
NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Town Planning Committee will be held on Tuesday, 4 February 2020 at East Fremantle Town Hall, 135 Canning Highway, East Fremantle commencing at 6.30 pm and your attendance is requested.

GARY TUFFIN
Chief Executive Officer

30 January 2020

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. RECORD OF ATTENDANCE

3.1 Attendance

3.2 Apologies

3.3 Leave of Absence

4. MEMORANDUM OF OUTSTANDING BUSINESS

5. DISCLOSURES OF INTEREST

5.1 Financial

5.2 Proximity

5.3 Impartiality

6. PUBLIC QUESTION TIME

6.1 Responses to previous questions from members of the public taken on notice

6.2 Public Question Time

7. PRESENTATIONS/DEPUTATIONS

7.1 Presentations

7.2 Deputations

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Town Planning Committee (3 December 2019)

9.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning Committee meeting held on Tuesday 3 December 2019 be confirmed as a true and correct record of proceedings.

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10. REPORTS OF COMMITTEES

Nil

11. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

11.1 Silas Street No 1 & 3 (Lot 1-89, 91-119) Proposed glass curtains

Owner	Multiple owners
Applicant	The Owners of Richmond Quarter
File ref	P006/20; P/SIL1; P/SIL3
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 February 2020
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan2. Site photos3. Plans and information date stamped 10 January 2020

Purpose

For Council to consider a planning application for proposed glass curtains at No 1 & 3 (lot 1-89, 91-119) Silas Street, East Fremantle.

Executive Summary

The applicant is seeking Council approval for the proposed glass curtains (folding clear glass panels that are frameless), to be fitted on the inside of the existing balconies in accordance with the Town Centre Redevelopment Guidelines – Local Planning Policy 3.1.4 and the Residential Design Codes Volume 2. Discretion is being exercised with regards to the following design guidelines from the Town Centre Redevelopment Guidelines and Residential Design Codes Volume 2;

- (i) DG 4.4.7 – Residential Design Guidelines Vol 2 – useability provided
- (ii) DG 4.48 – Residential Design Code Vol 2– materiality complemented

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

Background

Zoning: Town Centre
Site area: 6633m²

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

P067/16 - Unit 28 – change of use from shop to consulting room – approved

P084/16 - Unit 27 - alfresco area for café - approved

P013/17 – Unit 110 - Change of use – shop to medical centre - approved

P044/18 – Unit 103 - Change of use – shop/office to shop/office/consulting rooms - approved

P045/18 – Unit 107 - Change of use – shop/office to shop/office/consulting rooms - approved

P046/19 – Unit 108 - Change of use - approved

P047/18 - Unit 26 - change of use from shop/office to consulting rooms - approved

P103/18 – Change of use - office to recreation – not progressed

Consultation

Advertising

The application was not advertised to surrounding land owners as the proposed glass curtains are to be located within the existing multiple storey apartment building and will not create additional height, bulk or site coverage issues.

Community Design Advisory Committee (CDAC)

The application was not 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 2017 – 2027 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.*
- 3.2 *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 practices.*
 - 3.3.2 *Optimal management of assets within resource capabilities.*
 - 3.3.3 *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.*

- 4.2 Enhance environmental values and sustainable natural resource use.
 4.2.1 Reduce waste through sustainable waste management practices.
 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

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not approve the proposed development	Possible (3)	Minor (2)	Moderate (5-9)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

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 Town Centre Redevelopment Guidelines, as well as the Residential Design Codes Volume 2. 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

Local Planning Policies Town Centre Redevelopment Guidelines

Design Element	Status
Element 1: Urban Structure	N/A
Element 2: Land Use	N/A
Element 3: Building Form, Scale and Height	N/A
Element 4: Occupant Amenity	A
Element 5: Street Interface	N/A
Element 6: Pedestrian Amenity	N/A
Element 7: Vehicle Movement and Access	N/A
Element 8: Vehicle Parking	N/A
Element 9: Landscape and Public Spaces	N/A
Element 10: Resource Conservation	N/A
Element 11: Signage and Services	N/A

This development application is seeking approval for the installation of glass curtains at those units with balconies within the Richmond Quarter apartment complex. Glass curtains are folding clear glass panels that are frameless, to be fitted on the inside of the existing balconies across the complex. The glass panels would be fitted to a track on the ground and they would fold together if the apartment dwellers wanted an open balcony or slide into place to enclose or partially enclose the areas during wet, windy, cold or noisy periods.

The Manager of Regulatory Services requested that a single application was made by the Council of Owners of Richmond Quarter on behalf of all owners for a number of reasons including to ensure that;

- The application complied with the requirements of the Strata Titles Act
- The application complied with the planning and development requirements
- The Town was not dealing with multiple applications on a piecemeal and ad hoc basis as owners submitted individual development applications
- The proposed glass curtains were similar across the whole complex and there was minimal variation in proposals.

Two providers have been approved by the Council of Owners to be able to install the glass panels, but both types look and operate in a similar manner. Large glass panels are able to be moved across the existing openings of balconies, irrespective of whether they have a masonry or glass balustrading, such that they enclose the area and provide weather and sound protection, but remain visually permeable. There is no change in the existing design of the building, other than the glass curtain. Whether or not owners decide to take up the opportunity to install the glass curtains will ultimately be a decision for

individual unit owners. If approved owners will have the option to fit the glass curtains to their balcony within the two year period that the approval would grant under the conditions of approval.

The existing complex is a mixed use development with both commercial and residential units located within the building. The site is located within the Canning Highway precinct of the Town Centre Redevelopment Guidelines and will assessed against this policy.

In terms of the features of this policy the majority of Elements are not applicable to this assessment as the glass curtains are a minor addition to the existing building with the exception of Element 4 relating to occupant amenity.

Within the acceptable development standards of the Guidelines Element 4 defers to the Residential Design Codes (In this case the latest edition of Volume 2). Two elements are applicable. The addition of the glass curtains still allows the building to achieve the acceptable outcomes of the R-Codes Volume 2 through key design guidelines (DG).

DG 4.4.7 states that “design should consider the daily useability of private open space: use operable screens, shutters, hoods and pergolas to control sunlight and wind access to the open space area enabling its use at different times of the day and season.” By installing the glass curtains the useability of the balconies will be increased particularly in colder, wetter and windier weather, and the glass panels will reduce noise to residents of the apartment, thereby improving the amenity experienced in each apartment.

DG 4.4.8 states that “Integrate balconies and private open space into the overall form and aesthetic of the development. For example: operable screens, shutters, hoods and pergolas should complement the materiality of the building.” The glass panels will not detract from the building as the glass panels will be clear and frameless so will be less imposing on the facades of the apartment complex. As the glass panels are clear there is no impact on the visual surveillance that balconies can enable for the surrounding area and likewise it is still possible to ventilate the balcony area as they can be opened at any time.

The proposed glass curtains have minimal impact on the Richmond Quarter building and still achieve the same design intent of the original concept. They improve the useability of the balcony space and have minimal aesthetic impacts on the building.

Conclusion

Based on the preceding assessment that has been completed for this development and the explanation provided in this report, it is recommended that the proposed development be supported subject to planning conditions.

11.1 OFFICER RECOMMENDATION:

That Council grant development approval for the glass curtains and exercise its discretion in regard to the following:

- (i) DG 4.4.7 – Residential Design Guidelines Vol 2 – useability provided**
- (ii) DG 4.4.8 – Residential Design Code Vol 2– materiality complemented**

at No. 1 & 3 (Lot 1-89, 91-119) Silas Street, East Fremantle, in accordance with the plans date stamped received 10 January 2020, subject to the following conditions:

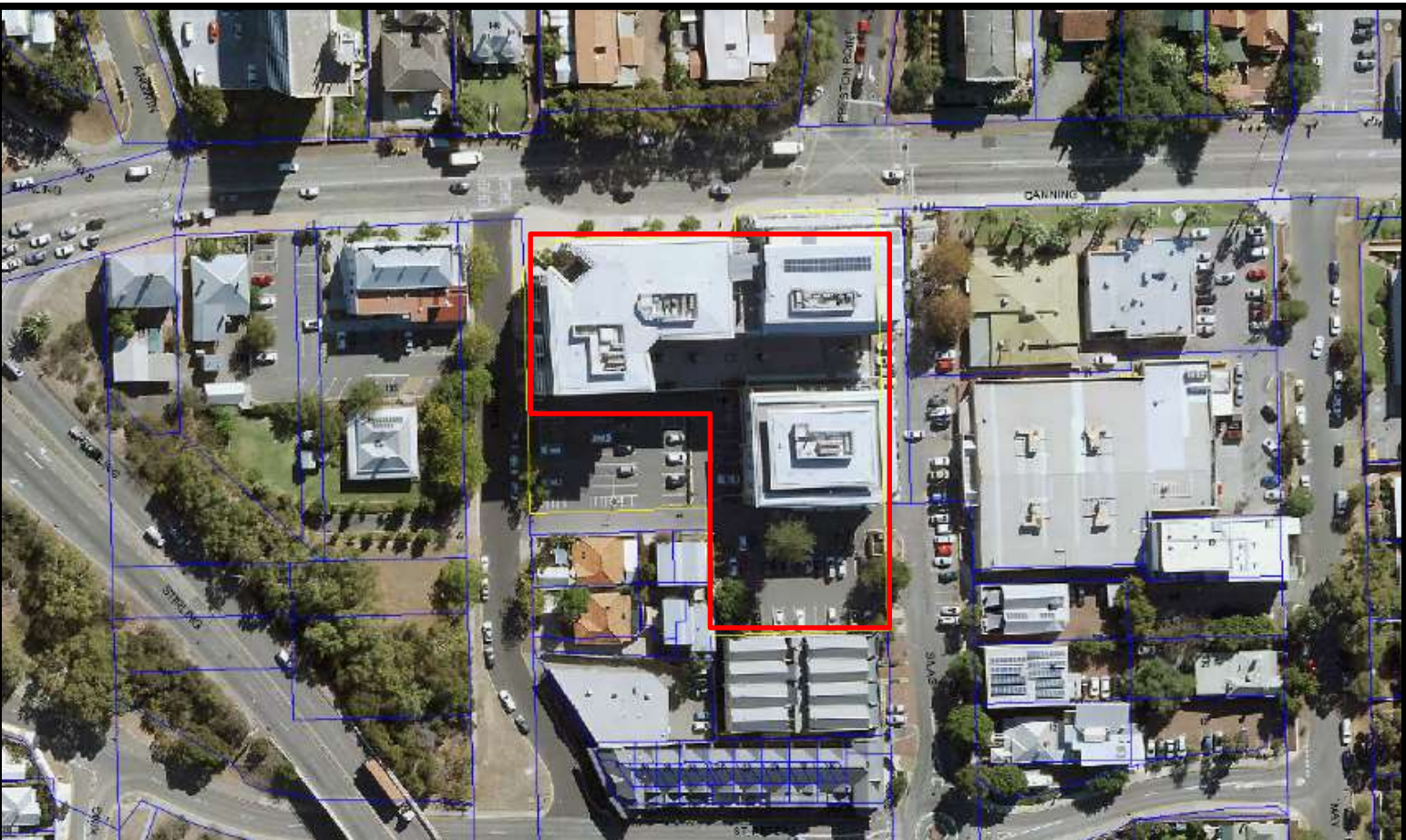
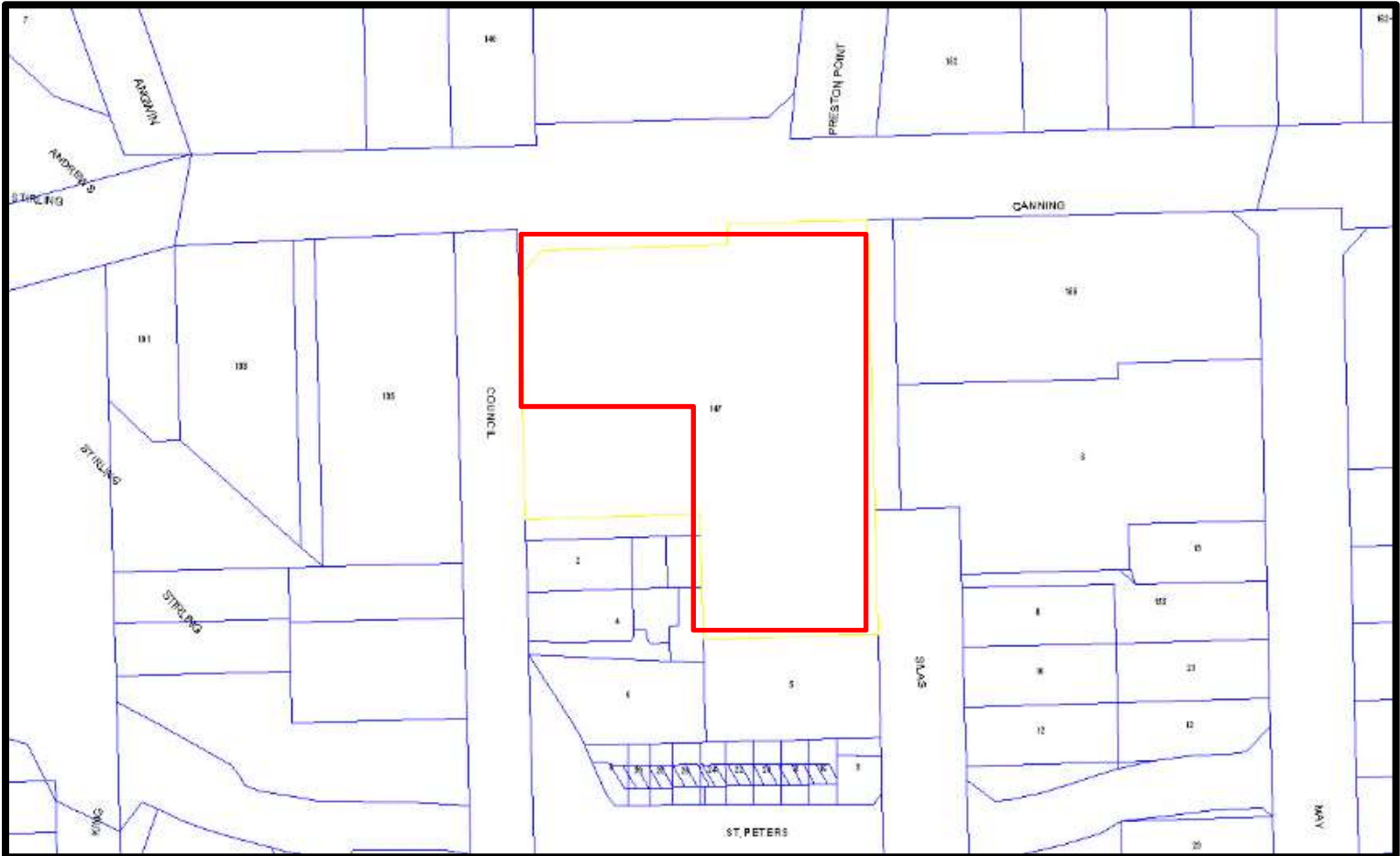
- (1) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.**
- (2) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.**
- (3) With regard 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 planning approval, without those changes being specifically marked for Council's attention.**
- (4) 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.**
- (5) This planning 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).***

NO. 1-3 (LOTS 1-89 & 91-119) SILAS STREET – P006/20 –GLASS CURTAIN INSTALLATION (WHOLE SITE)

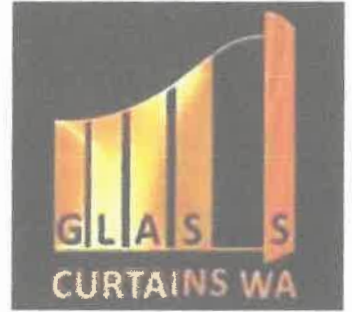




Glass Curtains WA Pty Ltd

Email: sales@glasscurtainswa.com.au

Website: www.glasscurtainswa.com.au



RICHMOND QUARTER



Lori Nieto

Town of East Fremantle

10 JAN 2020

RECEIVED --

CONTENTS

Richmond Quarter Apartment Complex.... 2

Executive Summary 2

Glass Curtains 3

Bottom Weighted 4

Durable Design 4

Product Design 4

Benefits 5

 Patented product 5

 No noise 5

 Maintenance free 5

 Security 5

 No gaps 6

 Noise reduction 6

 Wind reduction 6

 Investment 6

Toughened Glass 7

Company Details 8

 Insurance 8

 Certifications 8

 Glass Curtains WA Pty Ltd 8

Richmond Quarter Apartment Complex

Executive Summary

Glass Curtains WA Pty Ltd understand the complexity of providing a clear view from the apartments at Richmond Quarter Apartment Complex. We are required to work with engineers to ensure that our installations meet the rigorous standards of today's building requirements and to ensure the integrity of your building is uncompromised. The glass curtain panels are held in position by a top and bottom track meaning they can be installed into almost any opening.



Glass Curtains

Glass Curtains are in two thicknesses, 10mm and 12mm and are manufactured to withstand high winds similar to conventional glazing. The installation is designed and anchored to resist wind pressure and water infiltration to 95%. To ensure each installation meets local engineering requirements it is recommended that an engineer's survey be completed prior to installation.

Glass Curtain installations are carried out to the highest standards and as specified within the guidelines of engineering requirements where necessary.

Glass Curtain installations are carried out in accordance to the local conditions and where these include complex or restricted anchor points an engineer survey will be required prior to fixing to ensure that integrity of the structure remains unaffected.



Product Design

Bottom Weighted

Our system is bottom weighted, there are no moving components which support it.

Durable Design

This makes for incredible durability, effortlessly smooth operation and greater stability. The weight of the glass panels is divided equally and supported along the bottom track, thus avoiding wear and tear on the components and guaranteeing excellent functionality and durability.

Our systems components are made from the best materials, which ensures amazing durability and negates corrosion.



Benefits



Patented product

Ours is a patented product that glides on a Teflon runner system thus negating the need for moving parts, as to the traditional "wheeled" systems which gather and begin to grind.

No noise

Because the glass panels glide on Teflon and do not have moving parts, it is a beautifully quiet system.

Maintenance free

Again because of our patented Teflon system and lack of moving parts, the product does not wear down. Our glass Curtains, by virtue of their functionality and design are very to clean and the absence of moving parts on the running system means that a simple wipe down with a clean cloth is all you need to keep it working.

Security

We only use top quality tempered glass. Employing this with our bottom weighted system makes for an incredibly robust and secure product. In our experience, using anything less than 10mm glass leads to flexing and noise in windy conditions. Moreover, using 10mm and 12mm glass greatly reduces external noise.

Benefits

No gaps

Unlike other systems, the glass profiles, top and bottom, are inter-connected which means the panels are flush with no gap, giving the system a very pleasing finish.

Noise reduction

Peace and quiet is always a benefit and the 10mm and 12mm tempered glass we use in our system will help achieve this for you.

Wind reduction

While we all appreciate the weather here in Perth the wind can often temper our enjoyment. However, just few strategically closed panels of our glass curtain system put an end to this problem. It truly is an amazingly versatile product.

Investment

Increasing the useable living space of your home, increases its value and with the installation of our glass curtains, this is exactly what you will do. They will enable you to use your balcony, terrace, alfresco etc. all year around.



Toughened Glass



When broken, toughened glass crumbles into small granular chunks of similar size and shape, which are less likely to cause injury compared to ordinary glass which splinters into random, jagged shards.

Toughened glass is made by a controlled process of heating the glass to about 600 °C followed by rapid cooling using compressed air. This cooling process causes the surface to contract, forming a rigid outer layer around the glass - making it much stronger than conventional glass and far more resistant to impact stress and temperature change. Toughened glass has four to five times more strength than ordinary glass of the same thickness. Prior to furnacing, the edges must be finished to a minimum standard whereby all edges are arressed by grinding a chamfer or bevel, approximately 1 mm wide, on all sharp edges and corners.

