrimentally affect adjoining properties, the streetscape, nor does it result in a loss of privacy to neighbouring properties.

Visual Privacy

Deemed to comply clause 5.4.1 C1.1 of the Residential Design Codes requires the lounge and dining rooms to have a visual privacy setback of 6m from major openings to the boundary. In this case there is a large window that faces north 5.4m long, less than 1.6m from the finished floor level of the upper storey and overlooking the northern property. The northern neighbouring property owners have provided signed support for the proposed development. At the same time the window overlooks the front yard adjacent

to Angwin Street and the southern side of the northern dwelling. It does not overlook any outdoor living areas. These are located on the north western corner of the northern property. The window therefore achieves design principle 5.4.1 P1.1 and as such its location and size can be supported. It is considered that it is acceptable for the window to overlook the neighbouring property given written support from the neighbour.

Garage Width

The Residential Design Guidelines requires that the garage width is a maximum of 30% of the width of the lot. In this case the proposed garage is 7.17m wide which is the equivalent of 69% of the lot width. This may seem excessive, but the lot is narrow and to minimise the impact of the development on surrounding properties views, considerable excavation is proposed to be undertaken to lower the building to reduce its bulk and scale. The garage does not dominate the streetscape in accordance with performance criteria clause 3.7.18.3.3 P2 i and as such can be supported.

Roof Pitch

It is proposed to have a concealed roof with a pitch of 2 degrees. The Residential Design Guidelines acceptable development clause 3.7.8.3 A5 requires that information should be provided demonstrating the impact of the roof on the immediate locality. Performance criteria 3.7.8.3 P5 is achieved as roof forms do not have to be restricted to traditional roof forms and the proposed roof does not adversely affect the immediate locality and for this reason the roof pitch can be supported.

Fremantle Port Buffer Requirements

As the property is in Area 2 of the Fremantle Port Buffer it will be necessary to impose conditions in the final recommendation that meet the requirements of the Fremantle Port for new dwellings including quiet house design, central cut-off point for air conditioning and thickened safety glass on all windows.

Conclusion

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

12.4 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 - Eastern Wall – Ground Floor– 6m required, 4.067m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern Wall – Upper Floor -6m required, 5.667m provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall – Upper Floor – 2.2m required, 1.5m provided**
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Upper Floor – 4.9m required, 1m provided**
- (v) Clause 5.1.4 – Residential Design Codes – Open Space – 55% required, 32% provided**
- (vi) Clause 5.3.7 – Residential Design Codes – Excavation – Maximum of 0.5m required, greater than 0.5m provided**
- (vii) Clause 5.3.8 – Residential Design Codes – Retaining Walls – Maximum of 0.5m required, greater than 0.5m provided**

- (viii) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 6m privacy setback required, less than 6m privacy setback provided
- (ix) Clause 3.7.8.3 – Residential Design Guidelines – Garage Width – 30% of front lot boundary required, 69% provided
- (x) Clause 3.7.18.3.3 – Residential Design Guidelines – Roof Pitch – information demonstrating impact required, roof does not adversely affect immediate locality

for a new double storey dwelling at No. 18 (Lot 2) Angwin Street, East Fremantle, in accordance with the plans date stamped received 16 March 2021, subject to the following conditions:

- (1) The crossover widths are not to exceed 3m and to be in accordance with Council's crossover policy as set out in the Residential Design Guidelines (2016) and the Crossover Specifications (July 2017).
- (2) Any glass used for windows or openings shall be laminated safety glass of minimum thickness of 6mm or double-glazed utilising laminated or toughened safety glass of a minimum thickness of 3mm and to be manufactured and installed in accordance with Australian Standards.
- (3) Multiple air conditioning systems are to have internally centrally located shut down point and associated procedures for emergency use and there is a preference for a split refrigerated system.
- (4) Quiet house design principles are to be adopted.
- (5) Roof insulation is to be incorporated into the development.
- (6) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.
- (7) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
- (8) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (9) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit. All grates, pits and soak wells are to be within the lot.
- (10) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (11) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (12) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including,

without limitation any works associated with the proposal) which are required by another statutory or public authority.

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

Footnote:

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

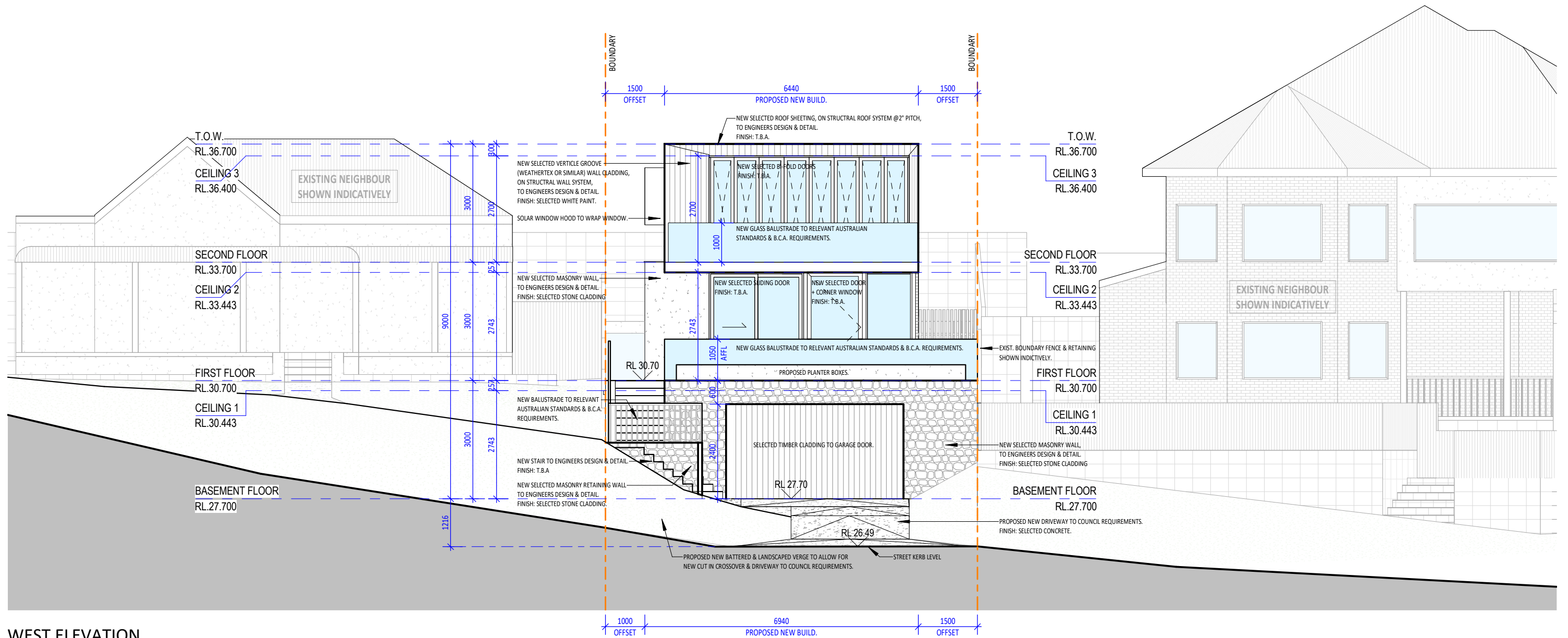
- (i) this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) a copy of the approved plans as stamped by Council are attached and the application for Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vi) application for the crossover work is to be made on the Application to Conduct Crossover Works available on the Town's website.*
- (vii) verge landscaping is to be in accordance with the Town's landscaping conditions, with approval sought separate to DA.*

13. MATTERS BEHIND CLOSED DOORS

14. CLOSURE OF MEETING

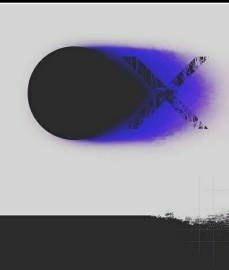
18 Angwin Street – Site Photos





WEST ELEVATION

SCALE: 1:100



1 GLYDE STREET,
MOSMAN PARK, 6012
WESTERN AUSTRALIA.
T+61 (0)487 749 335
E draw@ovstudio.com.au

CLIENT: **ANGWIN RESIDENCE**

GRAPHIC SCALE: 1:100

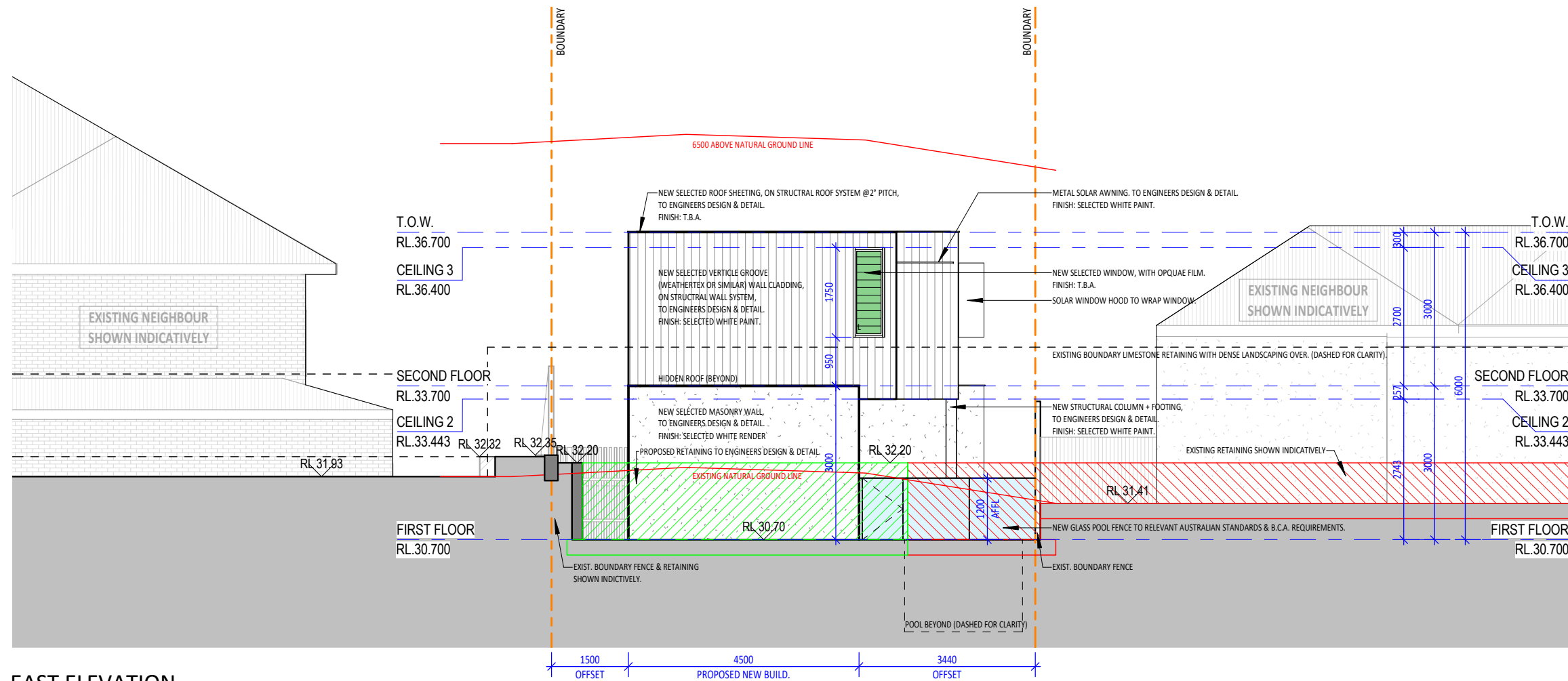
Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
ELEVATIONS

SCALE: 1:100

JOB / DRAWING No. **20052 AE01** REVISION **D**

DRAWN: **74**



EAST ELEVATION
SCALE: 1 : 100

1 GLYDE STREET,
MOSMAN PARK, 6012
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T+61 (0)487 749 335
E draw@ovstudio.com.au

CLIENT: **ANGWIN RESIDENCE**

GRAPHIC SCALE: 1:100

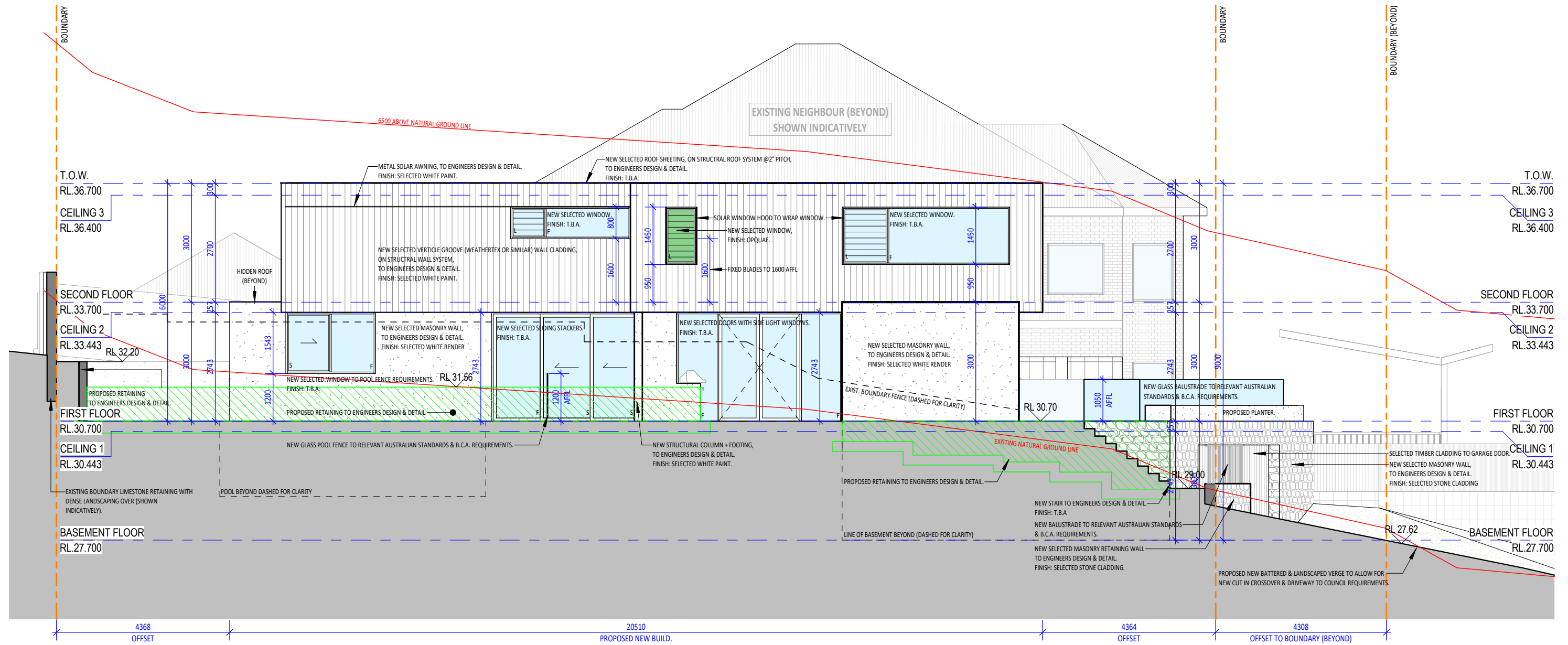
Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
ELEVATIONS