Toughened glass is commonly used in the following applications:

- Human impact areas for safety, as defined in AS 1288
- Shopfronts and entrances
- Frameless glass doors
- Balustrades
- Structural glass assemblies and façades
- Overhead glazing
- Shower enclosures
- Interior partitions
- Spandrel glazing
- To minimise the risk of thermal stress fractures

Toughened glass can be specified to be Heat Soak treated. Heat soaking is a quality control check that detects and rejects most glass nickel sulphide inclusions. This significantly reduces the risk of toughened glass breakage. Heat Soaking is recommended and should be specified in structural glass assemblies, overhead glazing, spandrel glass, balustrading and anywhere toughened

Company Details

Glass Curtains WA Pty Ltd

Unit 6, 101 Winton Road
JOONDALUP WA6027

Telephone: 08 9301 2947

Mobile: 0432 860 296

Email: sales@glasscurtainswa.com.au

Website: www.glasscurtainswa.com.au

Insurance

Public Liability Insurance: \$20,000,000

Product Liability Insurance: \$20,000,000

Certificates of insurance to be provided

Certifications

Our system has successfully passed testing for strength and safety to the appropriate CE standard and AS/NZ 1288 and 2208 for 10mm and 12mm toughened glass Grade A



CALL OR EMAIL FOR A FREE MEASURE AND QUOTE

We come to you or you can provide us with the opening sizes i.e. height and width

CALL **0432860296** EMAIL SALES@GLASSCURTAINSWA.COM.AU



JOONDALUP

Unit 6, 101 Winton Road,

JOONDALUP WA 6027

Email - sales@glasscurtainswa.com.au

Call - 0432860296

Monday to Sunday - By Appointment Only

MANDURAH

Mandurah Quays Markets, 4 Zephyr Mews, MANDURAH WA 6210

Email - sales@glasscurtainswa.com.au

Call - 0422836272

Monday to Sunday - By Appointment Only

HOW IT WORKS

Glass Curtains are a truly innovative product. Comprising a frameless sliding glass panel system. The glass panels can be fully retracted to one or both sides, providing full functionality without compromising on style. When closed, they protect the space from wind and rain. The ultra-slim aluminium top and bottom profiles give Glass Curtains a sleek and elegant look.



WHERE CAN FRAMELESS GLASS CURTAINS BE INSTALLED?

Glass Curtains can be installed anywhere where there are walls, a bottom and top surface. Glass Curtains have been used on balconies, patios, or within interiors as partitions, or part of store fronts, in many different countries.

We offer a variety of configurations, such as straight, angled or curved. Glass Curtains are also available at half height or full height (up to 3 metres).

Please remember balconies are meant to be semi-outdoor spaces. Glass Curtains are not a structural construction installation and therefore non-permanent. The tracks are surface mounted, and panels installed into the tracks. The systems can be installed and removed at any time. You may need council approval, please ask us for further advice.

Use Glass Curtains to partition your indoor space into separate, distinct areas that are more private and specific to your needs. Many offices use them as partitioning, providing privacy for meetings.

Restaurants can benefit with a Glass Curtains installation thereby making an unusable outdoor winter area into a beautiful welcoming and functional space.

CUSTOMIZATION

Glass Curtains can be customized in many ways to suit your needs and tastes. Feel free to visit our showroom to discuss what possibilities are available for your project. As standard we supply 10 or 12mm clear toughened glass. The glass is also available in various tints. The tint is not added to the glass, the glass itself is coloured. We also offer glass that provides thermal and anti-glare qualities.

Standard frames come in Pearl White. You can also choose from a wide variety of alternative powder coat colours to suit your specification at a small additional cost.



NOISE, WIND AND RAIN PROTECTION

Glass Curtains are safe and provide strong protection against the elements effectively cutting out noise, giving you a peaceful space to relax. Glass Curtains meet German DIN 1249 standards, as well as U.S. wind and water standards (DP 50), to withstand a wind load of 250km/hour whilst providing a water tightness of approximately 95%. The gaps between glass panels are only 2mm to 3mm – Translucent polycarbonate rain strips can also be affixed along the thin gap between the glass panels, to achieve even greater water tightness. The surface-mounted tracks are also sealed with silicon to keep out the rain.

Glass Curtains have been shown to reduce noise by at least 25dB.

CLEANING AND MAINTENANCE

Apart from cleaning the glass and occasionally vacuuming the tracks, there is no special maintenance required. Only water and a clean cloth are required. Our patented Teflon Transport System eliminates the

need for ball bearings, which can rust and jam, or rubber wheels that can degrade. Glass Curtains are maintenance-free. No oiling and no replacement of parts required.

The weight of the glass panels is divided equally and supported along the bottom track, thus avoiding wear and tear on the components and guaranteeing excellent functionality and durability.

HOW MUCH SPACE DOES IT TAKE WHEN GLASS CURTAINS ARE FULLY OPENED AND STACKED TO THE SIDE?

The wall frame containing the side lock handle is 85 mm and the space for each panel in a stacked position is 30 mm. For example, for a 10-panel system, when the system is fully open, the 10 stacked panels will take up only 300 mm.



BENEFITS OF FRAMELESS GLASS CURTAINS

Glass Curtains provide temporary protection from rain, wind, noise and dirt. Easily retract Glass Curtains when you want to let the outdoors in, or simply close it up when the weather is not suitable. Glass Curtains are fully retractable, so you always have the flexibility of reverting to your original layout. As the panels are clear and frameless, they are barely visible.

THICKNESS OF THE GLASS PANELS?

Each glass panel is made of 10mm or 12 tempered glass. Glass Curtains are very sturdy and have been tested in the areas of impact performance, surface compression and fragmentation. In comparison to 8mm

glass, the 2-4 mm difference in thickness makes a crucial difference to the sturdiness of the glass panels, especially with panels beyond 210cm in height.

HEIGHT AND WIDTH OF PANELS

The optimal panel height is 1200 mm to 2700 mm, and should not exceed 3000 mm. For projects that have a ceiling height of more than 3000 mm, we can also construct fixed glass panels, so Glass Curtains can be accommodated.

The optimal panel width is 500 mm to 750 mm, and should not exceed 900 mm. We don't recommend making the panels too wide, to reduce intrusion into the room when the panels are stacked to the side.

IS IT A MUST TO HAVE THE BOTTOM TRACK?

Yes. The bottom track is essential as the weight of the glass panels sits on the bottom track. However, bottom tracks can be concealed. All you need is a groove in your flooring that's 50mm deep and 45mm wide, which we can also organise. Glass Curtains sit on sturdy aluminium tracks. With the weight on the bottom, the glass panels glide easily and steadily.

INSTALLATION



STEP 1

SITE MEASURE

We can arrange for one of our team to visit your premises to take measurements and discuss a Glass Curtains installation with you. Alternatively, if you prefer you can provide us with your measurements over the phone or by email.

STEP 2

SITE SURVEY

Once a tentative quote has been accepted, a Site Survey is carried out by our installer at a cost which is refunded when an order is placed. The installer takes accurate measurements and surveys the site for appropriate installation fixings. Our installer will also confirm if additional materials are necessary. If the track is to be sunk into the ground, this will also be discussed.

STEP 3

CONFIRMED QUOTE/INVOICE

A confirmed quotation or invoice will be sent to you. This will show necessary additional materials and associated costs. We will request a deposit of 50% to place an order.

STEP 4

DEPOSIT RECEIVED

Once your deposit is received, your Glass Curtains are ordered, and we estimate your Glass Curtains will be installed within 6 to 8 weeks.



STEP 5

INSTALLATION

We will agree a mutually convenient installation date with you and give you an idea how many days the installation is likely to take to complete. The actual installation is quiet, and our installers will clean the site on completion of the job. The individual areas of expertise of each member of our Glass Curtains team ensures that the highest attention to detail is carried out through the manufacturing, assembly and installation processes.

Day of installation

Our installers will likely arrive between 7 and 7.30am to start. They will start by installing the tracks. A typical installation day can be longer than a standard 8-hour day. Once our installers get going, they don't want to stop until they reach a certain point.

Glass Panel Delivery

The Glass Panels are usually delivered around mid-morning on the 1st day of installation.

Installation completed

Our installer will show you how to use your Glass Curtains and you can ask any questions or queries at that time. We pride ourselves on our after sales service so please know that we are only a phone call or an email away should you want to talk to us.

STEP 6

FINAL BALANCE DUE

You will be required to pay a 25% interim payment on the day your Glass Curtains are delivered. If it is estimated that your Glass Curtains will be installed in one day, the 50% remaining balance will be due on this day instead.

If the installation is likely to take more than one day, a 25% interim payment is required when your Glass Curtains are delivered, and the final 25% balance will be due on the day your Glass Curtains installation is completed.

WARRANTY

We stand by our product and service.

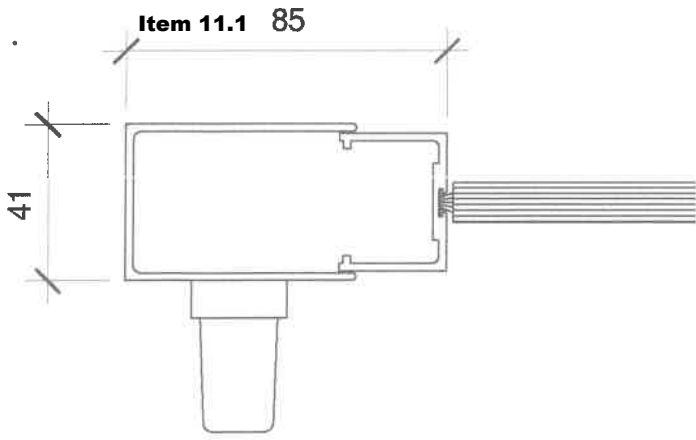
Every residential installation comes with a 5-year manufacturer's warranty

and a 12 months installation warranty.

We want to know that you're 100% satisfied. If you're not totally satisfied, we will act to resolve this!



Copyright of Glass Curtains WA

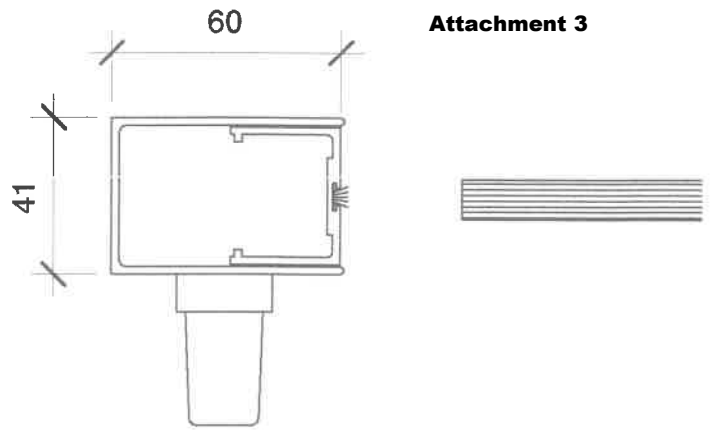


Item 11.1 85

41

Dimension Jamb Locked

1:2



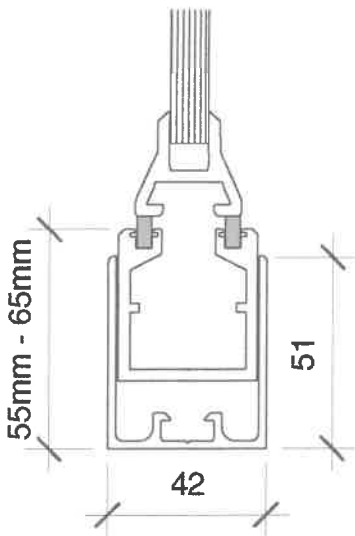
60

41

Attachment 3

Dimension Jamb Unlocked

1:2



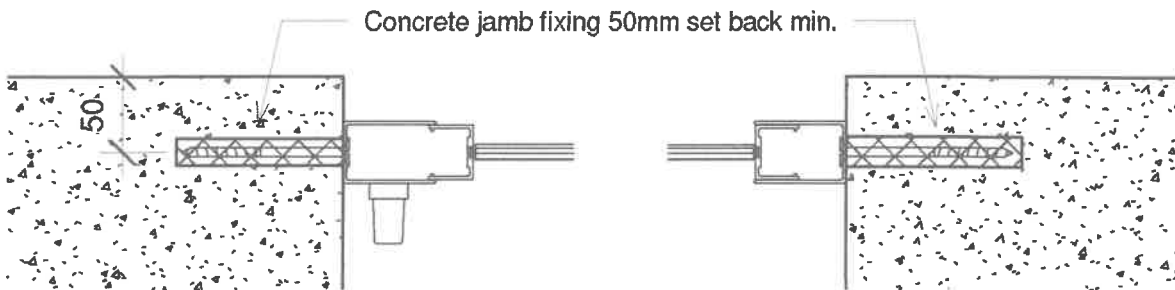
55mm - 65mm

51

42

Dimension Sill/Head

1:2



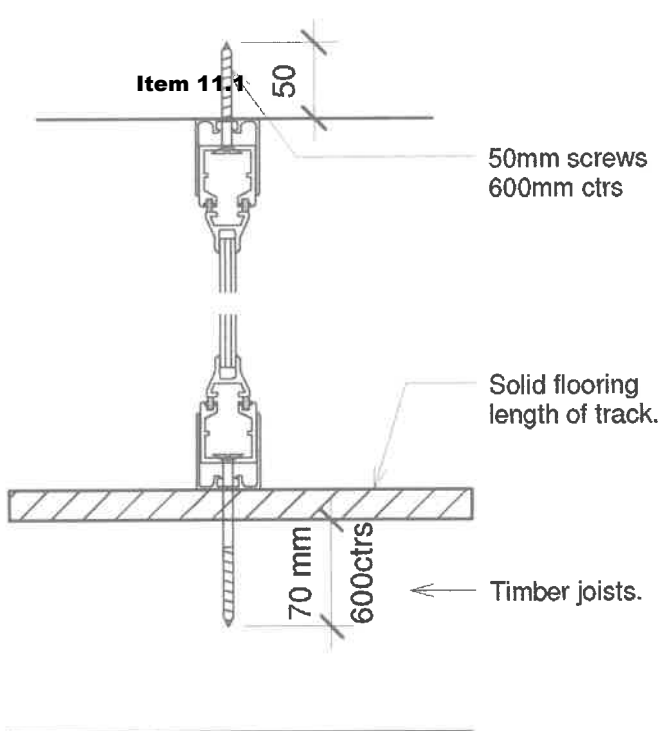
Concrete jamb fixing 50mm set back min.

Jamb Fixing Set Back

1:5

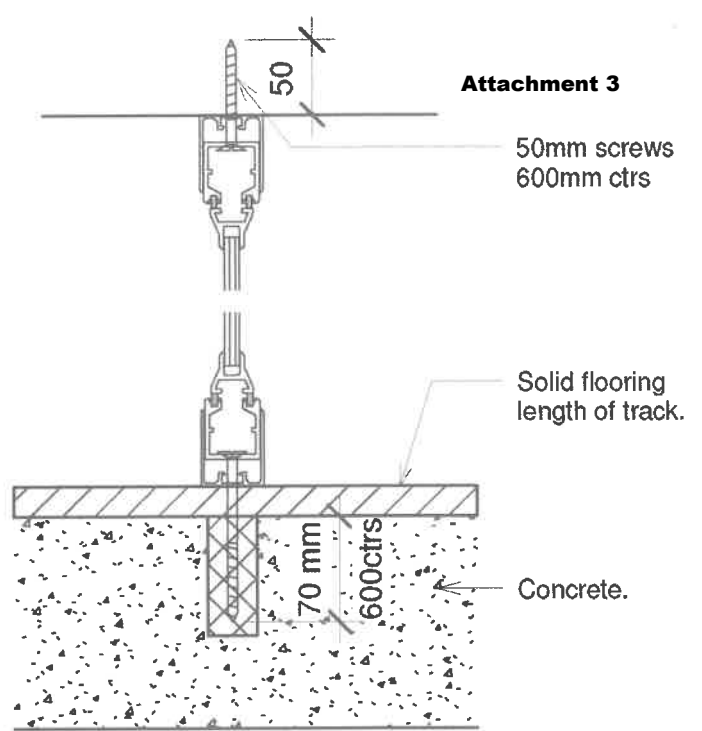


Glass Curtains WA
 6/101 Winton Road,
 Joodalup, WA 6027
 Phone: 0432 860 296
 sales@glasscurtainswa.com.au
 www.glasscurtainswa.com.au



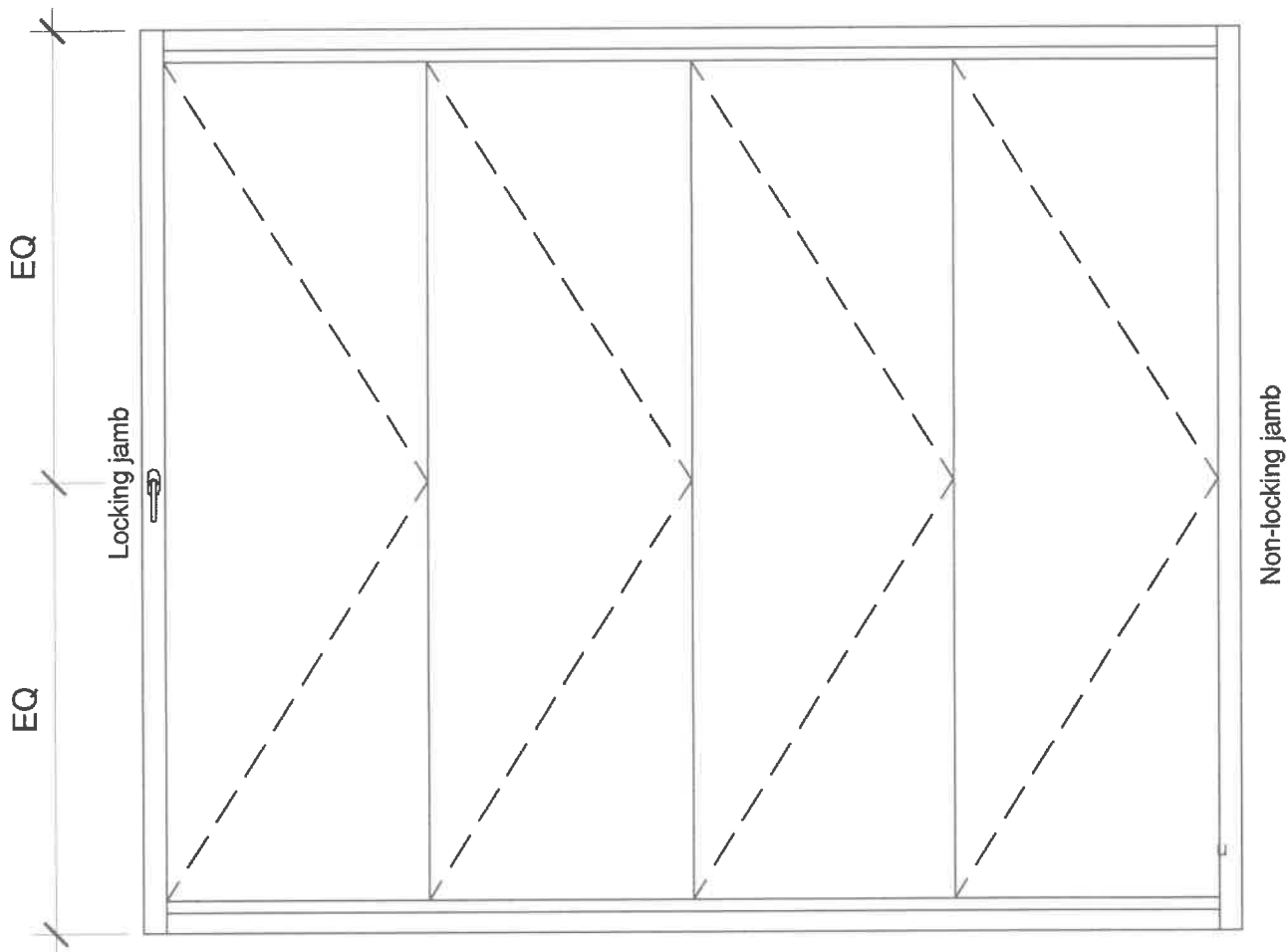
Sill/Head Fixing Timber

1 : 5



Sill/Head Fixing Concrete

1 : 5



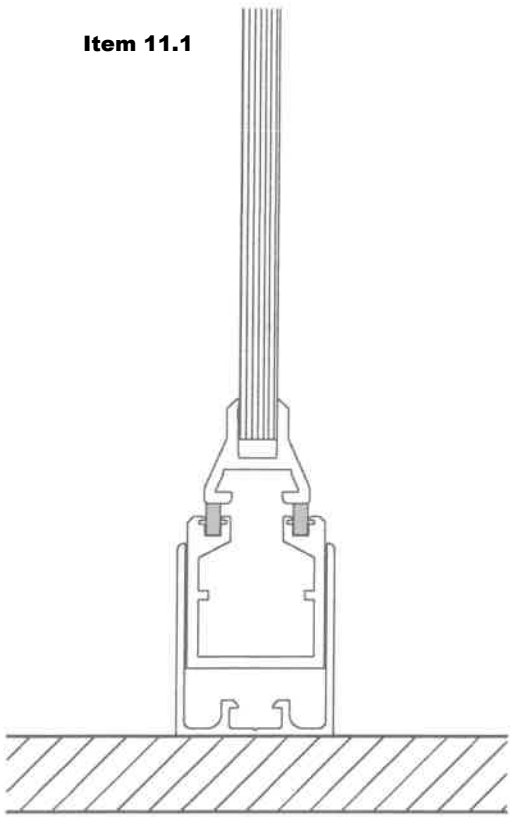
Elevation

1 : 20

Equal panels to suit
Typical 600-750mm

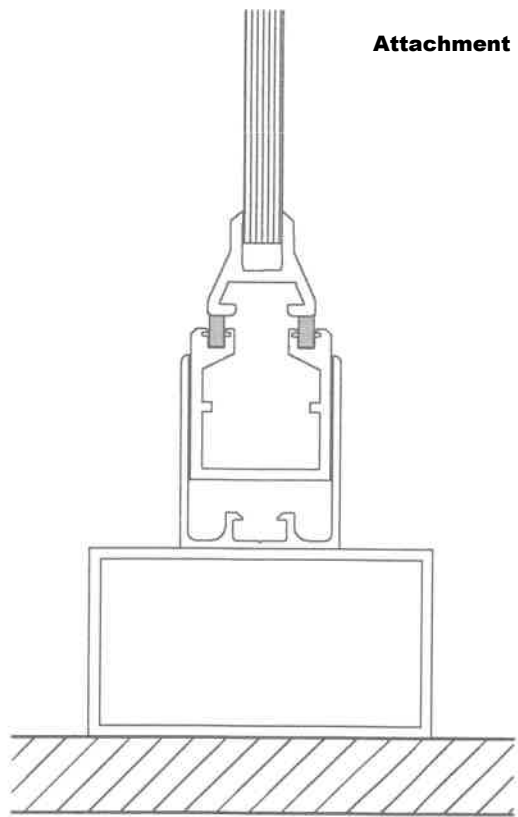


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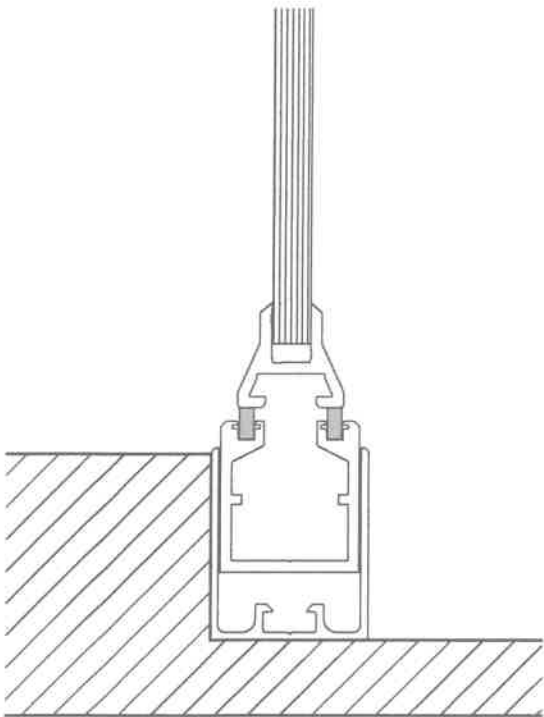
Sill Example Non Concealed

1:2



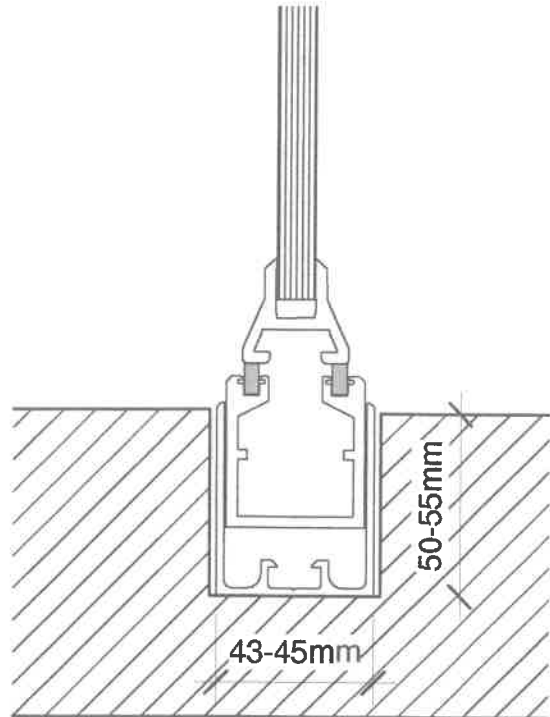
Sill Example On Box

1:2



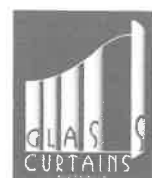
Sill Example Semi Concealed

1:2



Sill Example Concealed

1:2





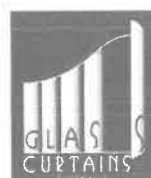
○ Plan View Straight
1 : 20



○ Plan View L-Shaped
1 : 20



○ Plan View Z-Shaped
1 : 20



TESTIMONIALS



ITS RARE TO FIND BUSINESS LIKE YOURS

Thanks Lori,

I appreciate your honesty and business ethics. Its rare to find business like yours.

S.S.

I WILL STRONGLY RECOMMEND YOU

Thank you for all your attention on this project. I do sincerely appreciate people that stand behind their product and I will strongly recommend your product and business at every opportunity.

S.D.

DONE AN EXCELLENT JOB

Hello Lori, You and your team have done an excellent job.

- S&V

WE ARE SO PLEASED

We recently had two sets of Glass Curtains installed in our alfresco entertaining area at the rear of our residence. We are so pleased we made this selection as their seamless appearance has transformed our entertaining area and provides great open access into the adjacent garden.

R&M

EXCELLENT

The Glass Curtains are robust, easy to open/close and when stacked, they take minimal area. The service quality and friendliness of sales staff was excellent during the entire process.

Karrinyup

FRIENDLY AND SUPPORTIVE

Thank you for your prompt response when we needed the quote. The service at Glass Curtains WA was very quick and everyone was so friendly and supportive.

A.J.

ECSTATIC ABOUT MY GLASS CURTAINS

I am more than ecstatic about my Glass Curtains. We use the outside area as an entertainment area with pool table and dart board and also the bar area. What a cool place to hang out now.

Eglinton

PLEASURABLE EXPERIENCE

It has been a pleasurable experience working with you. Keiran and I both appreciate your professionalism and your passion for your business. It is refreshing.

Applecross

IMPRESSED WITH AFTER SALES SERVICE

We have been impressed with the fast after sales service when required.

We have recommended and will continue to recommend this product.

P&L

SERVICE WAS FANTASTIC

From the quote to the fitting of our Glass Curtains the service was fantastic; would definitely recommend to anyone your company Glass Curtains WA.

So here's to many a day on our balcony :)

J.B.

KEEPS OUR BALCONY VERY CLEAN

Glass Curtains keeps our balcony very clean as we do get the winds, though not too bad on our side, but nevertheless it can get very dirty, so saves some cleaning...

J.W.

PROVED VERY EFFECTIVE AGAINST STRONG WINDS

I am delighted with the curtains, and already they have proved very effective against the strong winds we experience here in South Perth. Thank You

H.C.

NEW ENTERTAINMENT ROOM

Our whole family is loving the new entertainment room/Veranda. Now I can use my outside area all year round, day and night.

A.M.

DELIGHTED TO DISCOVER GLASS CURTAINS

Our entertainment area was unusable in high winds during the summer and on cold rainy days in winter. We had been looking at cafe blinds or shutters as a possible solution and were delighted to discover Glass Curtains.

D.L.

SLICK DESIGN AND FUNCTIONALITY

Glass Curtains was not only the best solution but also the most attractive. The slick design and functionality worked well with the rest of the house.

Iluka

THOROUGHLY RECOMMEND THIS WONDERFUL PRODUCT

We can now use our entertainment area all year round. I would thoroughly recommend this wonderful product.

A.L.

FRIENDS WERE SO IMPRESSED

We are very happy with our Glass Curtains. Friends of ours in Adelaide were so impressed with what they saw at our house, they decided to install them at their house also.

R.W.

SINCERELY HAPPY WITH OUR GLASS CURTAINS

We are sincerely happy with our Glass Curtains and the service from your end. It is nice to work with a group that keep the customer in mind;

(Many don't in our experience.)

N.T.

GREAT PROTECTION FROM WIND

We are extremely happy with our Glass Curtains, they continue to provide us great protection from the wind on our 4th floor apartment without obstructing our ocean view.

P.W.

WE LOVE OUR GLASS CURTAINS

We love our Glass Curtains and feels like we have another room as we can actually sit on our balcony and enjoy our view from morning to evening!

Scarborough

OUR GLASS CURTAINS HAVE BEEN FANTASTIC

Our Glass Curtains have been fantastic, we definitely have an extra room which for us is very beneficial, we have hardly opened them, as when hot we can have the air con on and it keeps it cool!

J&J

MUCH ADMIRER BY EVERYONE

Our Glass Curtains have been much admired by everyone who comes in, and the engineers are fascinated by the mechanism. They work perfectly!

J&H, Albany

VERY STRONG WIND AND RAIN AND WAS AMAZED

I have come back from Holidays, there has been very strong wind and rain and was amazed how I didn't get any rain come through the window. I am very happy with the glass curtains. I didn't even have to bring in my pillows inside out of the weather.

F.G.

LOVED BY CUSTOMERS AUSTRALIA WIDE



Item 11.1



 **Head Office**
 Melbourne, Victoria, Australia
 info@clearedgeglass.com.au
 03 9770 8164
 www.clearedgeglass.com.au

CLEAR
EDGE glass systems

Town of East Fremantle
 10 JAN 2020
 RECEIVED

entertain with confidence all year long

BENEFITS

- Create a usable room all year round
- Close off bad weather
- Block street noise and increase insulation
- Protect furniture and equipment
- Open up your view with frameless glass panels
- Allow maximum natural light into your house
- Have seamless flow from inside to outside
- Increase the value of your property

APPLICATIONS

Residential use

- Enclose outdoor entertainment areas, balconies, patios, pool houses, alfresco kitchens, bar areas
- Use as servery windows
- Replace bi-fold doors, café blinds, sliding doors

Commercial use

- Stadium glazing
- Shop fronts, boardroom dividers
- Restaurant alfresco dining areas

CONTACT US

Clear Edge Glass is proud to have a Certified Agent in your area.

Head Office

Melbourne, Victoria, Australia

info@clearedgeglass.com.au

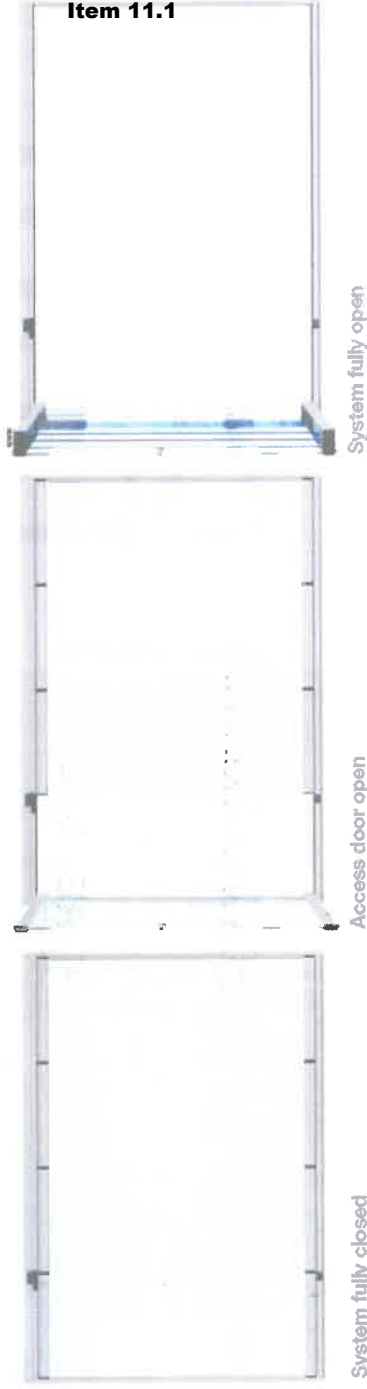
03 9770 8164

www.clearedgeglass.com.au

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THE FULLY RETRACTABLE FRAMLESS GLASS SYSTEM



Item 11.1

System fully closed

Access door open

System fully open



The ONLY frameless stacking sliding glass system designed, manufactured and tested in Australia.



Tested in a NATA accredited facility. Tested under AS2047 – ULS and SLS Rated to C4

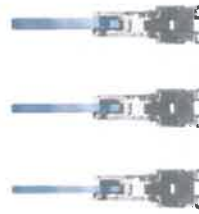


AWA Member – Each system comes with a 6 year peace of mind warranty.



Guaranteed to tolerate the extreme Australian weather.

DESIGN FEATURES



Glass

10mm • 12mm • 15mm

Toughened safety AS/NZ 2208 for strength and thermal resistance



Bottom Track

Option 1
Trip-Free Track™

Recessed into a channel and designed for seamless integration with existing floor



Bottom Track:

Option 2
Raised Track

For balcony, window or stepped floor application. With additional drainage options.



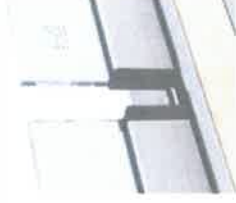
Weather Seals:

Optional clear UV stable seal can be attached on clear edge side of panels to give added weather rating.



Adjustable Head Track:

The innovative profile design allows for easy adjustment after installation 10mm up, 10mm down.



Inter-lock End Caps:

The male and female end caps adds extra stability and ensures the system is rattle free.



Each system comes with an AWA 6 year peace of mind warranty.

**CLEAR
EDGE**
glass systems

BENEFITS

- Create a usable room all year round
- Close off bad weather
- Block street noise and increase insulation
- Protect furniture and equipment
- Open up your view with frameless glass panels
- Allow maximum natural light into your house
- Have seamless flow from inside to outside
- Increase the value of your property

APPLICATIONS

Residential use

- Enclose outdoor entertainment areas, balconies, patios, pool houses, alfresco kitchens, bar areas
- Use as servery windows
- Replace bi-fold doors, café blinds, sliding doors

Commercial use

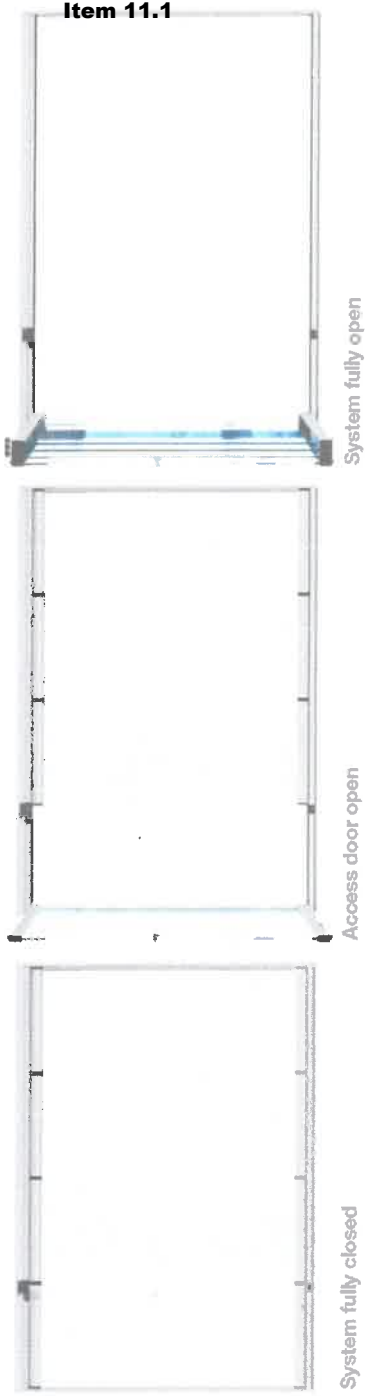
- Stadium glazing
- Shop fronts, boardroom dividers
- Restaurant alfresco dining areas

CONTACT US

Clear Edge Glass is proud to have a Certified Agent in your area.



THE FULLY RETRACTABLE FRAMLESS GLASS SYSTEM



Item 11.1



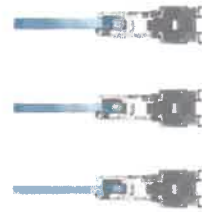
The ONLY frameless stacking sliding glass system designed, manufactured and tested in Australia.

Tested in a NATA accredited facility. Tested under AS2047 – ULS and SLS Rated to C4

AWA Member – Each system comes with a 6 year peace of mind warranty.

Guaranteed to tolerate the extreme Australian weather.

DESIGN FEATURES



Glass
10mm • 12mm • 15mm
Toughened safety AS/NZ 2208 for strength and thermal resistance



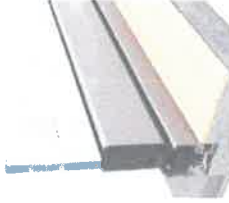
Bottom Track
Option 1
Trip-Free Track™
Recessed into a channel and designed for seamless integration with existing floor



- Specifications:**
- Built to spec
 - Up to 2800mm high
 - Unlimited width
 - Move around 90° corner
 - Straight, angled or curved
 - Can stack inside or outside
 - Can open left, right or both sides



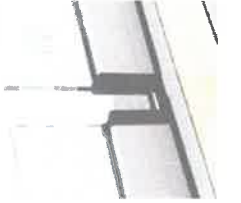
Weather Seals:
Optional clear UV stable seal can be attached on clear edge side of panels to give added weather rating.



Bottom Track:
Option 2
Raised Track
For balcony, window or stepped floor application. With additional drainage options.



Adjustable Head Track:
The innovative profile design allows for easy adjustment after installation 10mm up, 10mm down.



Inter-lock End Caps:
The male and female end caps adds extra stability and ensures the system is rattle free.

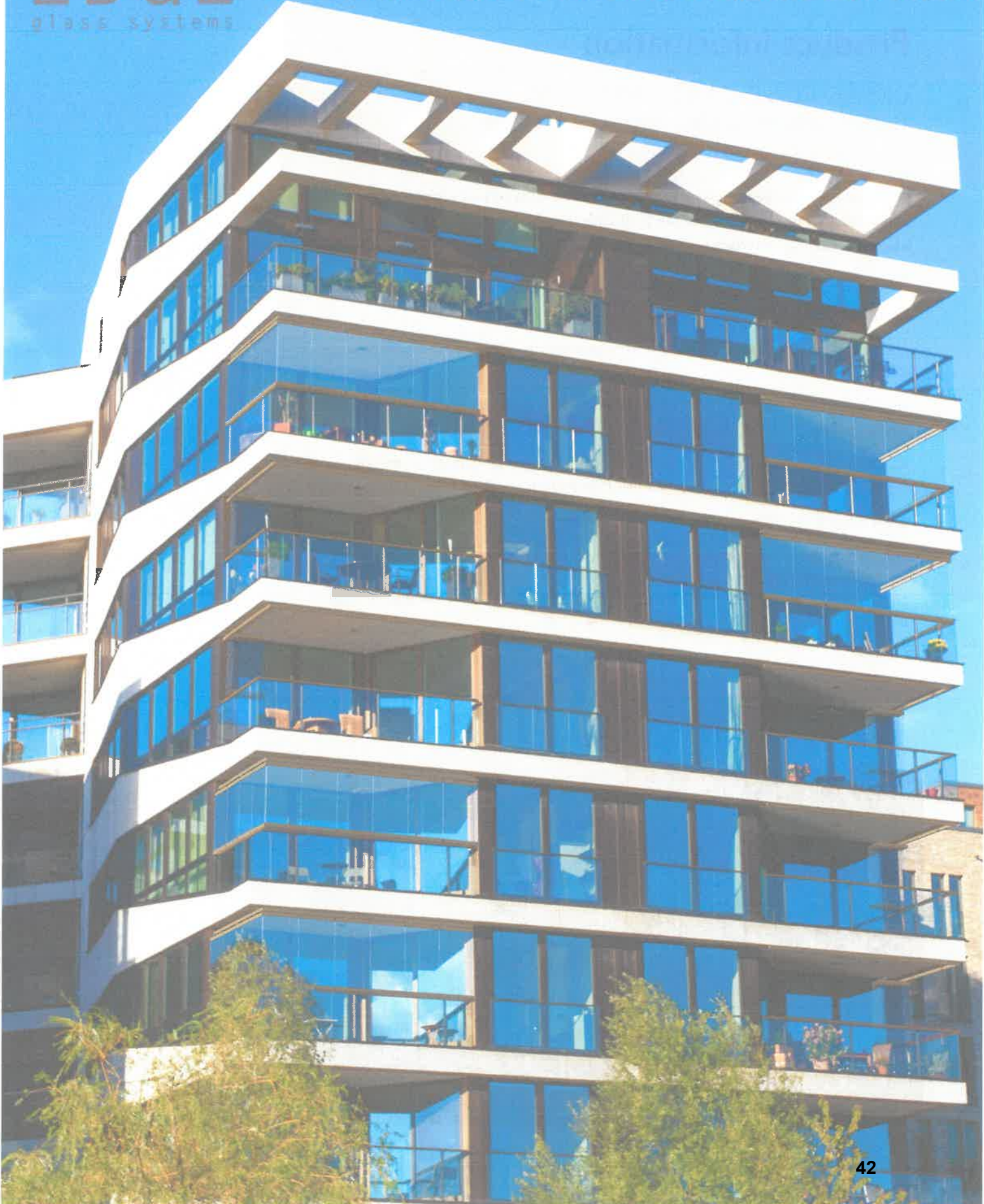


Each system comes with a AWA 6 year peace of mind warranty.