SCALE: 1 : 100

JOB / DRAWING No. **20052 AE02**

REVISION **D**




NORTH ELEVATION
SCALE: 1 : 100



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CLIENT: **ANGWIN RESIDENCE**



GRAPHIC SCALE: 1:100

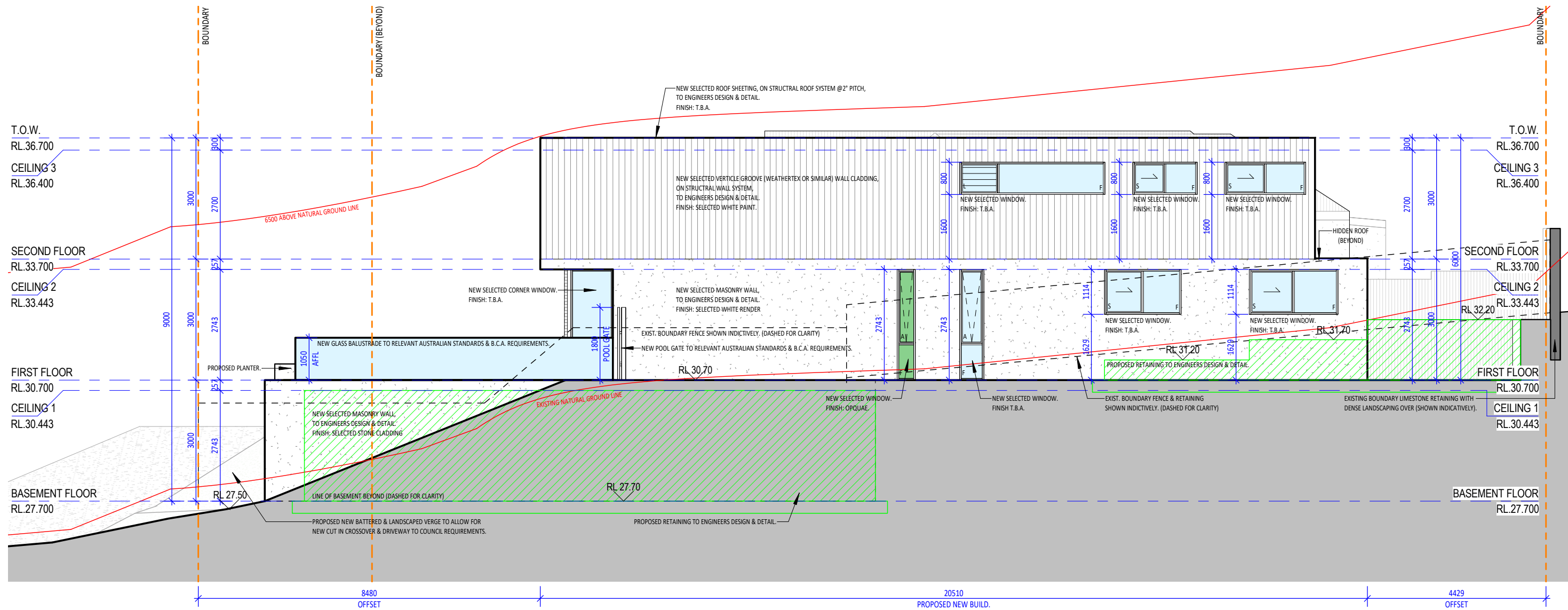
Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
ELEVATIONS

SCALE: 1 : 100
DRAWN: 20052 AE03

JOB / DRAWING No. REVISION
20052 AE03 (D)

76



SOUTH ELEVATION

SCALE: 1 : 100



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CLIENT: **ANGWIN RESIDENCE**



GRAPHIC SCALE: 1:100

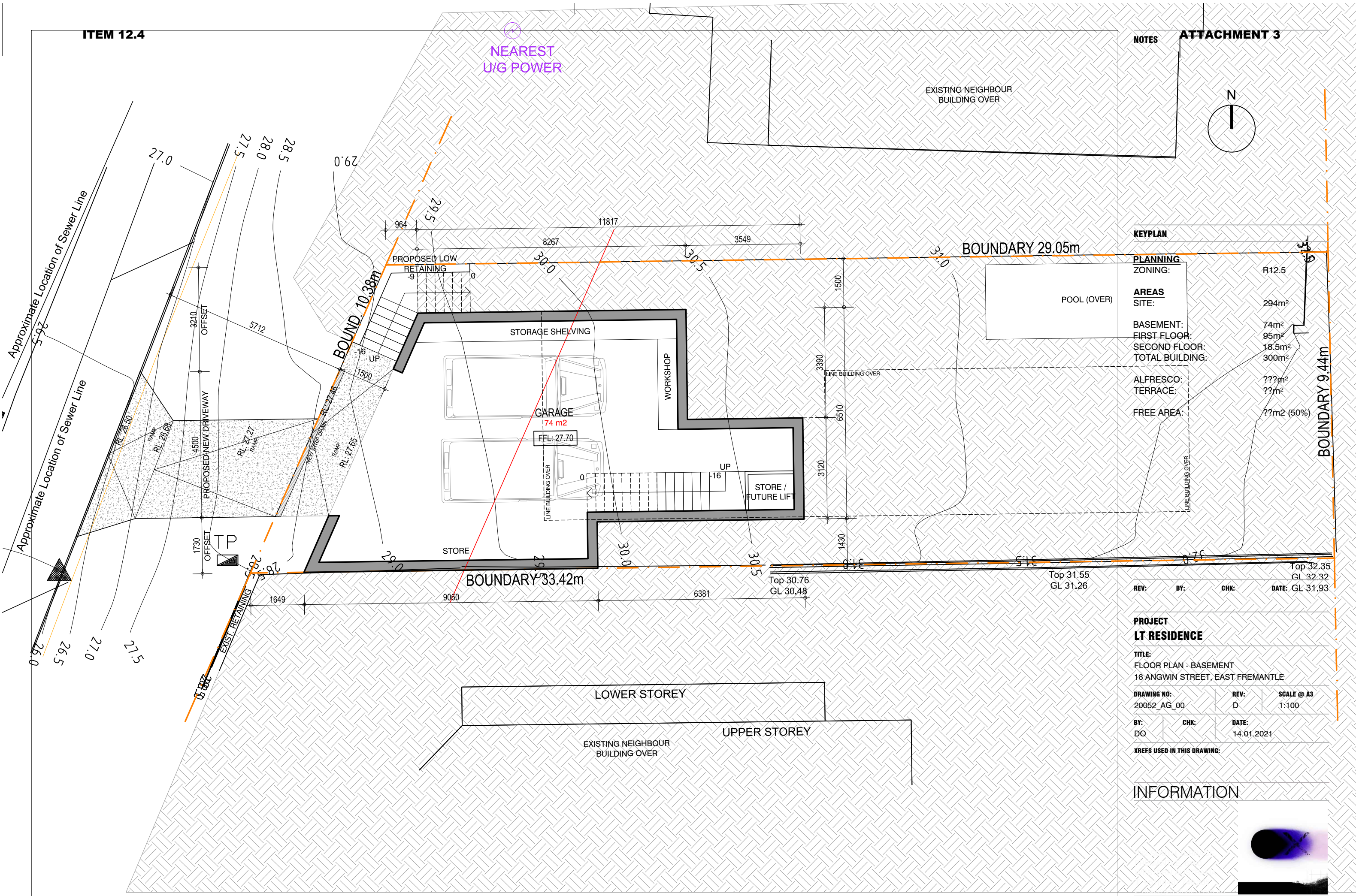
Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
ELEVATIONS

SCALE: 1 : 100

JOB / DRAWING No. **20052** REVISION **AE04** **(D)**

DRAWN: 77



KEYPLAN

PLANNING ZONING:

R12.5

AREAS SITE:

294m²

BASEMENT:

74m²

FIRST FLOOR:

95m²

SECOND FLOOR:

18.5m²

TOTAL BUILDING:

300m²

ALFRESCO:

???m²

TERRACE:

??m²

FREE AREA:

??m² (50%)

REV:	BY:	CHK:	DATE:
			GL 31.93

**PROJECT
LT RESIDENCE**

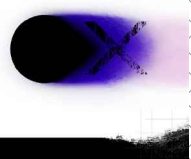
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FLOOR PLAN - BASEMENT
18 ANGWIN STREET, EAST FREMANTLE

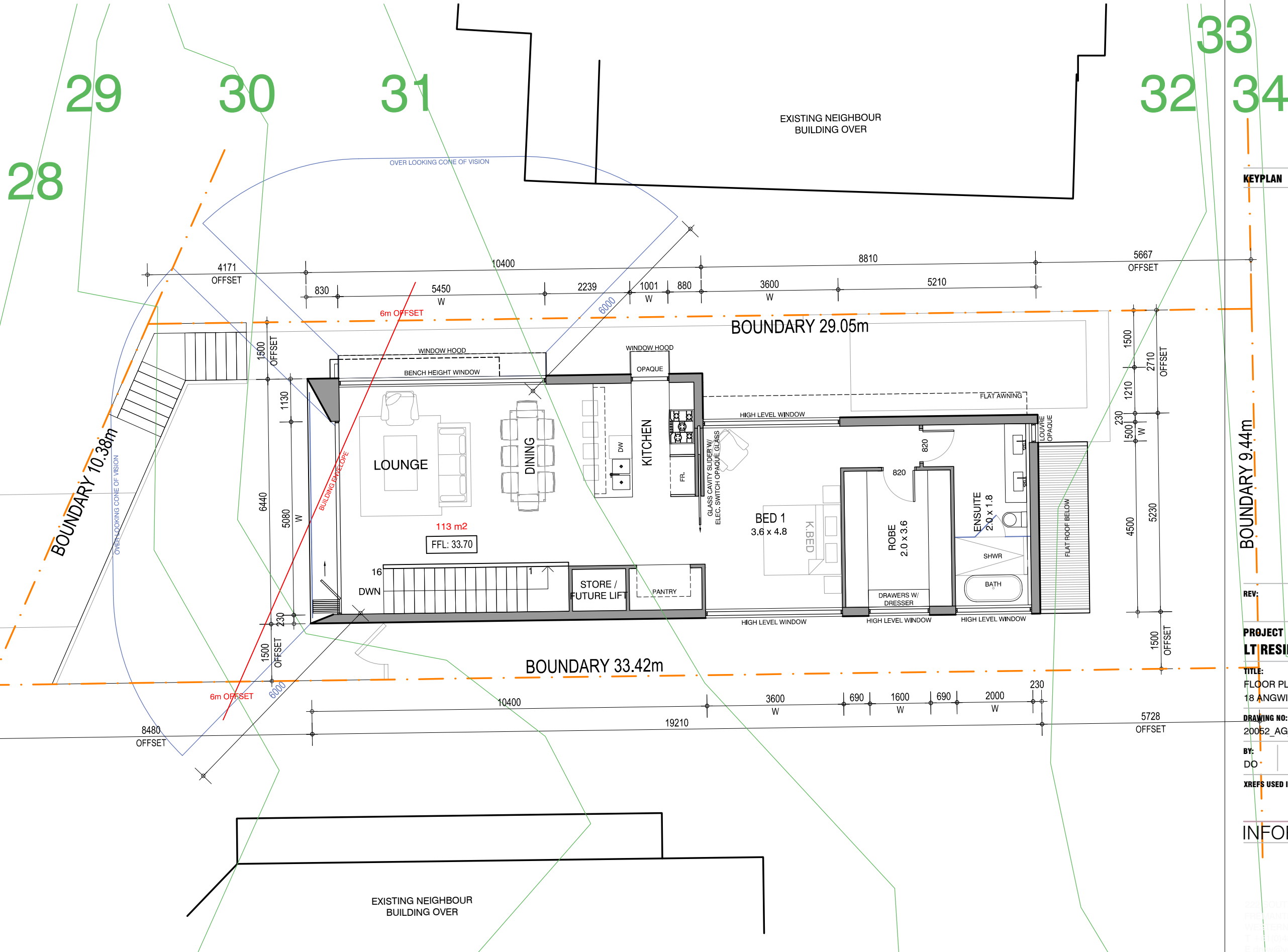
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20052_AG_00	D	1:100

BY:	CHK:	DATE:
DO		14.01.2021

XREFS USED IN THIS DRAWING:

INFORMATION





KEYPLAN

REV:	BY:	CHK:	DATE:
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PROJECT
LT RESIDENCE