CLEAR EDGE
glass systems

CLEAR
EDGE
glass systems

REPORT FOR OWNERS CORPORATIONS/BODY CORPORATES



Product Information

CLEAR EDGE GLASS SYSTEMS

The fully retractable glass window/wall system

Introduction

This document has been prepared for Body Corporates/Owners Corporations who have been asked to consider the use of the Clear Edge Glass System for the enclosure of a balcony or outdoor entertainment area.

We thank you for the time you have taken to consider the use of Clear Edge Glass Systems

Clear Edge Glass Systems - The Company

Clear Edge Glass Systems is a proudly Australian company, with a passion for excellence and quality.

Our aim is to design and manufacture Australian glazing products which compete with the best and most innovative products in Europe.

Our promise is to offer a product which easily meets the stringent requirements of Australian Standards and the extreme Australian weather conditions.

Clear Edge Glass Slide and Stack System – The Product

The concept of the Clear Edge slide and stack system was borne out of the extensive market in Europe for balcony/outdoor area glazing. A trend in Europe for over 20 years. The benefits of installing secondary glazing in this application is immense with minimal impact on the existing architecture of a building.



**CLEAR
EDGE**
glass systems

Benefits of Enclosing a Balcony

CLEAR EDGE GLASS SYSTEMS

Benefits to the home owner

1. Property value. With the high price of property, turning a balcony into a usable space through-out the year maximizes your usable m² space which therefore maximizes your investment in the property. Creating a beautifully furnished usable balcony can be a real selling point for prospective buyers.
2. Create a usable space year round. Bad weather (cold, wind or rain) results in less use of the balcony space, leading to a waste of precious floor space. Enclosing a balcony allows you to shut off the driving rain and wind. Opening the living area to the balcony in all weather types greatly adds to the lifestyle of the home owner.
3. Completely retractable . Clear Edge Glass slide and stack system is fully retractable. All panels can slide and stack away completely. On beautiful days simply open up the entire wall of glass to reopen the space to its original form.
4. Natural light. As Clear Edge Glass is an all glass system it allows for maximum natural light into the living area. No natural light is lost if the system is closed.
5. Noise reduction. Street noise from cars, trains, restaurants, pubs and pedestrians can often result in doors leading to the balcony remaining closed. This results in minimal use of the only outdoor area, leaving you feeling trapped in your apartment. With the system accommodating 10mm, 12mm or 15mm toughened safety glass it can cut noise between 20-32 dB.
6. Insulation. Heating and cooling costs have soared over the past decade. By enclosing your balcony, you create an extra layer of protection from heat loss and heat gain into your main living area.
7. Protect balcony furnishings and fittings. Enclosing the only small outdoor area in an apartment from dust, nesting birds and dirt means many apartment owners can protect their outdoor furnishings such as seating, floor rugs and cushions.
8. Uninterrupted views. With the Clear Edge Glass System having no unsightly uprights the view from the apartment is completely untouched.
9. Safety. Exposed balcony railings and balustrades can be a safety concern for children. Exposed balconies can be hit by high winds, blowing furniture off the balcony and making it a liability. By using the Clear Edge Glass System, you can reduce the risk.
10. Australian Standards. The system has been tested to satisfy AS2047 in the SLS and ULS test. With excellent results. Offering total peace of mind for balconies on higher levels.
11. Warrantee. As a member of the Australian Window Association, Clear Edge Glass Systems offers the AWA 6 year peace of mind warrantee.

Common Concerns

CLEAR EDGE GLASS SYSTEMS

Body Corporate concerns

1. **Impact on architecture.** With Clear Edge Glass slide and stack system being a two edge support system the great benefit is that the system is predominantly glass, therefore, having minimal impact on the existing architecture.
2. **Cohesiveness.** The top and bottom track can be powder coated to blend in with existing windows or render colour.
3. **Uniformity.** Due to the system only having a top running track and a bottom guide track, the system is predominantly glass. Making it hardly noticeable if not all apartments choose to install the Clear Edge Glass system.
4. **Variations.** Every Clear Edge Glass slide and stack system is custom made for each balcony. This means that it conform to different balcony sizes and shapes in one building. As always with only glass visible, there are no unsightly joins or frames no matter what the shape of the balcony.
5. **Semi-permanent structure.** The Clear Edge Glass slide and stack system is considered a semi-permanent system and not a permanent system, as all the glass panels can slide and stack away (at 90° to the opening) re-opening the balcony.
6. **Maintenance and cleaning.** Clear Edge Glass slide and stack is a system which can open to the inside of the balcony, so you have easy and safe access to the external side of the glass. There is therefore no need to contract outside window cleaners.
7. **OC regulations.** OC regulations will need to move forward with the progression and the innovation of new product to enhance their building, secure their property investment and benefit the life style of the residents. If there are no clear specification set out by the OC some residents may start to use fixed windows or louvres. This has the potential to create an unsightly building. Product uniformity is essential in protection of the aesthetics of the building.
8. **Australian Standards.** The product has been tested in an accredited Melbourne testing facility and has come up with excellent results. Tested to satisfy AS2047 in the SLS and USL (AS4420.6) test Clear Edge Glass System achieved 10kN without failure. See table below

(measured in kN (force) as opposed to kPa (wind pressure) where 1 Pa = 1 N m²)

For 1000h:

Load Applied (kN)	Load per Roller Guide (kN)	Observation
0.25	1.00	Load sustained
0.50	1.00	Load sustained
0.75	1.75	Load sustained
1.00	1.50	Load sustained
1.50	1.50	Load sustained
2.00	2.00	Load sustained
2.50	2.10	Load sustained
3.00	2.20	Load sustained
3.50	2.30	Load sustained
4.00	2.40	Load sustained
4.50	2.50	Load sustained (See Figure 6.6)
5.00	2.60	The 25 mm plywood sheet broke as the load was held, increased to 2.6kN

Table 2.2 Ultimate Strength Test Pressures

Windward Pressure	Ultimate Strength (kPa)	Ultimate Strength (Pa)
0.50	1000	1000
1.00	2000	2000
1.50	3000	3000
2.00	4000	4000
2.50	5000	5000
3.00	6000	6000
3.50	7000	7000
4.00	8000	8000
4.50	9000	9000
5.00	10000	10000

Note: The ultimate strength test pressures were increased to 2.6kPa.



Conclusion

CLEAR EDGE GLASS SYSTEMS

The Clear Edge Glass slide and stack system has been designed in Australia specifically for the use on balconies and outdoor entertainment areas.

It has been designed to fit into a building envelope seamlessly.

It has been designed to benefit the home owners lifestyle and investment.

It has been design to be aesthetically pleasing and compliment any architectural style by using glass to its full potential.

It is manufactured in Australia to the highest specification, building standards and quality.

Contact Details

If you have any further questions please don't hesitate to call

Archie Shaw 0478 629 838

Visit our website for more product information

<http://www.clearedgeglass.com.au/>

Email us to receive a Technical Specifications or Brochure

info@clearedgeglass.com.au



**CLEAR
EDGE**
glass systems



TECHNICAL SPECIFICATIONS

**CLEAR
EDGE**
glass systems



CLEAR EDGE GLASS INTRODUCTION

THE COMPANY

Clear Edge Glass is passionate about the design and development of innovative, high quality glazing products.

CEO and owner, Archie Shaw, has over 15 years experience within the German glazing industry, learning from the world leaders in building technology.

CLEAR EDGE GLASS HAS A STRONG VISION TO OFFER PRODUCTS WHICH ENHANCE THE LIFESTYLE OF THE DISCERNING HOMEOWNER.

THE PRODUCT

Clear Edge Glass slide and stack system

DESCRIPTION

An all glass, fully retractable, stacking window or door system. Consisting of individual frameless glass panels which slide and pivot at exit point, stacking 90° to the track.

INGENUITY

QUALITY

INNOVATION

APPLICATIONS

Residential

- Encluse
 - Outdoor entertainment areas
 - Balconies
 - Patios
 - Alfresco kitchens
 - Pool houses
- Replace
 - Chunky Bi-fold door systems
 - Café blinds
 - Permanent balcony windows
- External door and window systems
- Servery Windows
- External or internal movable wall systems

Commercial

- Stadium Glazing
- Shopfronts
- Restaurants and coffee shops
- Boardrooms and office fitouts

BENEFITS

- Extend the living area seamlessly to the outside
- Capitalize on the complete opening width with the fully retractable glass panels
- Allow for seamless flow from the inside to the outside
- Allows for unimpeded views to the outside with the sheer glass panels
- Allow for maximum natural light into an area
- Create a usable room all year round by enclosing an outdoor area
 - Close off the wind, rain and cold
 - Block street noise
 - Increase insulation
 - Allow for soft furnishing of outdoor areas

DESIGN FEATURES

- Panels pivot and stack 90° to track with a minimal stacking area and no parking bay
- Panels can stack inside or outside on far left, right or both sides
- Access door can be opened from inside and/or outside with optional safety lock
- Maximum system height of 2800mm with unlimited system width
- System has several configuration options including moving around a 90° corner and a curve (segmented)
- Glass: Toughened and polished: ▪ 10mm ▪ 12mm ▪ 15mm
- Decibel rating of 20–32 dB dependant on glass thickness and use of weather seal
- Ventilation catch allows access door to be secured ajar for good ventilation
- A top hung system with a bottom track panel guide
- Each panel is hung by two purpose made rollers: Maintenance free ▪ Quiet running ▪ Twin horizontal ▪ Low-wearing
- Each system comes with an AWA 6 year peace of mind warranty (excluding glass)

TESTING AND COMPLIANCE

NATA Accredited Testing Facility Melbourne

Test 1	Serviceability Limit State (SLS)	Test 2	Ultimate Limit State (ULS)
Passed	AS4420.2 in AS/NZS4284:2008	Passed	AS4420.6
Result	+3300Pa -3300Pa without failure	Result	10 000N / panel* without failure

*Convert Newtons (N) to Pascal (Pa) Formula: 1 pascal [Pa] = 1 newton/meter² [N/m²]

Example: A panel size of 2.4 (h) x 0.70m (w) = 1.68m² therefore 10 000 (N) ÷ 1.68m² = **5952 Pa**

This gives a **ULS Rating for C4 RegionC T3**

All individual panel sizes are guided by the Two Edged Glass Support Table

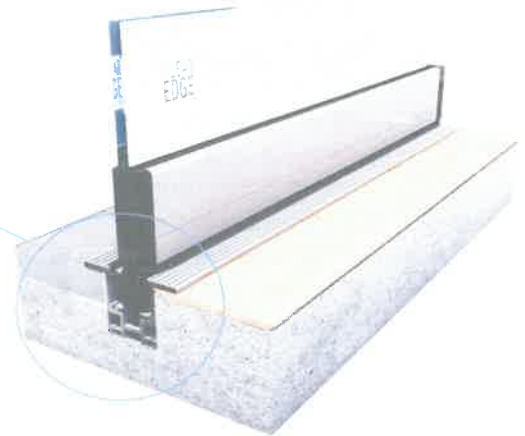
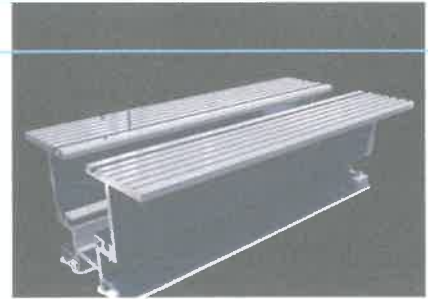
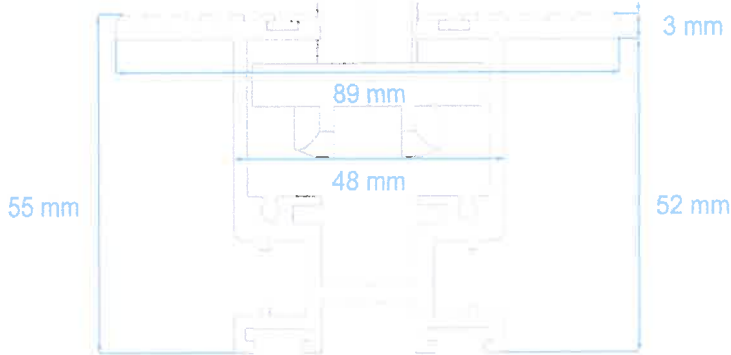
Digital copies [click here to view a YouTube video of the system in testing](#)

 [Testing Video](#)

FLOOR TRACK OPTIONS

Name	Trip-Free™ Floor Track	Specify Code	TFF
Description	Aluminium Bottom Track, Fully Recessed	Finish	Powder Coated or Anodized
Application	Continuous floor level from inside to outside	CAD File Link	

Detailed Sketch



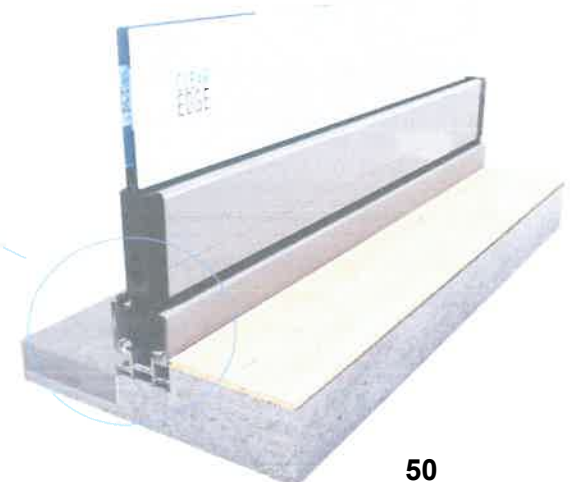
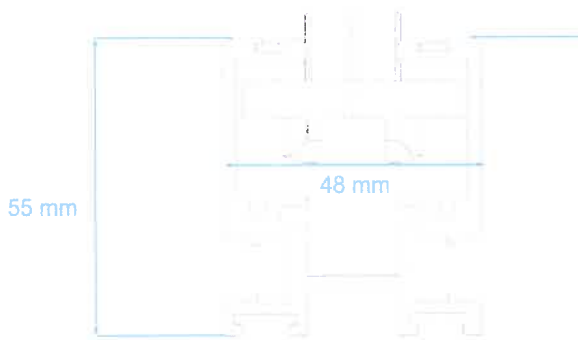
Features

1. Fully flush bottom track
2. Recessed into channel
3. Lip design for seamless integration into existing floor
4. Guide track only

Name	Raised Floor Track	Specify Code	RFT
Description	Aluminium Bottom Track	Finish	Powder Coated or Anodized
Application	Variation in floor levels and Balustrades	CAD File Link	

Detailed Sketch

Image

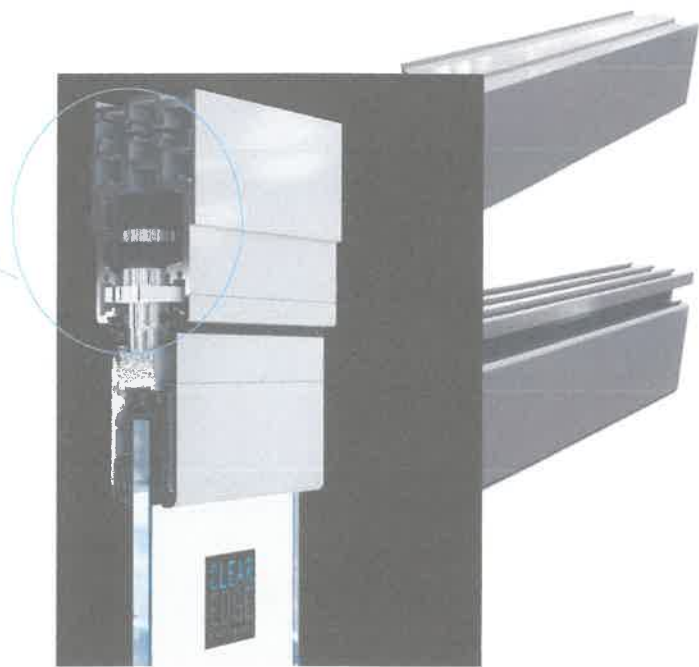
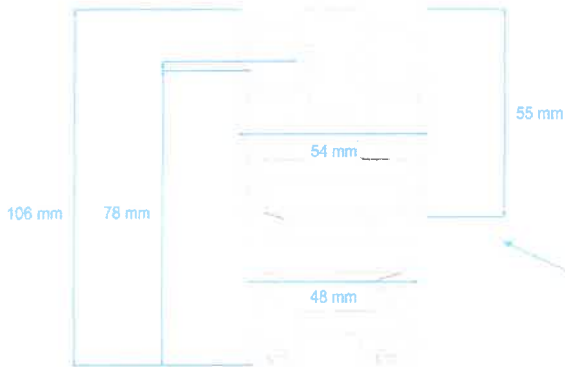


Features

1. Raised bottom track
2. For variation in floor levels from the inside to the outside
3. For balustrade applications
4. Guide track only

PROFILE DESIGN DETAILS

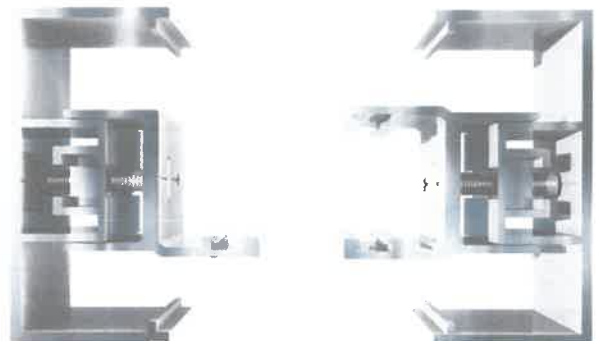
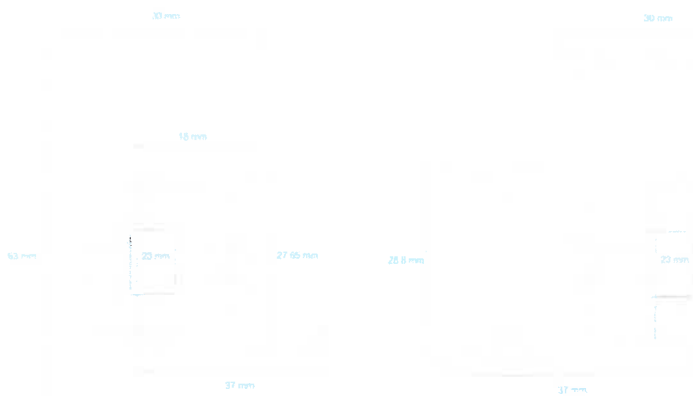
Name	Head Track and Compensating Profile		
Description	Aluminium Top Track	Finish	Powder Coated or Anodized
Application	All	CAD File Link	
Detailed Sketch		Image	



Features

1. Adjustable track with the two-profile track design
2. Allows for building movement (settlement)
3. Easy Allen Key adjustment 10mm up 10mm down

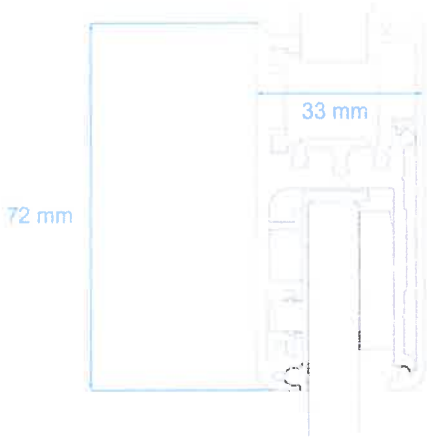
Name	Wall Track		
Description	Aluminium Side Tracks	Finish	Powder Coat or Anodized
Application	External Applications	CAD File Link	
Detailed Sketch		Image	



Features

1. Adjustable posts
2. Tight seal

Name	Glass Clamping Profile and Cover Strip		
Description	Aluminium glass holding profile	Finish	Powder Coat or Anodized
Application	All	CAD File Link	
Detailed Sketch		Image	



Features

1. Glass mechanically fixed into panel by top and bottom clamping profile
2. All working parts concealed with Cover Strip

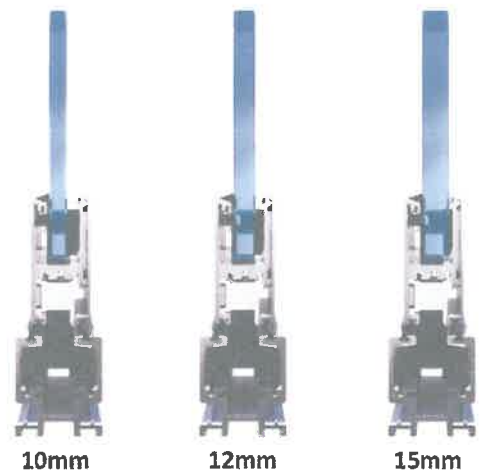
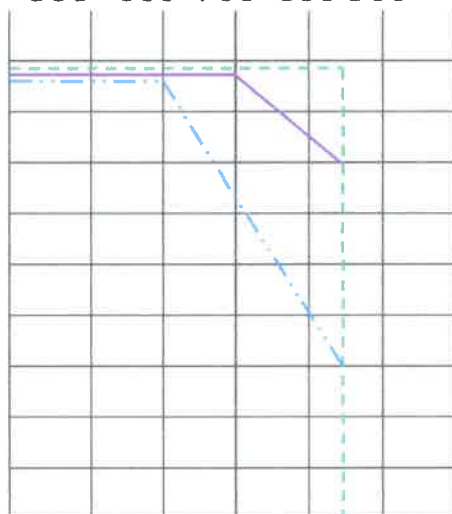
GLASS SPECIFICATIONS

Description	Toughened Safety and polished			Finish	Clear or Tinted: Grey or Bronze .Option for Low-E			
Thickness	10mm	12mm	15mm	Specify Code	Clear	Tint_grey	Tint_bronze	Low_E
Weight	26kg/m ²	32kg/m	40kg/m					
Detailed Sketch				Image				

Panel width (mm)

500 600 700 800 900

Panel height (mm)
 2800
 2700
 2600
 2500
 2400
 2300
 2200
 2100
 2000



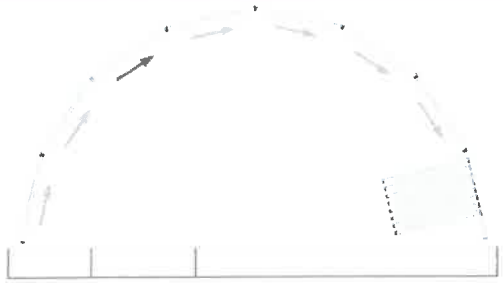
10mm

12mm

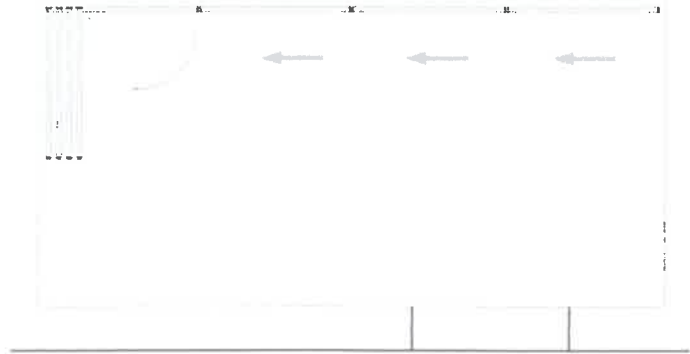
15mm

CONFIGURATION OPTIONS

Maximum Height	2800mm	Features:	Move around a 90° corner
Maximum Width	Unlimited		Window or door system
Detailed Sketch		Image	



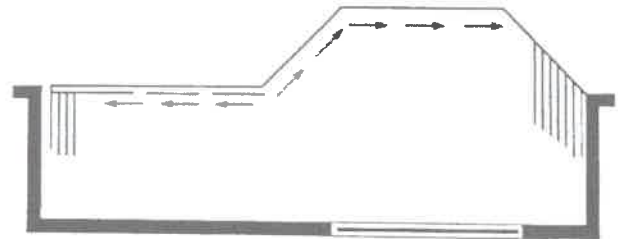
SEGMENTED SYSTEMS



STRAIGHT SYSTEMS



ANGLE SOLUTIONS 90° - 180°

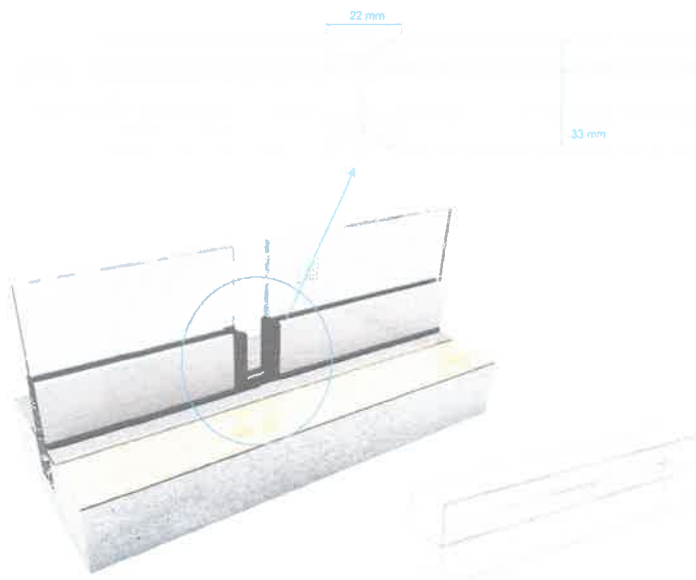


GLASS PANEL SEALING

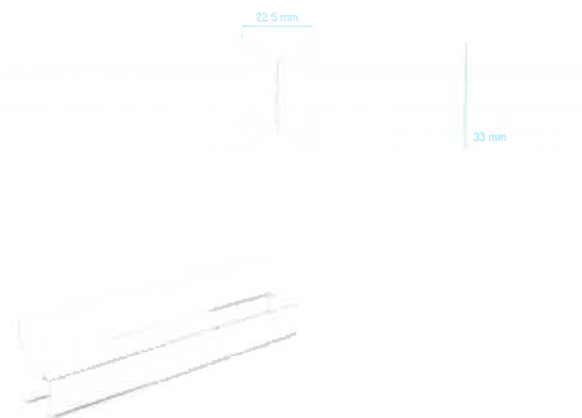
Interlocking Male and Female End Caps on top and bottom glass clamping profiles

Glass Panels Seal with a UV stable weather seal (optional) - Space Between glass panels 3-4mm without weather seal

Sliding Panel Detail



Access Panel Detail



Features

1. Tight seal for no air infiltration
2. Extra stability with End Caps
3. UV stable material for durability
4. Easily removable for cleaning
5. Replaceable every 3-4 years

INSTALLATION

The installation of the Clear Edge Glass slide and stack system requires a trained installer. In line with our company vision to deliver excellence—our installation teams are qualified and trained. Ensuring that the installation is completed to the highest standards.

Digital copies click here to view a YouTube video of the systems installation



SPECIFYING CLEAR EDGE GLASS

When specifying the Clear Edge Glass slide and stack system please feel free to contact our head office directly for guidance in glass thickness and panel sizes using the Two Edged Support Table. We've endeavoured to make it as simplistic as possible for you to specify our product.

SPECIFYING CODES

Example:

PRODUCT NAME	-	FLOOR TRACK	-	GLASS	-	FINISH
Clear Edge Glass Slide Stack	-	TFF	-	12mm_Clear	-	PC_DL_1022

Codes for Aluminium Profile Finish:

Finish Option:	Powder Coat Dulux	Powder Coat Interpon	Anodized Clear
Specifying Code:	PC_DL_[colour code]	PC_IP_[Colour code]	AN

Click the link below to see the Dulux colour range and codes
<https://duluxpowders.com.au/find-an-applicator/colour/>



Trusted Members of the AWA



HEAD OFFICE

20/32 SILKWOOD RISE CARRUM DOWNS
 MELBOURNE, AUSTRALIA

www.clearedgeglass.com.au

CONTACT

t +61 3 9770 8164

e info@clearedgeglass.com.au

11.2 Fortescue Street No 41 (Lot 122) Proposed single storey alterations and additions

Owner	Ninian & Shannon Melville
Applicant	Superseed Architecture (John LeClare Josephs)
File ref	P105/19, P/FOR41
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 February 2020
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Location plan 2. Site photos 3. Place record form 4. Plans date stamped 12 December 2019

Purpose

The purpose of this report is for Council to consider a planning application for proposed alterations and additions at No 41 (Lot 122) Fortescue Street, East Fremantle.

Executive Summary

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

- (i) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided;
- (ii) Clause 5.1.3 – Residential Design Codes – Lot boundary Setback – 1m required, 0m provided.

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

Background

Zoning: Residential R12.5
Site area: 1012m²
Heritage: Category B

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

Nil

Consultation

Advertising

The proposed development was advertised to surrounding properties from 20 December 2019 to 14 January 2020. No submissions were received.

Applicant Comment

Nil

Officer Comment

Nil

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC as there are minimal streetscape impacts.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 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.*
- 3.2 *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 practices.*
 - 3.3.2 *Optimal management of assets within resource capabilities.*
 - 3.3.3 *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.*
- 4.2 *Enhance environmental values and sustainable natural resource use.*
 - 4.2.1 *Reduce waste through sustainable waste management practices.*
- 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

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not approve the proposed development	Possible (3)	Minor (2)	Moderate (5-9)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	Greater than 7.5m	A
Secondary Street Setback			N/A
Lot Boundary Setback			
Southern wall – guest bed, bath, ensuite	1.5m	1.62m	A
Western wall – ensuite, robe, master suite	6mm	6m	A
Northern wall – master suite	1.5m	6.976m	A
Northern wall – living, dining	2.3m	6.976m	A
Alfresco	1m	1.2	A
Hall	2.3m	6.976m	A
Carport wall	1m	0m	D
Open Space	55%	67%	A
Wall Height	6m	4.55m	A
Roof Height	9m	4.55m	A
Setback of Carport/Garage	1.2m behind building line	20.7m	A
Car Parking			N/A
Site Works			N/A
Visual Privacy			N/A
Overshadowing	Maximum 25%	9%	A
Drainage		Will be conditioned	

Local Planning Policies Assessment

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

Heritage

This development application proposes single storey additions and alterations to an existing dwelling at 41 Fortescue Street. The property is heritage listed (Category B), but the proposed works ensure that the majority of the existing dwelling is retained. A sleep-out and lean-to, as well as a rear shed are to be removed. There are no significant streetscape impacts; the design is minimalistic with low flat roof atop a

single storey extension. Earthy colours and a combination of Colorbond steel, glass, rammed earth and cladding are proposed to be utilised. There are considerable setback distances between the proposed dwelling and the property boundaries, with the exception of the carport wall which is located on the southern boundary. One variation is requested to the requirements of the Residential Design Guidelines relating to roof pitch.

One variation is requested to the Residential Design Guidelines relating to the roof pitch. One variation is requested to the Residential Design Codes relating to the carport wall setback from the boundary.

Roof Pitch

The roof pitch of dwellings is required to be between 28 and 36 degrees in accordance with clause 3.7.8.3 of the Residential Design Guidelines. The proposed dwelling has a concealed flat roof that cannot be seen from the front of the property, other than the carport that is set back over 20m from the front of the property. The roof contributes positively to the existing dwelling but ensures that there is a distinct difference between the original dwelling and the additions to the rear which aligns with clause 3.7.8.3 P1 of the Residential Design Guidelines. For this reason the proposed roof pitch less than 28 degrees can be supported.

Boundary Setback – Carport Wall

The carport wall is 5.48m long and 2.95m high and as such requires a setback from the boundary of 1m in accordance with deemed to comply Clause 5.1.3 C3.1 Table 2a of the Residential Design Codes. In this case the carport wall is located on the boundary. The wall is open above the dividing fence and does not present as a bulky structure. The proposed reduction in the boundary setback can be supported as;

- it makes more effective use of the space for enhanced privacy for the occupants;
- there is reduced impact of building bulk on adjoining properties;
- minimal impact on sunlight and ventilation to the building and open spaces on the adjoining properties;
- minimal overlooking and loss of privacy;
- does not have adverse impacts on the amenity of the adjoining property; and
- the proposal positively contributes to prevailing and future development context and streetscape as outlined in the local planning framework.

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 and the Residential Design Codes are considered acceptable. As such it is recommended that the proposed development be supported subject to planning conditions.

11.2 OFFICER RECOMMENDATION:

That development approval is granted and discretion is exercised in regard to the following;

- (i) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 0 degrees provided
- (ii) Clause 5.1.3 – Residential Design Code - Boundary Setback – 1m required, 0m provided

for alterations and additions at No 41 (Lot 122) Fortescue Street, East Fremantle, in accordance with the plans date stamped received 12 December 2019, subject to the following conditions:

- (1) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning 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 planning approval unless otherwise amended by Council.
- (3) An application for demolition is to be submitted and approved prior to any demolition works being undertaken on site. Any asbestos that requires removal is to be removed by contractors that are registered to deal with asbestos and disposed of in approved asbestos waste disposal sites.
- (4) The verge tree shall be protected during construction.
- (5) With regard 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 planning approval, without those changes being specifically marked for Council's attention.
- (6) Only one crossover is permitted. Prior to occupation the original crossover is to be removed and the footpath, verge and kerb is to be reinstated in accordance with the Towns' specifications and to the satisfaction of the Town. The new crossover is to be constructed in accordance with the Town's Crossover Specification 2017.
- (7) The applicant is to seek approval from Telstra prior to submitting an application for a building permit regarding any changes to the Telstra pit located on the path adjacent to the proposed new crossover.
- (8) The enclosure of the carport, including walls and doors will require the submission of development application for the consideration of the Town.
- (9) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (10) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (11) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (12) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without

limitation any works associated with the proposal) which are required by another statutory or public authority.

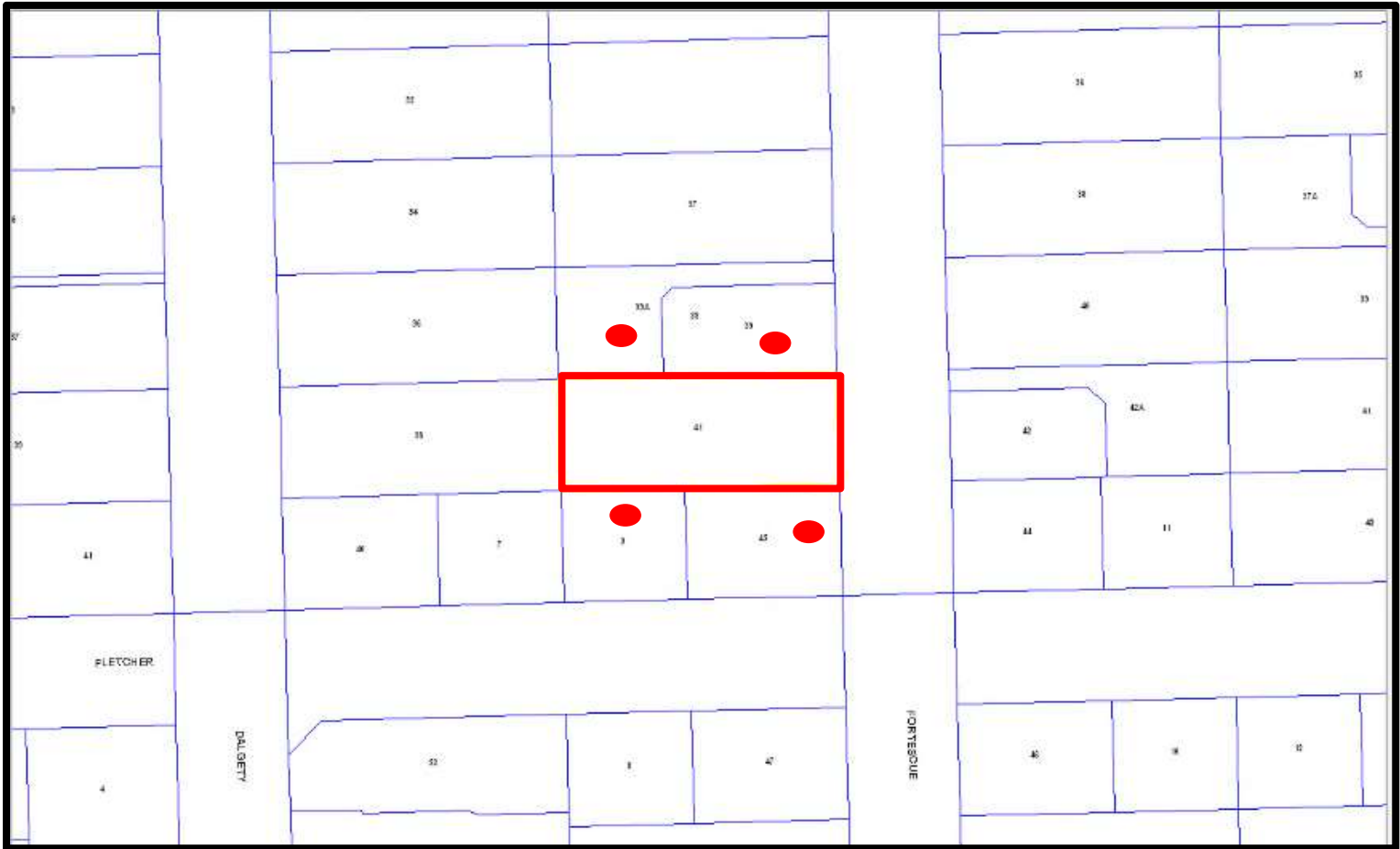
- (13) This planning approval is to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vi) under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

NO. 41 (LOT 122) FORTESCUE STREET – P105/19 –SINGLE STOREY ALTERATIONS AND ADDITIONS –
CATEGORY B



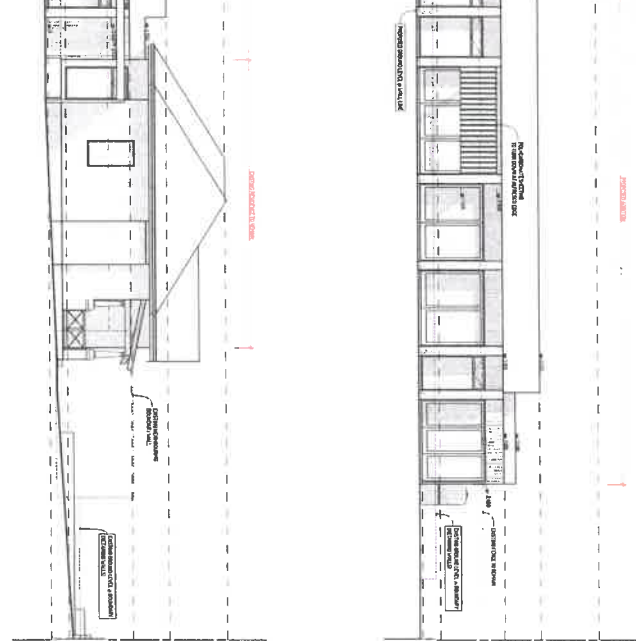
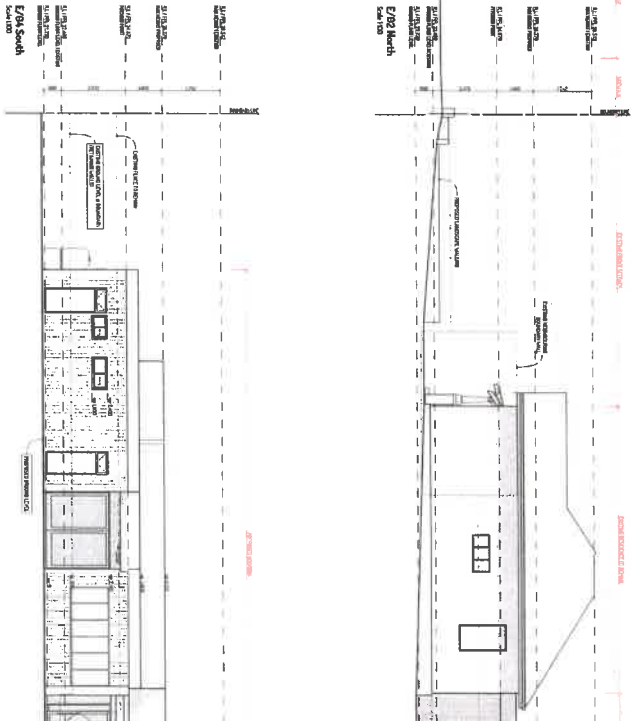
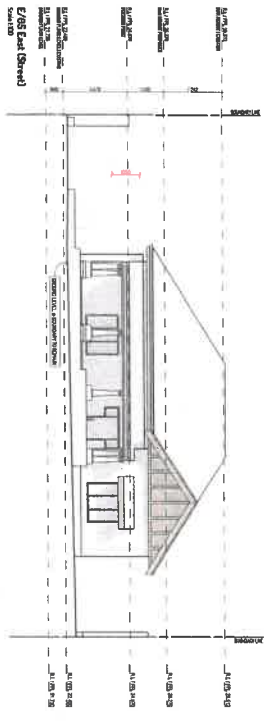
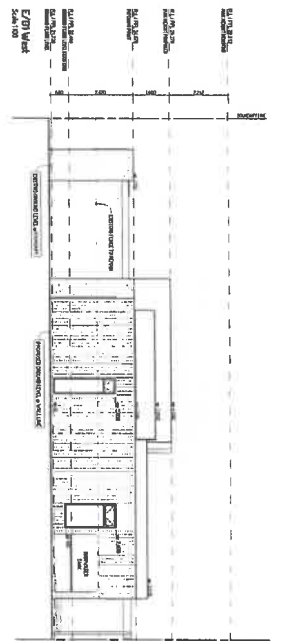
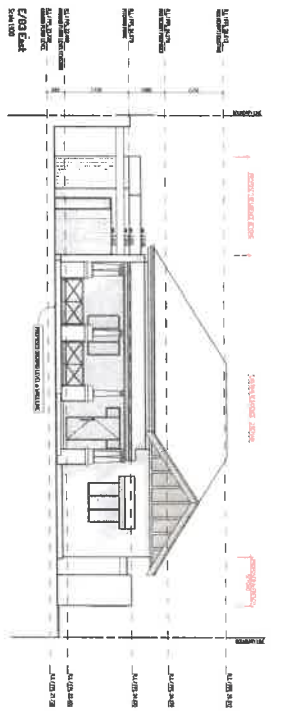