TITLE:
FLOOR PLAN - SECOND
18 ANGWIN STREET, EAST FREMANTLE

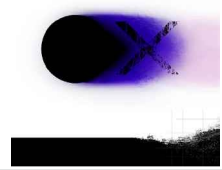
DRAWING NO: 20052_AG_02	REV: D	SCALE @ A3 1:100
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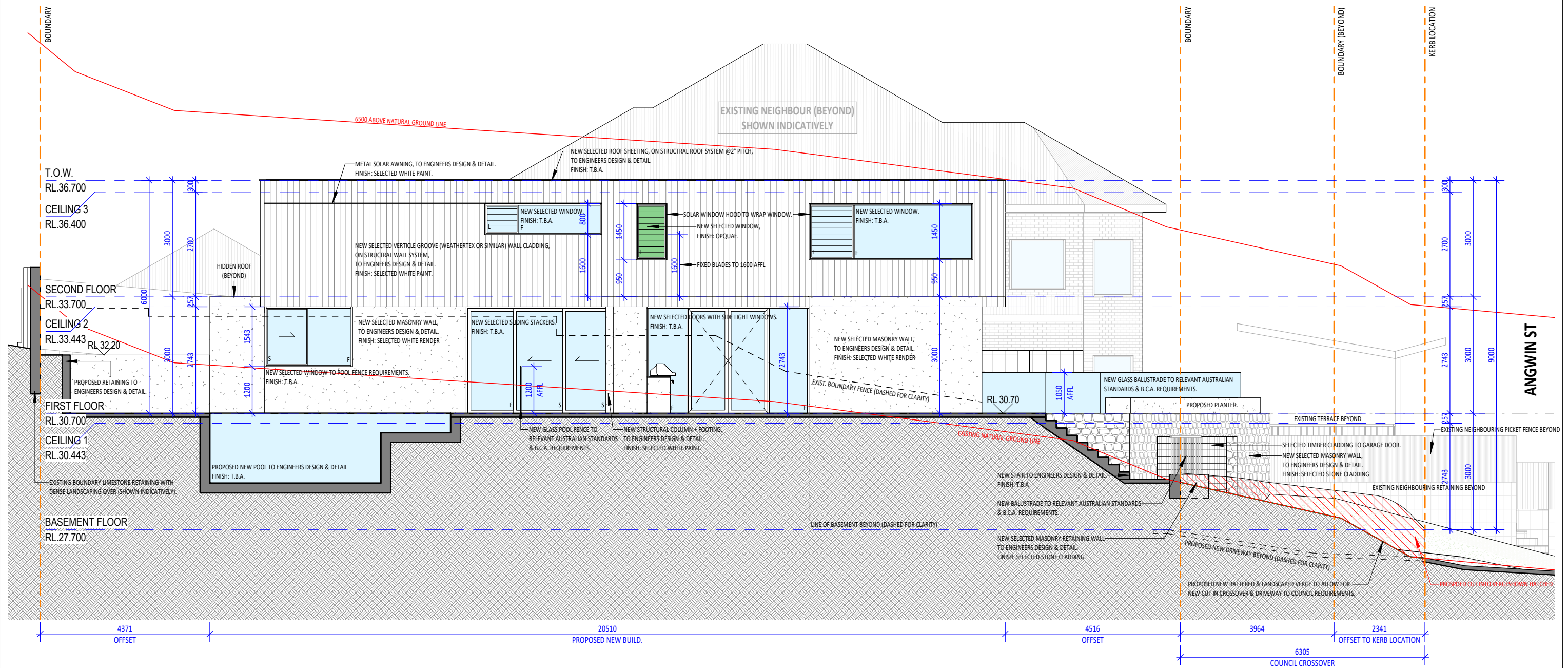
BY: DO	CHK:	DATE: 14.01.2021
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XREFS USED IN THIS DRAWING:

INFORMATION

18 SOUTH TERRACE
FREMANTLE, 6155
WESTERN AUSTRALIA
T: (08) 9417 740 328
E: info@o'dwyer.com.au



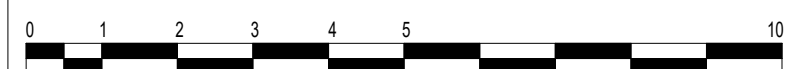


SECTION A
SCALE: 1 : 100



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F draw@ovystudio.com.au**

CLIENT: **ANGWIN RESIDENCE**



GRAPHIC SCALE: 1:100

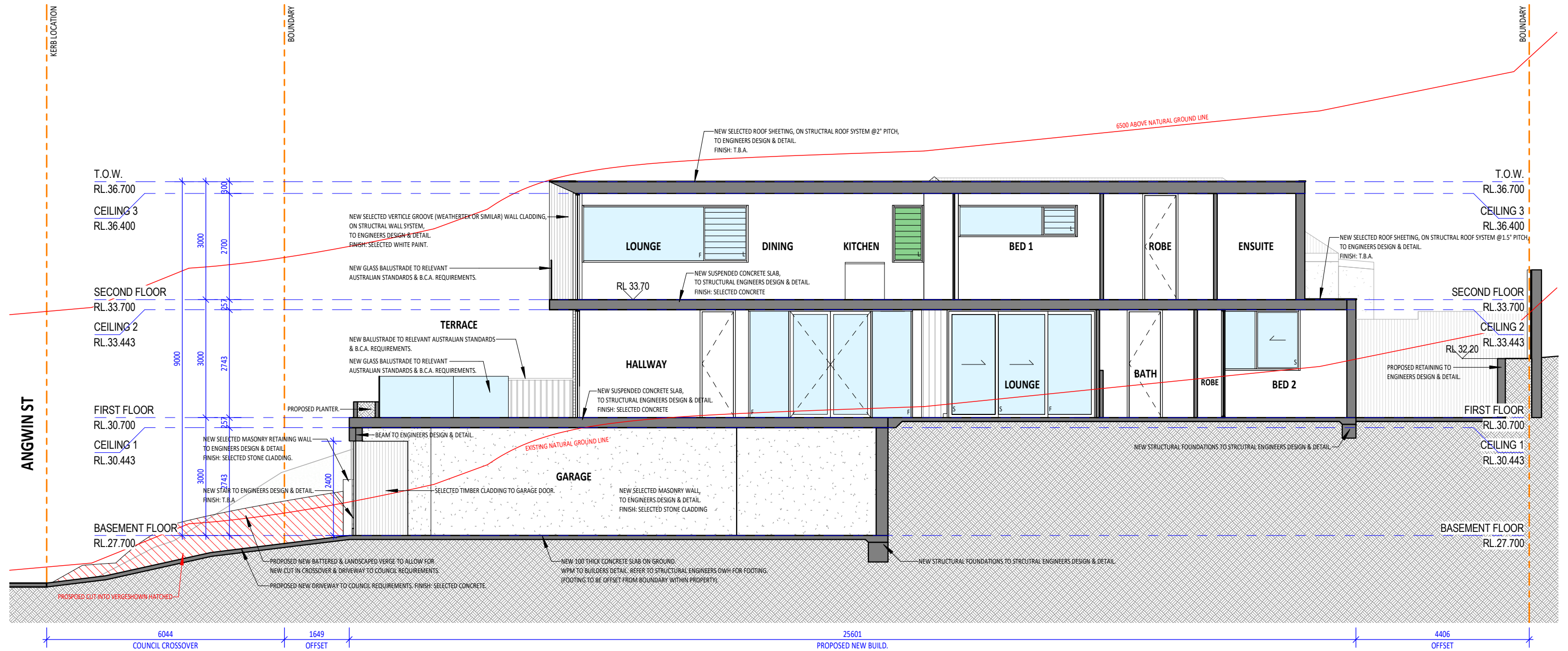
Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
SECTION