PLACE RECORD FORM



PRECINCT	Woodside
ADDRESS	41 Fortescue Street
PROPERTY NAME	N/A
LOT NO	Lot 122
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1930
ARCHITECTURAL STYLE	Inter-War Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 41 Fortescue Street is a single storey house constructed in brick and rendered brick with a tiled roof. It is an expression of the Inter-War Bungalow style. The front elevation is asymmetrically planned with a thrust gabled bay and a part width skillion roofed verandah. The verandah is supported on Tuscan columns set on piers. A balustrade spans between the piers. There is a central door flanked by sidelights and a set of casement windows. The half-timbered gable bay features a set of casement windows under a sun hood. The roofscape features a rendered chimney and finials.</p> <p>The place retains its basic form and details. There are additions to the</p>

	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 gently sloping site with a low rendered brick wall at the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 41 Fortescue 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 Bungalow. The place retains a moderate degree of authenticity and a high degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 41 Fortescue Street has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 41 Fortescue 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 41 Fortescue 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 41 Fortescue Street is not rare in the immediate context, but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 41 Fortescue Street is in good condition.
INTEGRITY	No 41 Fortescue Street retains a high degree of integrity.
AUTHENTICITY	No 41 Fortescue Street retains a moderate degree of authenticity.
MAIN SOURCES	



- WALLS
- ROOF
- FLOORING
- CEILING
- INTERIORS
- EXTERIORS
- LANDSCAPE
- PLANTING
- LIGHTING
- SIGNAGE
- FURNITURE
- ACCESSORIES

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 12 DEC 2019 P 10 5 - 19
No. **RECEIVED**

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REGULATIONS AND THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL FIRE BRANCH REGULATIONS (NFR) AND ALL APPLICABLE STANDARDS.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE NATIONAL FIRE BRANCH.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE NATIONAL FIRE BRANCH.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE NATIONAL FIRE BRANCH.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE NATIONAL FIRE BRANCH.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	22/12/19
2	ISSUED FOR PERMITTING	22/12/19
3	ISSUED FOR PERMITTING	22/12/19

superseded.

Mobile Residence
41 Portcove St East Fremantle, WA
DATE: 19/10/19
DRAWN BY: R009
CHECKED BY: N
SCALE: 1:100
PROJECT NO: A0201
F

11.3 Sewell Street No 79 (Lot 255) Change of use-Short Term Accommodation (Air BnB)

Owner	Deborah Nelson
Applicant	Deborah Nelson
File ref	P026/18; P/SEW79
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	4 February 2020
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan2. Site Photos3. Place Record Form4. Plans date stamped 13 December 2019

Purpose

The purpose of this report is for Council to consider a planning application for a renewal of the approval to operate short term accommodation (Air BnB) at No. 79 Sewell Street, East Fremantle.

Executive Summary

The applicant is seeking Council approval for the renewal of the approval of short term accommodation at a heritage listed (Category B) single storey dwelling that is located within the Plympton precinct residential zone. Short term accommodation is an unlisted use within the Town's Local Planning Scheme No 3 (LPS3) and as such requires the approval of Council. The Air BnB has operated without incident since 2018.

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

Background

Zoning: Residential

Site area: 508m²

Heritage: Category B

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

P026/18- extension of planning approval (12 months) granted for change of use residential dwelling to short stay accommodation 11 December 2018

P026/18- planning approval (6 months) granted for change of use residential dwelling to short stay accommodation 5 June 2018

P124/12- planning approval granted for alterations and additions 4 September 2012

P035/06- planning approval granted for internal alterations and change of roofline 2 March 2006

P156/05- planning approval granted for swimming pool 23 September 2005

Consultation

Advertising

The application was advertised to the properties north and south of the subject property from 20 December 2019 to 14 January 2020. No submissions were received.

Community Design Advisory Committee (CDAC)

This matter was not referred to CDAC as it involves an extension of the approved use within an existing building. There are no streetscape or building design impacts.

Officer's response

Nil

Statutory Environment

Planning and Development Act 2005

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

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 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.*
- 3.2 *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 practices.*
 - 3.3.2 *Optimal management of assets within resource capabilities.*
 - 3.3.3 *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.*
- 4.2 *Enhance environmental values and sustainable natural resource use.*
 - 4.2.1 *Reduce waste through sustainable waste management practices.*
- 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

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not approve the proposed development and the decision is appealed to SAT	Unlikely (2)	Moderate (3)	Moderate (5-9)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

Risk Matrix

Consequence \ Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

No inspection was required.

Comment

It is noted that this is the second renewal of a change of use from a residential dwelling to short stay accommodation for this property. A time limit is placed on the approval to ensure that any issues or problems around the change of use can be controlled and where necessary the approval can be rescinded. There have been no complaints received by Council or the owner relating to the operation of the short term accommodation in the preceding 18 months.

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies as well as the Planning and Development (Local Planning Schemes) Regulations 2015.

Section 67 of the Regulations refers to matters to be considered by local government. In the words of the regulations;

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (n) the amenity of the locality including the following- (ii) the character of the locality;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of - (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles; (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application;*
- (zb) any other planning consideration the local government considers appropriate.*

For applications such as the one being discussed a range of issues need to be examined drawing on the points listed above.

The proposed short term accommodation will be carried out in the Residential Zone as defined by the Local Planning Scheme No 3. In areas zoned residential short term accommodation is not listed as a use. However, it is a use that is similar to bed and breakfast as listed in the Zoning Table of LPS 3. In this case the owner of the residence lives overseas and rents the whole house out to visitors for short periods of time.

The heritage category of the property (Category B) should not be seen as an obstacle to the change of use to short term accommodation. By approving the dwelling for use as short term accommodation it allows its heritage nature to be enjoyed by visitors. This development application only refers to an extension of the approved use and there are no proposed works.

Short term accommodation potentially has minimal impacts on the amenity of surrounding properties if the requirements of the Scheme are met including car parking, signage and noise, as well as health and safety requirements in accordance with the Building Code and Health Act.

There are already a number of properties that have successfully applied for approval from Council to operate short term accommodation in the Plympton Precinct.

Management Plan

The applicant has previously provided a management plan that describes emergency evacuation paths and key phone numbers including the house manager if there are any issues at the property. There have been no issues or complaints made to the Town from the change of use regarding neighbourhood amenity.

Car Parking

As short term accommodation is an unlisted use there is no specified parking standards. At the same time the existing dwelling at the subject property has a single parking bay parking onsite. Additional parking is available on the street in close proximity to dwelling. There have been no reported parking issues to date.

In line with the Residential Design Codes reduced parking provision is an acceptable outcome if proposed development occurs in close proximity to major transport routes. In this case the property has regular Transperth bus services that operate along Marmion Street between Fremantle and the Perth to Mandurah railway line. Guests may choose to utilise public transport and therefore will not require car parking.

Signage

Commercial operations in residential areas that impact on the amenity of surrounding residents should be mitigated, including matters such as excessive signage, which can create visual pollution. No signage is referred to in the development application. As such any requirement for signage should be addressed by the applicant through a separate development application at a later date. This will be stated as a required condition in the final recommendation.

Noise

Noise is a legitimate concern for surrounding residents of short term accommodation. It is considered that the day to day operations of short term accommodation should not exceed normal household levels. In this case the house manager will be able to be contacted directly by phone if there are issues with noise.

Conclusion

It is necessary to ensure that the short term accommodation within a residential zone does not adversely affect the amenity of nearby residents. A condition will be imposed requiring a new planning application to be submitted within 12 months that will address any concerns that may have arisen in the intervening period and the Town reserves the right to revoke the planning approval should there be any impacts that cannot be controlled by the applicant in a timely and effective manner.

Based on information supplied by the applicant and the subsequent assessment it is considered that the proposal can be supported subject to conditions of planning approval.

11.3 OFFICER RECOMMENDATION:

That Council exercise its discretion and grant planning approval for the renewal of a change of use for the proposed short term accommodation at No. 79 (Lot 255) Sewell Street, East Fremantle, in accordance with the plans date stamped received 13 December 2019, subject to the following conditions:

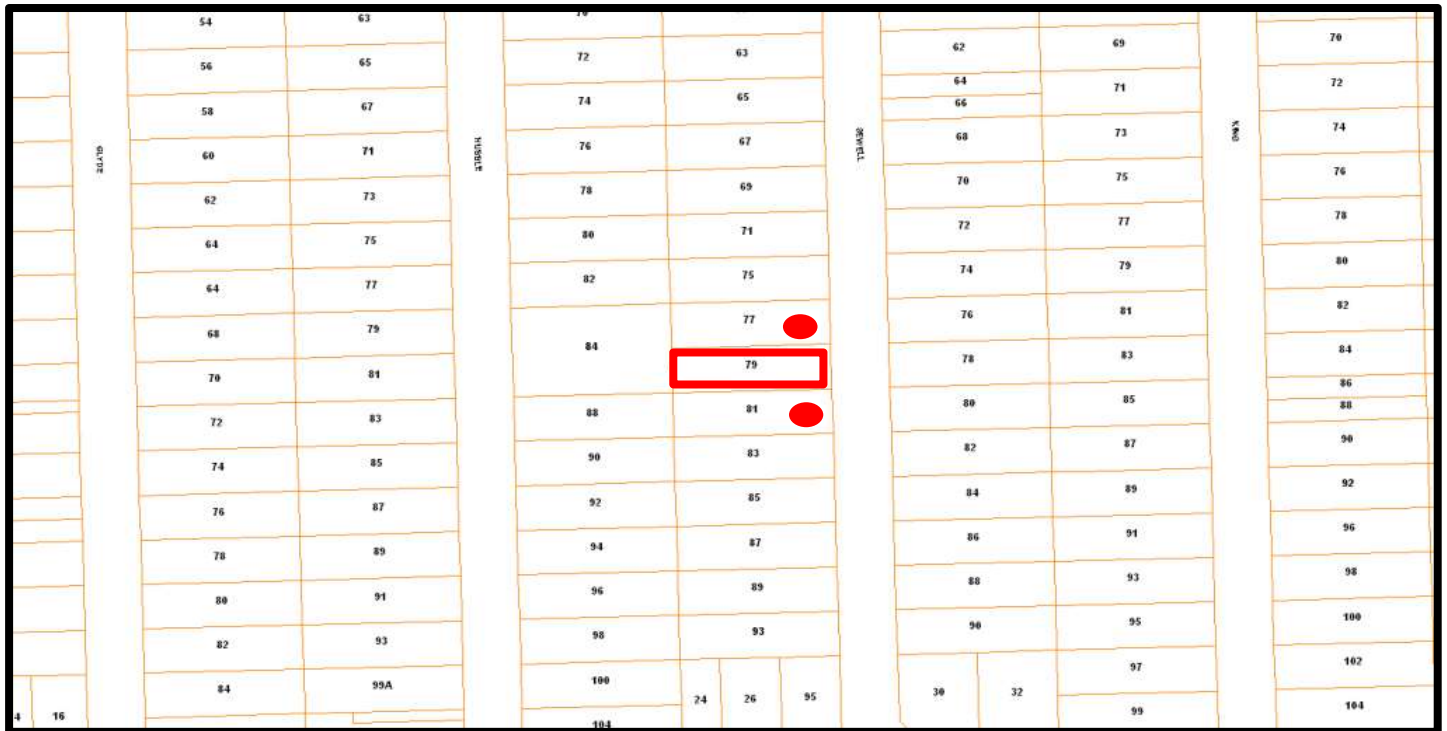
- (1) The short term accommodation is limited to a maximum of 6 adults or 2 adults and 4 children being accommodated on site at any one time.
- (2) No more than 4 bedrooms to be used for accommodation purposes. This is not to be exceeded on any occasion.
- (3) No occupants' vehicles are to be parked on the Council verge, in or across crossovers.
- (4) Hard wired smoke alarms as required by the Building Code of Australia are to be installed and proof of the instalment is to be provided to the satisfaction of the Chief Executive Officer.
- (5) Residual Current Devices are to be provided to all power points and lights switches and proof of installation is to be provided to the satisfaction of the Chief Executive Officer.
- (6) The contact details (all hours) of the owner and the owner's representative being provided to Council for an emergency contact person immediately within 14 days of the owner being advised of the approval of the Council. If this does not occur the development approval will be revoked by Council.
- (7) The owner's representative is to advise guests of key elements of the management plan including;
 - a) emergency evacuation procedures
 - b) reminder that the premises are surrounded by residential dwellings and that noise is to be kept to a minimum after 10.30pm and before 7am.
- (8) This planning approval is to remain valid for 12 months from the date of this approval.
- (9) A new planning approval will be required to be submitted and approved by Council prior to the expiry of the planning approval to continue operating the short term accommodation from the current site.
- (10) The approval may be revoked by Council, prior to the expiration of the 12 month period if there are any adverse impacts involving noise, parking, vehicle traffic and surrounding amenity which are unable to be controlled by the applicant in a timely and effective manner and which is to the satisfaction of the Council.
- (11) This planning approval does not include any planning approval for any signage or advertising. No signage is to be displayed onsite.

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.*
- (iii) all noise levels produced by the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (iv) under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document—"An Installers Guide to Air Conditioner Noise".*
- (v) the owner/operator of the short term accommodation is to ensure that aquatic facilities are fully compliant with all requirements established by both the Western Australian Department of Health and local government and queries should be directed to the Town's Environmental Health Officer and Building Surveyor.*

NO. 79 (LOT 255) SEWELL STREET- P026/18- AIR BNB RENEWAL (CATEGORY B)





PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	79 Sewell Street
PROPERTY NAME	N/A
LOT NO	Lot 255
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1898
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	<p>No 79 Sewell Street is a single storey cottage constructed in timber framing and weatherboard cladding walls with a hipped corrugated iron roof. It is a simple expression of the Federation Bungalow style. The front elevation is symmetrically planned with a central door and hopper light flanked by sidelights and double hung sash windows. The facade features a full width skillion roofed verandah supported on timber posts. The roof features a large capped chimney stack.</p> <p>There are additions to the rear.</p> <p>The place is consistent with the pattern of development in Plympton and</p>

	plays an important role in the pattern of development of a working class suburb.
HISTORICAL NOTES	Plympton is a cohesive precinct, where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of homes for workers and their families with a high concentration of small lots with timber, brick and stone cottages.
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	Walls - Timber framed and weatherboard cladding Roof - Corrugated roof sheeting
PHYSICAL SETTING	The residence is situated on level site with a brick and timber picket fence on the lot boundary.
STATEMENT OF SIGNIFICANCE	No 79 Sewell Street is a single storey house constructed in timber framing and weatherboard cladding with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place. The place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow and it retains a moderate to high degree of authenticity and a high degree of integrity. The additions to the rear have no significance.
AESTHETIC SIGNIFICANCE	No 79 Sewell Street has considerable aesthetic value as a Federation Bungalow. It retains all the characteristics of the period with some loss of detail.
HISTORIC SIGNIFICANCE	No 79 Sewell Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 79 Sewell Street has some social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.
RARITY	No 79 Sewell Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.
CONDITION	No 79 Sewell Street is in good condition.
INTEGRITY	No 79 Sewell Street retains a high degree of integrity.
AUTHENTICITY	No 79 Sewell Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

12. REPORTS OF OFFICERS (COUNCIL DECISION)

12.1 Memorials in Public Places Policy

File ref	B/PTP1
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	3 February 2019
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	Memorials in Public Places Policy

Purpose

For Council to consider the Memorials in Public Places Policy. This policy relates to all private memorials in public places within the Town of East Fremantle. It is also to consider to formally support Merv Cowan Park as the location for a designated memorial garden within the Town.

Executive Summary

This report will discuss the reasons for the introduction of the Memorials in Public Places Policy as well as the key features of the policy. The policy seeks to establish the processes and procedures by which members of the Community may memorialise family, friends and members of the Town of East Fremantle community within public places.

Background

The Town currently does not have a formal process for approving the construction or location of memorials in public places. The implementation of such policies has become common practice in local governments across Australia. The policy indicates the requirements for memorial plaques and limits the installation of these plaques to Merv Cowan Park only, specifically in a memorial garden.

Statutory Environment

The proposed memorial wall would require a building permit to ensure that it met the requirements of the Building Act.

Policy Implications

Policy proposals may require possible changes to the Town's internal administrative and regulatory processes.

Financial Implications

The creation of a formal memorials policy will require increased resource commitment from the Town in terms of finance, administration and staff time.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 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.

3.2 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 practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 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.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices.

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

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not approve the proposed policy	Possible (3)	Minor (2)	Moderate (5-9)	REPUTATIONAL Substantiated, public embarrassment, moderate impact, moderate news profile	Accept Officer Recommendation

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

Not applicable

Comment

There has been a desire for some people to locate a plaque on benches, walls, footpaths or other locations that commemorates individuals. By formalising the process and supporting a policy related to memorials in public places, the Town can acknowledge the community's desire to memorialise people from within the community and recognise the benefits of such memorials. Simultaneously, the negative aspects of an informal approach to the creation and location of memorials can be managed to mitigate the costs and risks for local government.

To ensure that the Town does not have to deal with a high cost, large scale project that has little broader community benefit, monumental memorials would not be supported by this policy. Likewise statues, street furniture, art work and other artefacts would not be considered as suitable memorials.

Rather, a discreet approach is proposed whereby small plaque memorials that meet specific requirements would be installed by the Town on a memorial wall (to be constructed) within a memorial garden (to be planned) within Merv Cowan Park (similar to Bay View lookout in Mosman Park). The construction and development of this serene place would be budgeted for in the 2020/2021 financial budget (approximate estimates of \$15,000 for wall, furniture and garden). Due to the delay of other projects this project may be able to be installed and completed by June 2020. The memorial plaques would be contained within a peaceful and tranquil section of the reserve that would allow for quiet contemplation. A low wall approximately 1m high would be constructed within this location where the plaques could be attached. The wall would back onto the views of the Port and Swan River and allow park benches to be located such that family, friends and other community members could sit and contemplate the life of those being

memorialised. It is envisaged that trees and other vegetation would be planted around the memorial to soften any hard landscaping, such as the wall and furniture. All trees, park benches and any other design features and infrastructure would have to comply with the Town's Urban Streetscape and Public Realm Style Guide (currently in draft). No other locations within the Town would be approved for the installation of memorials.

It is envisaged that the costs associated with the creation and installation of the memorial garden would be budgeted by Council, however the creation and installation of the plaques would be borne by the applicants who would pay a fee to the Town for the fitting of the plaque to the wall and this would partially offset the costs and maintenance of the memorial garden. The fee would be set annually and included in the Town's annual fees and charges schedule. The fee would be reflective of the cost of installing the plaque by Council officers as well as the associated maintenance costs of the memorial.

The memorial wall and surrounding garden would be a limestone wall or similar (as per the attached picture), would act as a central location for all personal memorials, facilitating ease of management and maintenance of the area. Plaque sizes and inscription would be strictly controlled.

The formal application process would require the applicant to submit written details of the person or event to be memorialised with a non-refundable payment and within 90 days the Town would respond to the application by either approving or rejecting the application. The person to be memorialised would have been deceased for at least 12 months and the memorial would have to be supported by either the direct spouse or children or closest relative of the person to be memorialised. If the application was approved the applicant would organise the approved inscription to be placed on a plaque (between 10 - 15cm high and wide). After having the plaque prepared and submitted by the applicant at the applicant's cost, the Town would have Council Officers attach the plaque to the memorial wall on behalf of the applicant. Changes to the memorial wall and the memorial policy would be at the discretion of the Town. Applications, plaques and inscriptions that did not match the requirements of the policy would not be accepted. Council would have discretion to manage the installation or removal of memorial plaques as it saw fit. There may be times when the memorial plaque has to be removed for cleaning or repair and the town does not give any guarantee that it will be replaced. Only one memorial shall be approved per person.

The use of Merv Cowan Park would help to activate a Town reserve and utilise an existing asset. It is recognised that there would be maintenance costs associated with the park, but this could be built into the existing park maintenance program.

Conclusion

Based on the preceding discussion it is recommended that Council supports the advertising of the policy for public comment.

12.1 OFFICER RECOMMENDATION

That Council:

- (1) accept this report as the basis for justification of the introduction of the Memorials in Public Places Policy;**
- (2) advertise this proposed Memorials in Public Places Policy in accordance with the Town's advertising and consultation policies;**
- (3) present the proposed Memorials in Public Places Policy (with any required amendments) at a future Council meeting for final endorsement.**

MEMORIALS IN PUBLIC PLACES

Policy Number:	???
Type:	Operations
Legislation:	Local Government Act 1995
Delegation:	Town of East Fremantle Delegated Authority Register
Other Related Documents:	Local Government (Uniform Local Provisions) Regulations 1996

Objective

The policy seeks to establish the processes and procedures by which members of the Community may memorialise family, friends and members of the Town of East Fremantle community within public places.

Context

The Town recognises that memorials support people grieving the loss of a loved one or close friend and commemorate the contributions made by persons to the local community. The Town also recognises that there is a practical need to manage the installation of private memorials in public places. For the purposes of this policy, 'Memorials in Public Places' refers to memorials installed in Crown Land vested in the management of the Town which is reserved for the purposes of recreation, public open space or a road reserve.

Policy Scope

This policy relates to all private memorials in public places within the Town of East Fremantle.

Statement

Subject to the provisions within this policy, the Town will provide the community opportunities to memorialise family, friends and community members that have contributed in a positive way to the Town, within the Memorial Garden at Merv Cowan Park. The Town will consider and process all applications for memorials in Merv Cowan Park in accordance with this Policy.

Permanent Memorials

1. Community members may apply to the Town to memorialise a family member, close friend or community member who has made a positive contribution to the Town or has a long standing relationship within the Town through the installation of a memorial plaque in a specified area within Merv Cowan Park Memorial Garden.
2. Memorials shall only be installed at the Memorial Garden at Merv Cowan Park.
3. A formal written application shall be submitted to the Chief Executive Officer requesting the installation of the memorial plaque.
4. The Town will install the plaque at the memorial garden within 90 days of the application being approved, and the plaque provided to Council.
5. All applications for permanent memorials will only be considered where the person to be commemorated has been deceased for a minimum of 12 months.
6. All applications for permanent memorials made by community members must be supported by family members of the deceased person and shall include the signature of the spouse or children or the closest relative of the deceased.
7. If it is necessary for the Town to remove the plaques because of vandalism, deterioration or for other operational reasons then the Town gives no undertaking that the memorial plaque will be replaced.
8. Only one memorial per person shall be approved.

9. Statues, street furniture, art work and other artefacts will not be considered or accepted for installation as memorial plaques.
10. Should for any reason, the applicant or family of the deceased seek the removal of an installed memorial, an application from the family must be submitted to the Town for officers to remove the memorial and return it to the family.
11. Decisions around the location and the construction of the memorial and the subsequent positioning of the memorial plaques will be at the discretion of the Town.
12. The inscription on the plaque is to be approved by the Town and shall include the person’s name including first name and surname.
13. The wording of the memorial plaque shall be included in the application to be approved by the Chief Executive Officer.
14. The plaque with the approved inscription will be supplied by the applicant at the applicant’s cost.
15. The plaque is to meet the following specifications;
 - i. Maximum size 150mm x 150mm
 - ii. Minimum size 100mm x 100mm
 - iii. Constructed from corrosion resistant metal.
 - iv. A minimum of 2 holes at the extremities of the plaque for attaching to the memorial
16. The application is to be accompanied by payment of a fee to be set by the Town as detailed in the annual fees and charges schedule. This fee is to be reviewed on an annual basis.

Responsible Directorate:	Regulatory Services/Operations
Reviewing Officer:	Operations Manager
Decision making Authority:	Council
Policy Adopted:	
Policy Amended:	
Next Review Date:	

12.2 Proposed George Street Designated Heritage Area and associated Local Planning Policy 3.1.6 – Outcome of Advertising and Adoption of Designated Heritage Area and Local Planning Policy 3.1.6

Applicant	Town of East Fremantle
File ref	B/HAP1
Prepared by	Christine Catchpole, Senior Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	4 February 2020
Voting requirements:	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Map of George Street Designated Heritage Area2. Local Planning Policy No. 3.1.6 – George Street Designated Heritage Area – modified for final adoption3. Record of Places of Heritage Significance – George Street Designated Heritage Area4. Schedule of Submissions5. Harbour Heights Submission – 46 East Street, SE corner of George Street6. Harbour Heights - Municipal Inventory - Place Record Form 2006

Purpose

The purpose of this report is for Council to consider the outcome of advertising of the proposed George Street Designated Heritage Area for adoption of a Heritage Area under Local Planning Scheme No. 3 (LPS 3) in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs). Along with the designation of a Heritage Area Council is also required to adopt accompanying Local Planning Policy 3.1.6 for use in the assessment of development applications in the Heritage Area.

Executive Summary

In the process of reviewing the Municipal Heritage Inventory (MHI) and updating the LPS 3 - Heritage List Council's consultant (Phil Griffiths and Associates) identified a number of possible heritage areas for Council's consideration. At its meeting in December 2014, Council resolved to identify Heritage Areas with appropriate policy provisions for each. A report to Council in October 2019 dealt with the proposal for considering adoption of the George Street Heritage Area and associated Local Planning Policy 3.1.6.

Following the 21 day statutory advertising period Council is now required to consider the submissions and adoption of the proposed George Street Designated Heritage Area. As required under the LPS Regulations, a draft Local Planning Policy No. 3.1.6 – George Street Designated Heritage Area was required to be prepared as was a Record of Places of Heritage Significance proposed to be included within the designated heritage area. Direct written consultation with all affected land owners has been undertaken and four signs advertising the proposal were placed along George Street. The Town also advertised the proposal through advertisements in both local newspapers and on the Town's website as required by legislation. Also, an article was posted on the Town's Facebook page.

Seven (7) submissions have been received; four (4) in support, two (2) objecting and one (1) which made general comments. The objections are primarily centred on comments about impact on property value and the property not being worthy of inclusion in the Heritage Area on the grounds it does not have cultural heritage significance. The objections are not considered supportable. The two properties concerned were previously included in the George Street (heritage) Precinct under Town Planning Scheme

No. 2 and subsequently this heritage precinct was included in LPS 3 with the gazettal of that Scheme in 2004. Furthermore, there will be no change to the heritage listing of the properties; in effect the heritage status remains unchanged.

However, proposed Local Planning Policy 3.1.6 will be applicable should additions/alterations or redevelopment of the sites be proposed. The application of a policy to guide development in this context is one of the main reasons for establishing a heritage area. The properties the subject of the objections are considered important inclusions in the Heritage Area in respect to maintaining and controlling important corner site development, preserving streetscapes close to corner sites and vistas to street corners; all factors which are essential components in maintaining the character of the heritage area. It is therefore recommended that removal of the properties objecting to inclusion in the Heritage area is therefore not supported.

However, a number of modifications to the proposed Local Planning Policy are recommended in respect to the Ministerial approval of a modified Amendment No. 15 (Royal George Hotel site), as well as to supplement the policy provisions for the following sections of the Policy: Statement of Significance; contributory buildings; new buildings; corner sites; services and technology; advertising; the requirements for submission of a development approval application and other minor text changes (refer to Attachment 2 – modifications highlighted in red). The proposed modifications do not change the planning intent or direction of the Policy but provide added clarity and strength to the provisions.

The Council must now consider whether to adopt the George Street Designated Heritage Area without modification; with modification; or not proceed with the Heritage Area and Local Planning Policy 3.1.6. In this case it is recommended the Heritage Area boundary be adopted as proposed. However, modifications to the Local Planning Policy are recommended as noted above. If the Council resolves to designate the Heritage Area then it must resolve to revoke the existing listed George Street heritage precinct and advise the Heritage Council of WA and each affected land owner. A notice advising of Council's adoption of an associated Local Planning Policy will also be placed in a local paper and on the Town's website.

Background

Revisiting Consideration of Heritage Areas

A previous review of the MHI included proposals for several heritage areas throughout the Town to follow on from the recognition and adoption of the George Street (heritage) Precinct under Town Planning Scheme No. 2 and its subsequent inclusion in the Heritage List of LPS 3 when that Scheme was gazetted. Whilst this approach is perhaps the eventual goal, Council at its meeting of 15 October 2019 considered it more appropriate to initially consider the designation of one of the most needed and desirable heritage areas in the Town requiring protection, with others to progressively follow.

At its meeting of 15 October 2019 the Council resolved as follows:

That Council in accordance with Schedule 2, Part 3, Clause 9 (2), (3), (4) and (8) of the Planning and Development (Local Planning Schemes) Regulations 2015:

1. *proposes to designate a Heritage Area in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 to be known as the George Street Designated Heritage Area as delineated in Attachment 1 (map of George Street Designated Heritage Area);*
2. *proposes to adopt for the Heritage Area a local planning policy to be known as LPP 3.1.6 – George Street Designated Heritage Area which sets out the following:*
 - (i) *a map showing the boundaries of the Heritage Area (Attachment 1);*

- (ii) a statement of heritage significance for the area (Attachment 2 – contained with LPP 3.1.6); and
 - (iii) a record of places of heritage significance in the heritage area (Attachment 3 – Appendix 1 to LPP 3.1.6); and
3. undertake advertising of the proposed George Street Designated Heritage Area as required under the Planning and Development (Local Planning Schemes) Regulations 2015.

Consultation

Consultation Process

The following specific process and consultation measures, as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, are required to be undertaken.

- If the Town designates a heritage area it must adopt a local planning policy that sets out the following —
 - a map showing the boundaries;
 - a statement about the heritage significance;
 - a record of places of heritage significance in the area.
- The Town must —
 - notify each owner of land affected and provide them with a copy of the proposed local planning policy; and
 - advertise the proposed heritage area by —
 - a notice in a local newspaper; and
 - erecting a sign in a prominent location; and
 - a notice on the Town’s website; and
 - any other consultation the Town considers appropriate.
- The period for making submissions must not be less than 21 days commencing on the same day as the notice is published.
- After the advertising/submission period ends the Town must —
 - review the proposed heritage area in the light of any submissions made; and
 - resolve —
 - to adopt the heritage area without modification; or
 - to adopt the heritage area with modification; or
 - not to proceed with the heritage area.
- If the Town resolves to designate a heritage area then it must advise —
 - the Heritage Council of WA; and
 - each land owner affected.
- If the Town determines to modify or revoke a heritage area the above procedure is to be followed.

Outcomes of Advertising

The proposed Heritage Area was advertised for comment from 24 October to 15 November 2019. All submissions with the exception of one were received by the close of advertising. The strata management company representing the Harbour Heights Council of Owners at 46 East Street requested an extension of the submission period until 14 January 2020. This was due to the large number of owners to be consulted and the need to engage a heritage professional to prepare a submission. The Town granted

this extension despite initially wanting to have presented a report to Council at its December 2019 meeting. The Council of Owners then requested a further six month extension to 15 July 2020. This was not granted because the Town considered the three months in which the owners had to make a submission was more than adequate and it did not wish to further delay this important matter being considered by Council for another 3 months. An extension to 17 January 2020 was considered sufficient time for the Council of Owners to engage a heritage consultant to prepare a submission.

Advertising Process

The advertising comprised individual letters to all affected land owners (with the proposed Local Planning Policy attached), advertisements in two local papers (Thursday, 24 October and Saturday, 26 October 2019), four signs along George Street, information on the Town's website, including the advertising notice and a map of the heritage area) and a post on the Town's Facebook account.

Submissions

Seven (7) submissions were received; four (4) supporting the proposal, two (2) objecting and one (1) which made general comments only. The submission comments are summarised below and recorded in detail for each property in *Attachment 4 – Schedule of Submissions*.

- Support for the adoption of a Heritage Area, including comments relating to:
 - improving the public realm (footpaths and roundabout), security and safeguarding the amenity of residents through greater control of parking and noise.
 - suggesting the area should be expanded so that views of side streets are not interrupted by inappropriate development.
 - workers' cottages in the Plympton Precinct should be included within the Heritage Area.
 - consideration given to specific policy provisions to address issues of adaption and resilience to the impacts of a changing climate, living with a future hotter and drier climate; recognising that preservation of heritage values may sometimes be functionally inappropriate without specific policy measures.
- Council to provide property owners with more informative material as to the impact of a Heritage Area and Local Planning Policy on property development, acceptable development and the development and appeal processes.
- Reduction in overall property value and potential to significantly lessen potential buyers.
- Potentially add significant time and cost to any property enhancements.
- Disagreement with a property assessment in respect to aesthetic, historic or social value significance and therefore with inclusion in the George Street Precinct (as stated in Appendix 1: Record of Places of Heritage Significance) given the Sewell Street location.
- Harbour Heights site - approximately 140 property titles affected. Harbour Heights apartments comprise 66 titles that is 47% of the impacted residents are apartment owners who also make up approximately 2% of the 3,400 residences in the Town of East Fremantle. The owners' views should therefore hold considerable weight.
- A large proportion of Harbour Heights' owners are owner/occupiers and this is their principal asset. The proposed Heritage Area raises considerable concern about the future of this asset.

Harbour Heights Summary of Submission (provided in full in Attachment 5).

Main points of Objection (prepared by Element – heritage consultant)

Given the historical context and a physical assessment of the subject site and the surrounding properties, Harbour Heights does not contribute to the heritage value of the proposed George Street Heritage Area and should be excluded on the basis of the following:

- The building is on the western boundary and is not part of the collective significance. It has no rare or special qualities and the scale, form and style of the place is at odds with most of the area.
- Not a heritage listed place. Does not contribute to the scale and architectural character of the place. All other properties in the area are one or two storeys. Harbour Heights is nine storeys and built in the 1970s unlike the remainder of the buildings being of Federation Free Classical style.
- There is no clear statement of significance, which contravenes State Planning Policy 3.5 Historic Heritage Conservation specifically 6.2 'A heritage area should always be designated on the basis of a clear statement of significance'.
- Harbour Heights is incongruous with the other properties listed in Appendix 1 – Record of Places of Heritage Significance.
- Harbour Heights does not demonstrate any of the key features or elements listed on page 6 of Local Planning Policy 3.1.6.
- Acknowledgement that a property can be located in a heritage area but not be listed as an individual entry in the Planning Scheme Heritage List or the Local Heritage Survey. However, it is considered Harbour Heights does not make any positive contribution to the Heritage Area. Furthermore, from a heritage perspective, it would likely be assessed as intrusive.
- Harbour Heights detracts from the integrity of the streetscape because it is a building which is incongruous to the traditional lot pattern and built form characteristics.
- The Development Guidelines listed in the Policy do not apply to the development currently on the site.
- The Town should reconsider the boundaries to exclude Harbour Heights and limit the boundary to the eastern side of Glyde Street. Alternatively, only include 14 George Street and 30 East Street if the boundary is to extend to East Street.

Conclusion

Disagree that Harbour Heights should be included in the boundary of the proposed Heritage Area, for the following reasons: It is not part of the collective significance and has no rare or special qualities; it does not contribute to the prevailing scale and architectural character; it does not demonstrate any of the contributory building typologies, key features and elements; and, it does not make a positive contribution and in fact detracts from the integrity of the streetscape.

The Council of Owners has also engaged a planning lawyer to represent them in making a formal submission of objection. The basis of the submission is as follows and is supported by the submission report prepared by Element as summarised above and contained in Attachment 5.

Main Points of Objection (prepared by Moharich & More – legal representative)

- Section 7.2.1 of LPS 3 is to be designated where 'special planning control is needed to conserve and enhance the cultural heritage significance and character of an area';
- Implicit in this objective is that the underlying built form must have either cultural heritage significance or character worthy of conserving and enhancing.
- Harbour Heights has neither and on that basis does not satisfy the threshold requirement for inclusion in such an area, as required by cl. 7.2.1; this is supported in the Element report.
- The purpose of designating properties in a heritage area is threefold:
 - To maintain additional control over development;
 - To provide additional matters to which regard must be had in determining applications for development approval in order to conserve or enhance the heritage significance, by way of a local planning policy;
 - To allow local government to vary site and development requirements in order to enhance or preserve heritage values with a heritage area.

- Given these purposes it is difficult to understand the utility in including Harbour Heights within the Heritage Area because there is no value worth conserving or enhancing and none of the additional matters are directed toward or relevant to the site.
- The likelihood of wholesale redevelopment of Harbour Heights is remote because of the number of strata lot (66) and the difficulty this poses in terms of land assembly.

-

Conclusion

Harbour Heights should be removed from the proposed Designated Heritage Area. Given the location at the extremity of the proposed Area, this should not pose any management or implementation difficulty in respect of the remaining Heritage Area.

Response to Objections

36 Sewell Street

The objection in regard to 36 Sewell Street is not considered supportable. The property was included in the George Street (heritage) Precinct under Town Planning Scheme No. 2 (gazetted 1982) and then automatically included in the George Street (heritage) Precinct under LPS 3 upon its gazettal in 2004. The status of the property in respect to its inclusion in a Heritage Area has not changed since 1982. This property remains a category C listing under the Municipal Heritage Inventory, its heritage category rating or significance has not been raised as a result of the proposed Heritage Area.

Any potential impact of the proposed Heritage Area, under current planning legislation, on the property would only eventuate if demolition was proposed. Demolition is possible without planning approval under current State government planning regulations as it is not included on the LPS 3 Heritage List. However, it should be noted that demolition would be strongly discouraged by the Town. Given the long term and well established heritage nature of this precinct, it is expected that all buildings contributing to the cultural heritage significance of the Heritage Area will be retained. Support for demolition of any heritage building in the area is highly improbable. The Local Planning Policy will be applicable, however should additions/alterations or redevelopment of the site be proposed it is considered that the property is an important inclusion in the Heritage Area in respect to maintaining streetscapes, particularly those close to corner sites and vistas to street corners.

Impact on property value is not considered a valid planning argument in this circumstance. Nevertheless, the following comments can be made. Properties along George Street and within the Plympton Precinct have continued to undergo renovation and additions/alterations since the introduction of the George Street (heritage) Precinct in 1982 and Local Planning Policy 3.1.1 - Residential Design Guidelines in 2012. The application of Policy 3.1.1 in the assessment of development approval applications has not impeded the approval process or unduly prevented or restricted the renovation of heritage listed properties in this area. The same is expected to apply with the application of proposed Local Planning Policy 3.1.6. The introduction of Local Planning Policy 3.1.6 is expected to enhance heritage significance, streetscape character and amenity of the area.

In light of the above comments it is considered that the designation of the Heritage Area has not in the past and will not, have any significant impact on the property and therefore a change to the boundary of the Heritage Area to exclude this property is not recommended.

Harbour Heights – 46 East Street

Heritage Listing Background

In response to the two part submission from the Council of Owners the heritage listing background of the site is relevant. This background will address some of the arguments for exclusion of the site from the proposed Heritage Area.

The site was re-assessed in terms of its cultural heritage significance with the review of the MHI in 2014. The Council's records indicate that the site was to continue to be included as a B category property in the MHI as a result of the review. However, the Council of Owners requested an extension of time in which they could expand on a submission questioning the process and objecting to the inclusion of the property on the MHI and inclusion in the Scheme's Heritage List.

The Town's heritage consultant recommended that the site remain on the MHI and be included in the Scheme's Heritage List. However, the Town Planning Committee recommended to Council that the consultant's recommendations *not* be accepted. It was determined that a further review of the site by the heritage consultant would not occur and the following comments were recorded "*notwithstanding the heritage consultant's assessment of heritage significance, the property is in any case at very little risk of demolition or inappropriate substantial redevelopment because of multiple strata ownership of the building. Accordingly the inclusion within the MI and the Scheme Heritage List is considered superfluous in this instance*".