SCALE: 1 : 100
DRAWN: **20052 AX04 D**

JOB / DRAWING No. **20052 AX04** REVISION **D**

81



SECTION B
SCALE: 1 : 100



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CLIENT: ANGWIN RESIDENCE



GRAPHIC SCALE: 1:100

Rev.	AMENDMENT	DATE

PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
SECTION

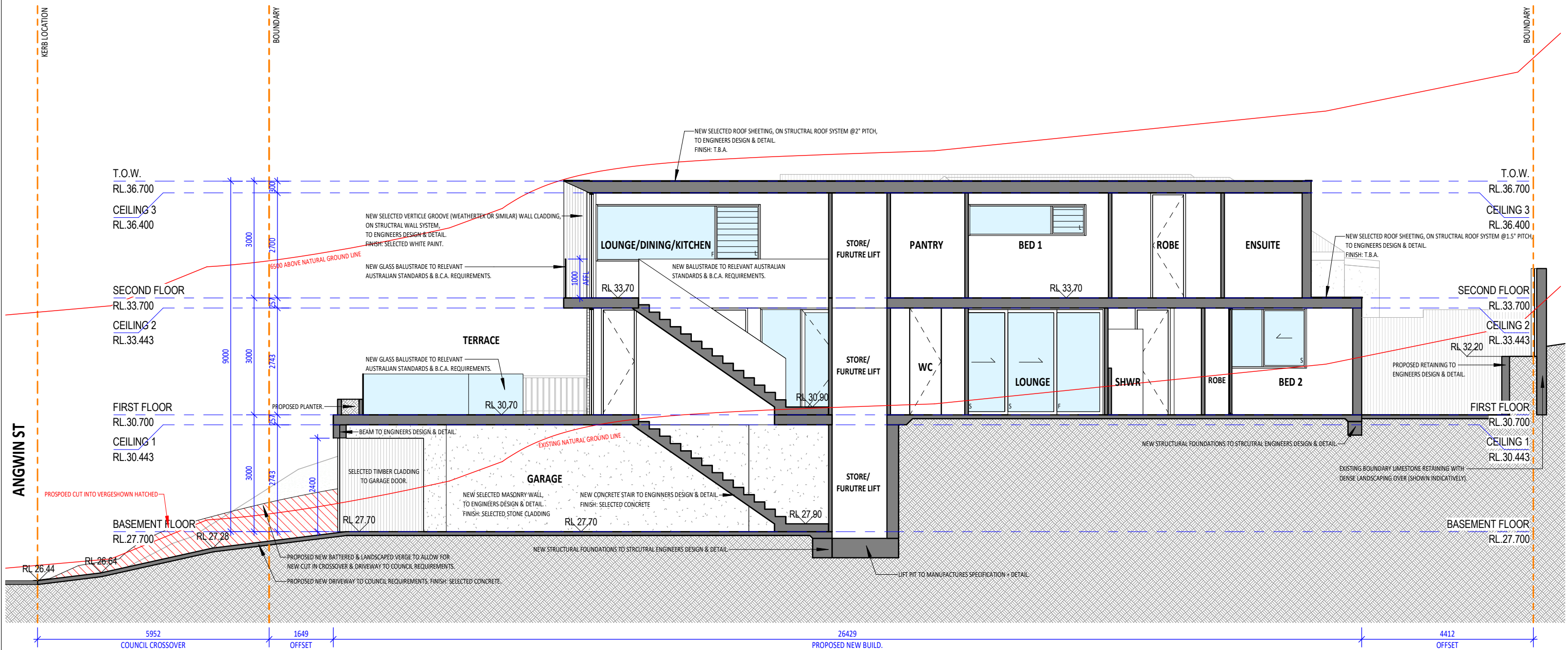
SCALE: 1 : 100

JOB / DRAWING No. 20052 AX05

REVISION D

DRAWN: Author

82



SECTION C
SCALE: 1 : 100



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CLIENT: ANGWIN RESIDENCE



GRAPHIC SCALE: 1:100

Rev.	AMENDMENT	DATE

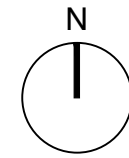
PLANNING APPLICATION
14 ANGWIN STREET, EAST FREMANTLE
SECTION

SCALE: 1 : 100

JOB / DRAWING No. 20052 AX06

REVISION D

83



KEYPLAN

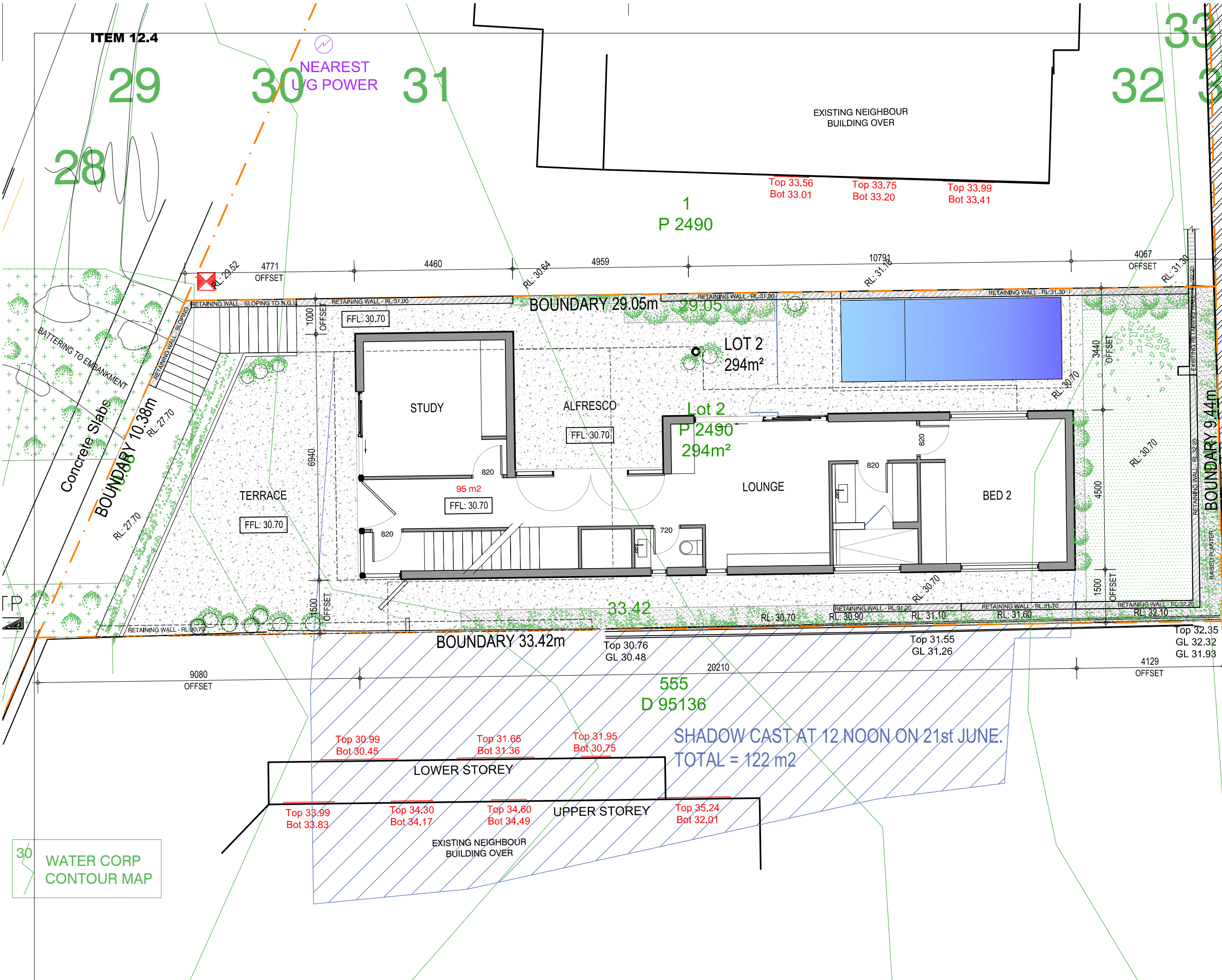
PROJECT
T RESIDENCE

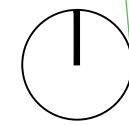
TITLE:
SITE PLAN
18 ANGWIN STREET, EAST FREMANTLE

DRAWING NO: 20052_AZ_01	REV: D	SCALE @ A3 1:100
BY: DO	CHK: DO	DATE: 14.01.2021

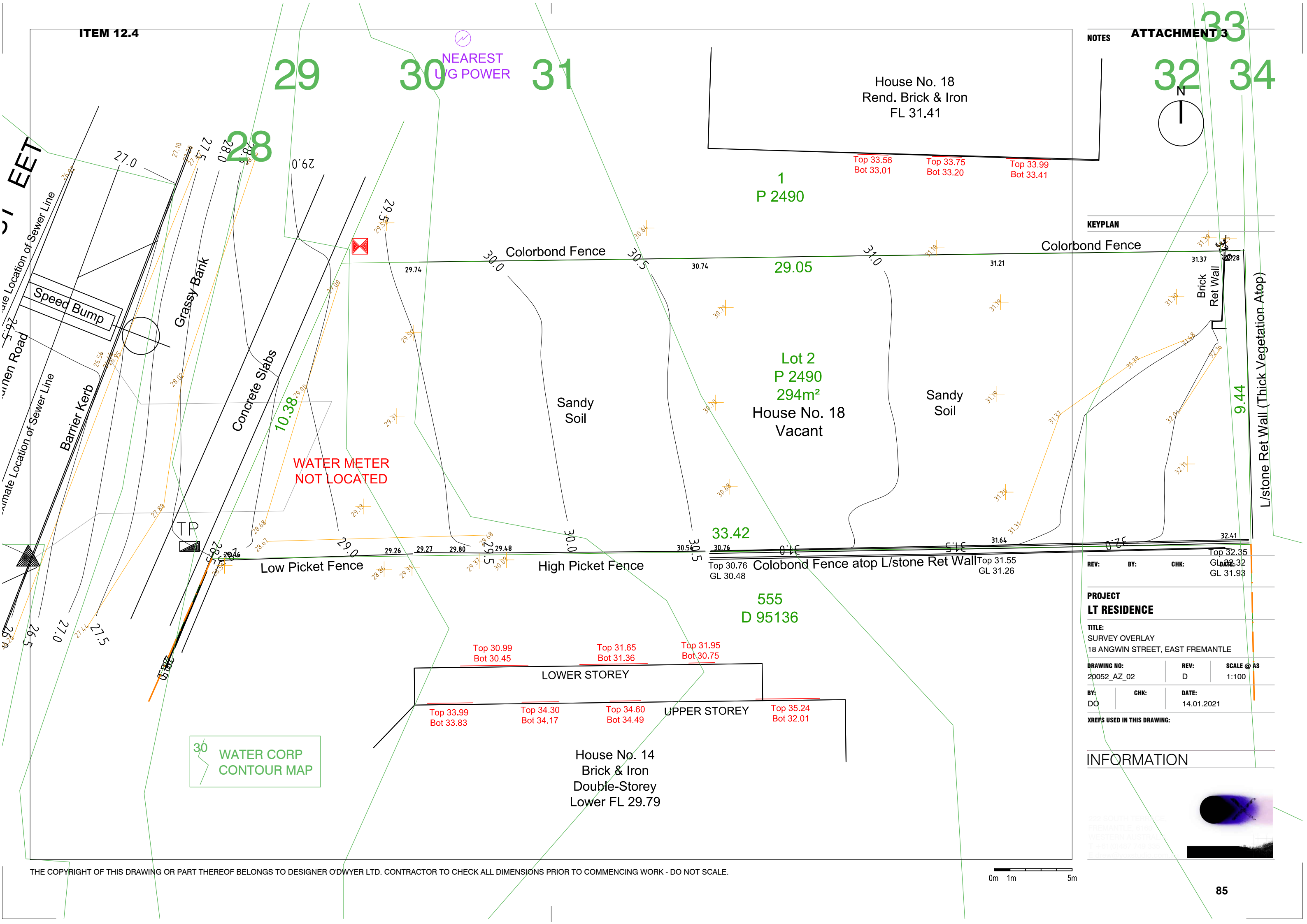
XREFS USED IN THIS DRAWING:

INFORMATION





KEYPLAN



ITEM 12.4

NEAREST U/G POWER

House No. 18
Rend. Brick & Iron
FL 31.41

1
P 2490

Top 33.56 Bot 33.01
Top 33.75 Bot 33.20
Top 33.99 Bot 33.41

Colorbond Fence

Colorbond Fence

Lot 2
P 2490
294m²
House No. 18
Vacant

Sandy Soil

Sandy Soil

WATER METER NOT LOCATED

Low Picket Fence

High Picket Fence

33.42
Top 30.76 GL 30.48
Colobond Fence atop L/stone Ret Wall
Top 31.55 GL 31.26

555
D 95136

Top 30.99 Bot 30.45
Top 31.65 Bot 31.36
Top 31.95 Bot 30.75

LOWER STOREY

Top 33.99 Bot 33.83
Top 34.30 Bot 34.17
Top 34.60 Bot 34.49
UPPER STOREY
Top 35.24 Bot 32.01

House No. 14
Brick & Iron
Double-Storey
Lower FL 29.79

30 WATER CORP CONTOUR MAP

REV:	BY:	CHK:	Top 32.35 GL 31.32 GL 31.93
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PROJECT
LT RESIDENCE

TITLE:
SURVEY OVERLAY
18 ANGWIN STREET, EAST FREMANTLE

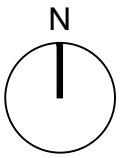
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BY: DO	CHK:	DATE: 14.01.2021
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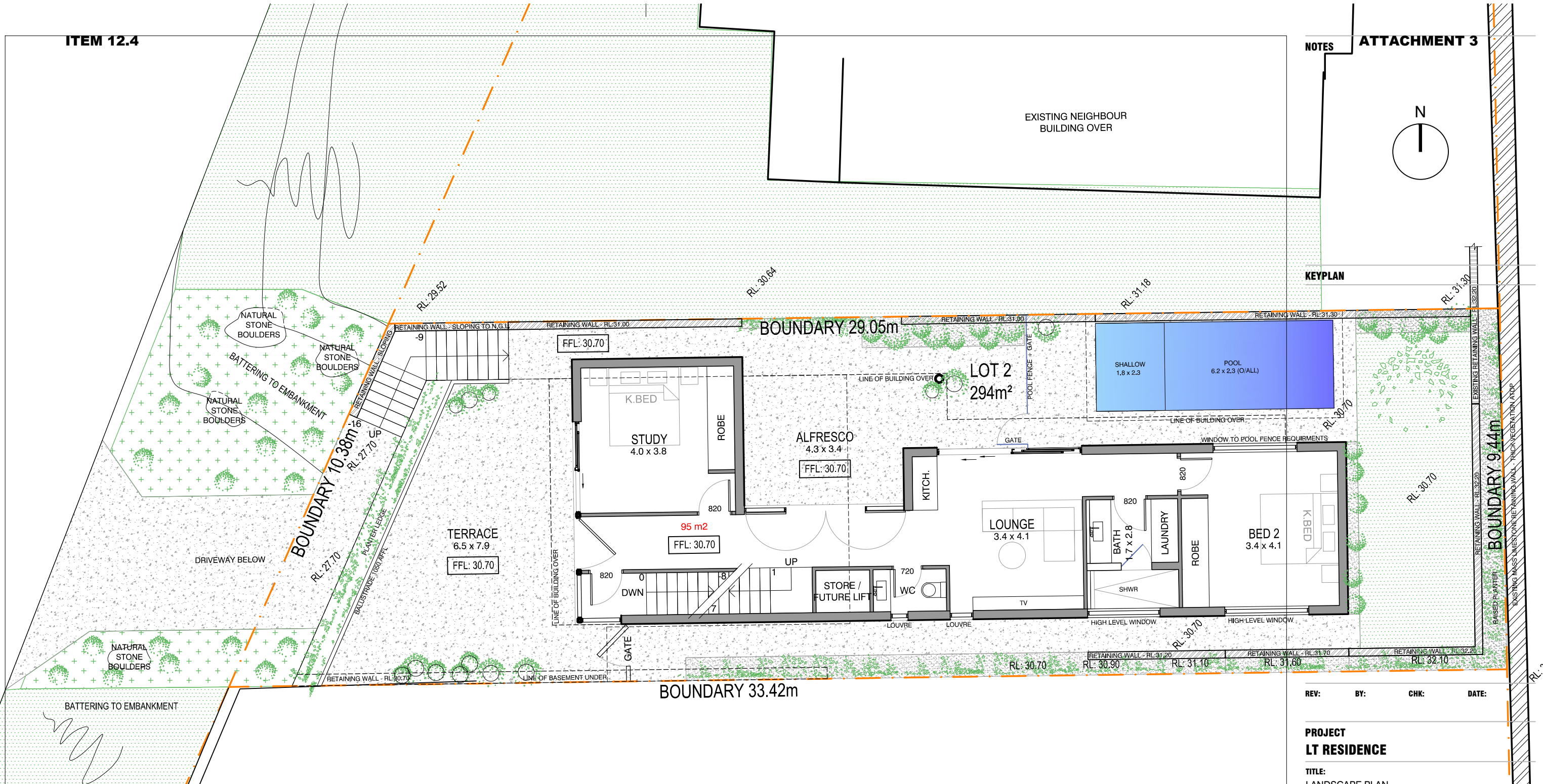
XREFS USED IN THIS DRAWING:

INFORMATION





KEYPLAN



REV:	BY:	CHK:	DATE:
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**PROJECT
LT RESIDENCE**

TITLE:
LANDSCAPE PLAN
18 ANGIN STREET, EAST FREMANTLE

DRAWING NO: 20052_AZ_03	REV: D	SCALE @ A3 1:100
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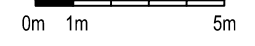
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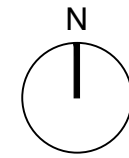
XREFS USED IN THIS DRAWING:

LANDSCAPING LEGEND

	SELECTED GROUND COVER Eremophila glabra 'Kalbarri'		MEDIUM BUSH (NO HIGHER THAN 0.7m) Leucophyta brownii 'Cushion Bush' Westringia fruticosa 'Coastal Rosemary' Liriope muscari 'Lilly Turf'			
	SELECTED CREEPER Casuarina glauca 'Columbus'		SELECTED MEDIUM BUSH Olearia axillaris Chamaelaucium floridum Olea europaea 'Swan Hill'			

INFORMATION





KEYPLAN

PROJECT
LT RESIDENCE

TITLE:
SITE PLAN - RETAINING
18 ANGWIN STREET, EAST FREMANTLE

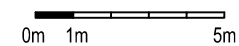
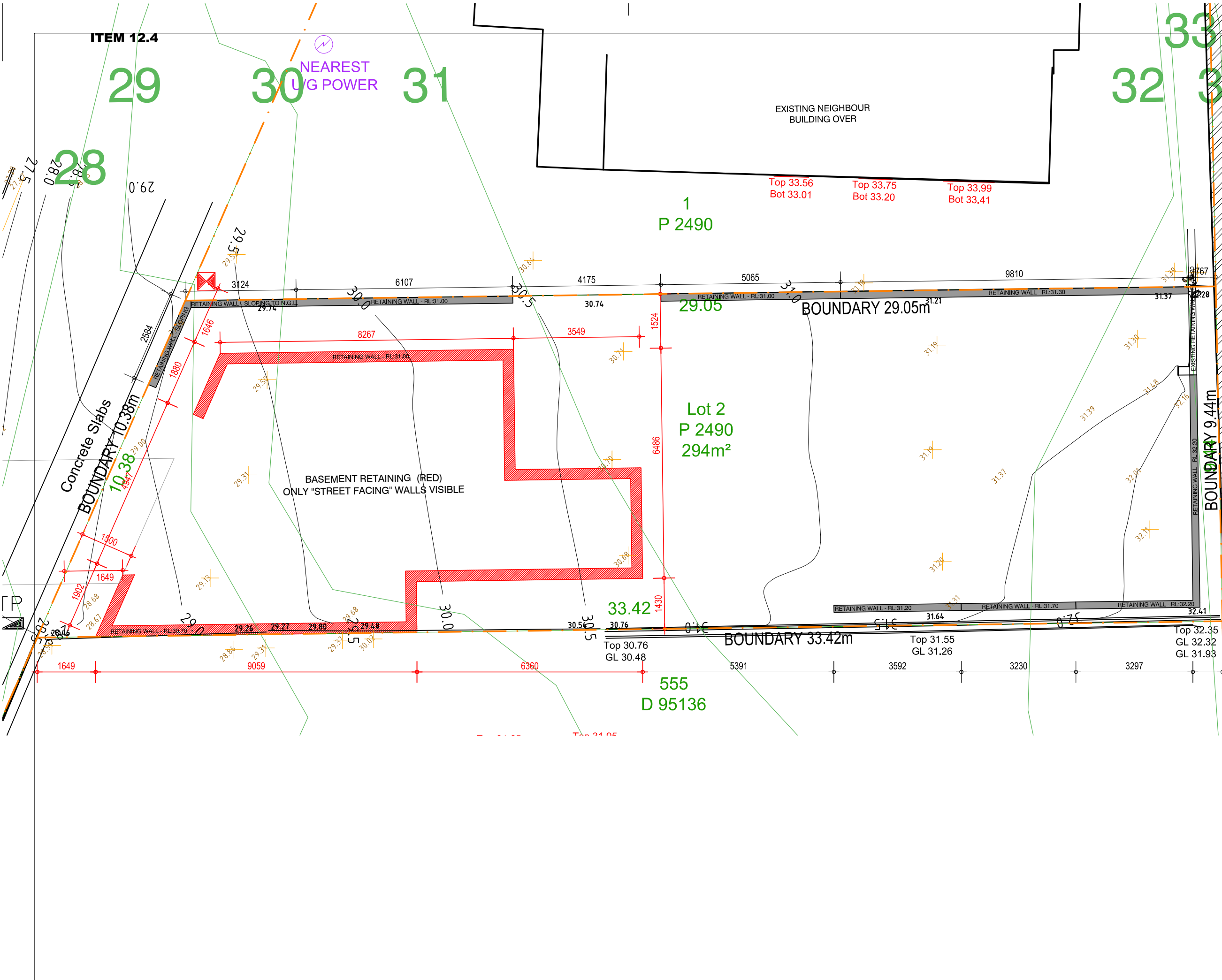
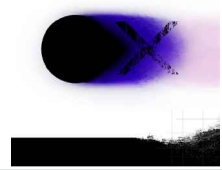
DRAWING NO: 20052_AZ_04	REV: D	SCALE @ A3 1:100
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BY: DO	CHK:	DATE: 14.01.2021
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XREFS USED IN THIS DRAWING:

INFORMATION

202 SOUTH TERRACE,
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Community Engagement Checklist

Development Application P22/21 - 18 Angwin Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	19/03/2021	Outcomes By: 6/4/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 3 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		6/4/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			