As a result the site was not included in the 2015 MHI or the Heritage List of the Planning Scheme despite its B category rating (refer to Attachment 6 - Place Record Form 2006). The reasoning was that the large number of individual owners and their unlikely unanimous agreement to it being sold or redeveloped would prevent this from happening so there was little likelihood that it would be demolished.

Although Harbour Heights is no longer an individual listing in the MHI or LPS 3 – Heritage List, its inclusion in the George Street (heritage) Precinct under Town Planning Scheme No. 2 and therefore its consequent inclusion in the Heritage Precinct and Heritage List of Local Planning Scheme No. 3 means that this aspect of its heritage status has remained unchanged. In effect the site has been part of the George Street (heritage) Precinct since 1982. Since that time the property as a whole, and individual apartments have undergone improvements and refurbishments without any impediment under planning legislation or without any undue consequence, it would appear, to property value.

Current Planning and Strata Title Legislation

However, two significant change of circumstances have occurred since the site was assessed as part of the 2014 MHI review. The first is that the *Strata Titles Act* has been amended. For strata schemes of five lots or more, if there is a majority of 80% or more owners agreeing to the termination of the strata scheme, then the proposal will be referred to the State Administrative Tribunal (SAT) for a ruling. In theory the site could be sold and redeveloped if a proposal to do so is approved by SAT following 80% of the owners agreeing to sale of the property. Secondly, this is a very large corner site of over 5,000m² with a car park of over 1,500m² and ~40m frontages to George and Glyde Street. If redevelopment was proposed it is more than likely that a development(s) on this R40 zoned site would be determined by a Development Assessment Panel (DAP) and not the Council.

If the apartment building and/or the car park area were proposed for redevelopment the Town is of the view that redevelopment standards and guidelines that respect the heritage of the area must apply to this site. At present the recently implemented R-Codes Volume 2 – Apartments would apply if the site was

redeveloped for multiple dwellings and the general R-Codes would apply if it was redeveloped for grouped dwellings. There would be no specific heritage considerations or development guidelines applicable to the site to be taken into account in the assessment of a development proposal in these two circumstances. These State Planning Policy provisions (R-Codes) do not address the heritage considerations for this unique area which has been recognised as a special heritage precinct since 1982.

In the case of Harbour Heights, demolition is possible but redevelopment to the same dwelling (apartment) density is only possible under cl. 5.3.3 – *Existing Non-complying Development* of LPS 3 and would be subject to compliance with the Planning Scheme provisions. This would require Council to consider redevelopment approval only if it would contribute more positively to the scale and character of the streetscape, improve the amenity of the area and meet the objectives for the precinct more so than the existing building. This provision currently applies under LPS 3 and there is no change to the application of this clause with introduction of proposed Local Planning Policy 3.1.6. The Council, in any case, would have to give consideration to heritage conservation principles in the assessment of a development approval application.

Buildings that are not considered to be contributory to the heritage significance, as would be the case with redevelopment of a number of sites in the area, not just Harbour Heights, must still comply with any Local Planning Policy in regard to redevelopment in whole or part. New works have the capacity to disrupt and detract from the Heritage Area if they are not managed appropriately. It is critical that the Town have in place appropriate development guidelines to protect this unique heritage area and in particular this prominent corner site. The George Street Heritage Area Local Planning Policy 3.1.6 would apply to the site if it was redeveloped, as it is intended to apply to the remainder of the George Street Heritage Area regardless of a building's formal heritage status.

As far as the Town is concerned there is no merit in removing the site from the proposed Heritage Area as it would be counter to the purpose of introducing the specific heritage development guidelines should the site be redeveloped. In terms of impact on the property itself, in respect to property value, or impeding refurbishment, the Town does not consider this to be an issue. If the property remains in its current state there is no change to the current circumstances in respect to assessment of planning approval applications. Detailed comment in this respect has been made in response to Submission 3 above.

Application of the Policy would only apply if there was wholesale redevelopment of the site. It should also be noted that *Appendix 1 – Record of Places of Heritage Significance* is required to provide a written description of the properties identified in the map of the Heritage Area so there is no ambiguity in respect to the properties within the Area. The 'heritage listing' column clearly states for 46 East Street that there is "No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct".

Corner Sites

If redevelopment was to occur in the longer term this corner site would be pivotal to protecting the significance of the Heritage Area, and of the individual contributory places on George Street. This site forms the western entry to the Area. Redevelopment considerations for preserving the special character and history of development in the area will rely considerably on the traditional pattern of development along the street. Consistent front boundary building alignments are a key feature of the Policy Area. Lot widths vary, but the facades are generally articulated in a manner that reflects the development of a continuous strip of dwellings and commercial buildings, flanked by key corner buildings – traditionally with awnings or verandahs projecting over the footpath. The balance of the buildings within the George Street Heritage Area that are not listed on the MHI are considered as non-contributory buildings. Any

alterations, additions and/or replacement of these buildings should not negatively impact on the significance of the Heritage Area.

Statement of Significance

One other comment made in the objecting submission is that a clear *Statement of Significance* has not been prepared and that this contravenes *State Planning Policy 3.5 – Historic Heritage Conservation*. The relevant section of Policy 3.5 states as follows:

“6.2 Designation of heritage areas

Heritage areas are designated under local town planning schemes. A heritage area should always be designated on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area. This information may be provided within a local government inventory or in other supporting assessment documentation. In designating a heritage area, the local government is required to adopt a local planning policy that sets out the objectives and guidelines for conserving the significant heritage fabric of the area”.

Proposed Local Planning Policy 3.1.6 contains a Statement of Significance on page 4 of the Policy. The Statement refers to Appendix 1 which lists the places of heritage significance. Whilst it is considered the Statement is clear it is acknowledged that the Statement does not specifically discuss, in detail, the significant physical fabric of the area. In part, this is because this information is well documented in the Place Record Forms for each listed site in the Town’s MHI and LPS 3 Heritage List. SPP 3.5 also states that this information may be provided within a local government inventory or in other supporting documentation.

Notwithstanding, it is considered that the Statement of Significance would be more comprehensive if it contained greater detail in respect to the physical fabric of the Area in the one policy document rather than in individual Place Record Forms. It should also contain some information on the historical development of the Area. It is therefore proposed to move text relating to procedural matters and historical details relevant to the existing heritage listed area to another section of the Policy and add additional text on the physical fabric of the area to the Statement of Significance. The detailed changes in this regard are outlined in the modified Local Planning Policy 3.1.6 (refer to Attachment 2 in the Officer’s Report dated 4 February 2020). The following text which was previously drafted by the heritage consultant is proposed to be added.

Streetscape

George Street presents as a variegated streetscape, with a range of single and multi-levelled commercial and residential structures spread along its length in an irregular lot arrangement. This includes both original historic structures and some more recent infill development, which has been of generally consistent scale and form, though with a contemporary architectural feel in the main. Most original buildings remain reasonably intact, although some are deteriorated without awnings and others have been modified.

The most significant change has occurred at the western end, where the 1970s Harbour Heights high-rise block of apartments dominates the entry to the precinct, although this structure is itself somewhat isolated by its open car parking area located to the east of the building. Opposite this building on the north side of the street, a corner shop with residential extensions occupies the corner entry point, with other 1960s buildings or modified structures adjacent through to Glyde Street. Thereafter the historic precinct becomes more discernible, with a single storey Victorian residence as probably the oldest surviving structure in the Street. Glasson Park on the south side continues the

open feel along to Hubble Street, from where the more densely built up streetscape to both sides is established.

The built structures are highly individualistic and located on lots with considerable open spaces between. For a commercial strip this is somewhat unusual, without buildings generally set hard up to each other. Rudimentary structures sit adjacent to more substantial buildings, with rear yards from corner premises further variegating the streetscapes. Most newer structures are larger mostly two storey elements, compounding the streetscape effect and to some extent infilling the 'gaps' that have historically existed. The deteriorated nature of some buildings also impacts on the streetscape, though lending an element of historical integrity to the whole.

The corner buildings are particularly important to the street, punctuating its progress and linking it into the historic residential streets leading away from it and which they were designed to serve. The visual / physical association of corner buildings with those immediately beyond them is important in achieving this effect and reason for the extension of the Heritage Area into the beginnings of cross streets beyond George Street itself.

Architectural Character

While the historic architecture within George Street dates from a relatively short period, there is considerable variety between the buildings spread along its length. They are both timber and masonry, single and two storeyed, commercial and residential, and original and contemporary structures, interspersed on an irregular lot arrangement with considerable open spaces occurring in places. Nonetheless the street presents as a clearly contiguous commercial precinct with a clear historical basis and physicality appropriate to the residential precinct within which it sits.

At the western end, the very large Harbour Heights apartments predominate, and while of little architectural relevance to other places in George Street is of some interest in itself as an architectural and social type, indicating a prior era of a non-heritage based planning approach. A large open space for associated car parking occupies the area to the east that formerly accommodated a local dairy facility. Single storey housing to the north side of the road in this vicinity is primarily 1970s in origin, although including a modified Georgian masonry cottage at the midpoint.

Across Glyde Street, a Victorian limestone cottage in reasonably original condition is perhaps the oldest surviving structure in the precinct and an important indicator of the Area's simple origins. Single storey commercial buildings beyond demonstrate the emergence of commercial operations, with ornamental parapet shopfronts built hard up to the roadway. The bottle shop/wine bar at the Hubble Street corner is a particularly flamboyant example, now restored and adapted in a generally sympathetic manner. This ornament contrasts with the former Semple Building across the road which displays a more rudimentary architecture clearly developed from an initial residential base. The corner was formerly enclosed by buildings on all sides, however the south-west corner building has long since been adapted into a community education facility with a contemporary form set well back from the corner.

Other corner shopfront buildings appear at the Sewell Street intersection, including the more substantial two storey former Grosser's Butcher Shop and the flamboyantly detailed single level shop house on the north-east corner. The juxtaposition between this substantial ornamental limestone shopfront and its attached rudimentary timber cottage is particularly notable. The use of timber in the skillion roofed shop-houses occurring between Sewell and King Streets beyond this are also interesting for their grand allusions overlaying a rudimentary base. None of the buildings in this

central portion retain or have had reconstructed their verandah awnings, somewhat lessening its aesthetic integrity and visual condition. Other ad-hoc timber cottages appear at various points in the Area, notably to the south side immediately beyond the Hubble Street corner and between the George Street Mews and Duke Street corner. These structures add to the diversity, architectural richness and historic readability of the Street.

Between King and Duke Streets, the streetscape is dominated by terrace housing, with the King Street Terraces and George Street Mews as two distinct groupings of high compositional and detailing merit. Both are attributed to prominent Victorian architect Norman Hitchcock, whose idiosyncratic works dot the Plympton landscape. Their scale and continuity strengthen the streetscape at this end, reinforced through punctuation at the eastern end by the former Albrecht's Brush Factory and Royal George Hotel. The former was probably the first really substantial building in the street, and has a strongly free classical façade of well-considered monumental proportion and ornamental restraint, and with some more recent additions extending up Duke Street. The hotel was a grand statement of the confidence and socially egalitarian basis of the new State of Western Australia, dating from 1903, with finely considered classical facades surmounted by an octagonal corner cupola that crowns the building and street at its highpoint. This prominence has been somewhat restricted by the closing of the street by the Stirling Highway extension beyond, however this has increased its prominence in regard to that vehicular vista.

An interesting ensemble of mid-20th Century single storey industrial buildings is found between Sewell and King Streets, now partially converted to warehouse housing. The former Mitchell's Drycleaners is an architecturally interesting piece with an idiosyncratic, asymmetric façade and neon signage that adds character to the street in an appropriate scale and manner.

More recent buildings in George Street are generally multi-storeyed in scale and built hard up to the road reserve edge in a traditional manner, with simple parapets and awnings. These infill the open spaces to some extent and reinforce the continuity of the street while at the same time altering its traditional feel in some respects, on account of both their scale and contemporary detailing. They variously demonstrate the need for both imagination and restraint in considering the ongoing development of the Area.

Property Value

Perceived impact on property value has been discussed in response to the submission on 36 Sewell Street. A further point can be added in that Harbour Heights' apartment owners have enjoyed the amenity and charm of the surrounding area that has been provided through the Council's preservation of the heritage and character of the area. It could be further argued that this increased amenity and attraction of the area has positively impacted apartment property values.

Conclusion

The above comments address the points of objection to Harbour Heights being included in the Heritage Area and explain the need for Local Planning Policy 3.1.6 to apply to non-contributory buildings and vacant land so there is clear guidance for the construction of new buildings. The intention being that new buildings and additions do not adversely impact on public views to any near-by contributory buildings and that their architecture and design responds to, and interprets, the form, bulk, scale, architecture and proportion of nearby contributory buildings. The site is therefore considered a critical component in the collective significance of the proposed Heritage Area and should therefore remain in the Heritage Area.

For the reasons outlined above it is recommended the Harbour Heights site should remain a site included in the proposed Heritage Area and the submission not be supported.

Statutory Environment

Heritage Act, 2018

Heritage Regulations, 2019

Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)

Local Planning Scheme No. 3 (LPS 3)

LPS 3 - Heritage List

Policy Implications

Municipal Heritage Inventory 2015 (now referred to as the Local Heritage Survey under the Heritage Regulations, 2019)

Fremantle Port Buffer Zone – Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 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.*
- 3.2 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 practices.*
 - 3.3.2 Optimal management of assets within resource capabilities.*
 - 3.3.3 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.*
- 4.2 Enhance environmental values and sustainable natural resource use.*
 - 4.2.1 Reduce waste through sustainable waste management practices.*
- 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

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not adopt the Officer Recommendation	Unlikely (2)	Moderate (3)	Moderate (5-9)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

N/A

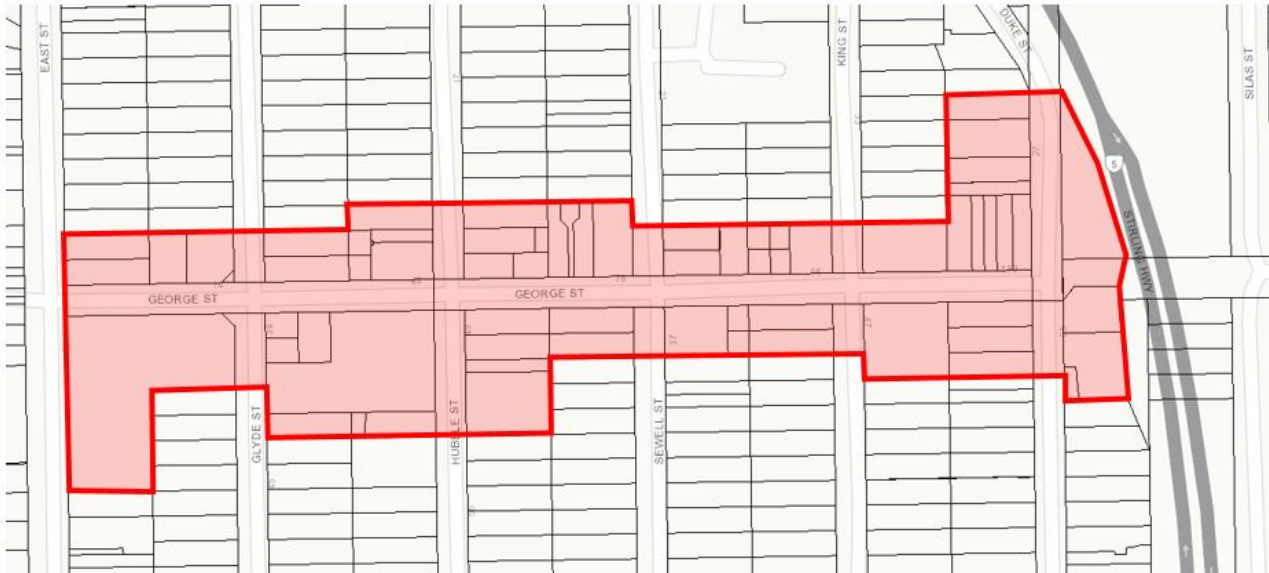
Details

Proposed George Street Designated Heritage Area

The proposed George Street Designated Heritage Area the subject of the previous report to Council is an amalgamation of the properties originally included in the George Street (heritage) Precinct under Town Planning Scheme No. 2 and then carried over to the LPS 3 Heritage List, the consultant's George Street Heritage Area, the properties included in the Mixed Use and Special Zone – Royal George Hotel zones and

those properties which have been omitted from the above areas due to administrative errors or changes to road reservation boundaries. The proposed George Street Designated Heritage Area the subject of this report is delineated below.

George Street Designated Heritage Area



Local Planning Policy

The draft policy developed for the George Street Heritage Area was advertised alongside the proposal to designate this section of George Street as a Heritage Area. Council's LPP 3.1.1 (Residential Design Guidelines) does not include the non-Residential zoned land within the George Street vicinity. Currently, there are no design guidelines for development within the Mixed Use zone or Special Zone – Royal George Hotel. A local planning policy associated with the proposed Heritage Area designation (i.e. properties within the new boundaries) would provide greater guidance and controls for development.

As an initial step, it was recommended that Council consider formalising the designation of a heritage area with the associated local planning policy as is now required under current planning regulations for George Street (from Stirling Highway to East Street) and at the same time expanding the boundaries to include relevant sites. This is primarily based on the consultant's previous work and the urban design work undertaken with Amendment No. 15 for the Royal George Hotel site.

The George Street Designated Heritage Area has been selected as the first area in this process for a number of reasons, including the following:

- It is already a listed heritage precinct under LPS 3. Essentially the boundaries are being expanded to include lots that have been excluded either because of administrative errors or because of a change to the classification of the land.
- The design guidelines developed by the consultant for the other proposed heritage areas refer to specific requirements of LPP 3.1.1 (Residential Design Guidelines). For the main part, the requirements of LPP 3.1.1 already provide at least some form of guidance and control of development within all of the residential precincts (although for individual sites rather than as a whole).
- Conversely, there are no design guidelines for properties along the George Street commercial strip (aside for the two properties zoned Residential). Although included in the Plympton Precinct under LPP 3.3.1, the policy requirements do not apply to non-Residential zoned land. The

designation of this as a heritage area would provide greater guidance and control for development, particularly in relation to the heritage significance of the area as a whole in the context of East Fremantle and the wider metropolitan area.

- Increasing development pressures require the Town to ensure that adequate planning and heritage controls are in place.

Comment

Following completion of the advertising period the Council must now consider whether to adopt the George Street Designated Heritage Area without modification; with modification; or not proceed with the Heritage Area and Local Planning Policy 3.1.6.

Outcome of Advertising and Consideration of Submissions

There were two submissions objecting to the inclusion of two sites in the proposed Heritage Area. The response to the objections has been provided in detail in the 'Consultation' section of the report. In the case of both 36 Sewell Street and Harbour Heights, at 46 East Street, it is recommended there be no change to the Heritage Area boundary and that the sites remain included in the George Street Designated Heritage Area.

However, it is recommended that a number of modifications are made to the proposed Local Planning Policy 3.1.6 to address some comments made in the submissions and to increase the effectiveness and clarity of the Policy. In this regard the following is recommended to Council:

- That the designated Heritage Area boundary be adopted as proposed (refer to Attachment 1 – Heritage Area Map).
- That modifications be made to the following sections of Local Planning Policy 3.1.6 (refer to Attachment 2 – all modifications are indicated in red text):
 - Minor changes - corrections and additions to the Policy text and Appendix 1;
 - Introduction - background information and procedural matters in the Statement of Significance be relocated to this section of the Policy;
 - Statement of Significance - addition of text previously drafted by the heritage consultant to provide more detail in regard to the physical fabric of the Heritage Area which covers history, streetscape and architectural character;
 - Contributory Buildings - Alterations and additions (upper floors) – further provisions relating to the minimising the impact on heritage buildings and openings in the elevation;
 - Corner Sites - addition of policy provisions relating to 'Corner Sites' – introduction of a new section with more specific provisions relating to corner sites;
 - New Buildings - addition of further provisions in this section that address minimising the impact of new buildings, structures and car parking areas on views of existing heritage buildings, car parking areas, landscaping or any other features that may form part of the heritage character of the area;
 - Services and Technology – addition of policy provisions relating to minimising the impact of services and new technologies in the adaption of heritage buildings as a result of modernisation or a change from the original purpose of the building;
 - Royal George Hotel Site - modification of provisions in response to the Ministerial approval and final version of Amendment No. 15;
 - Advertising - the introduction of an additional provision which specifies the number of advertising signs which are permitted on the façade of a building, including corner sites;

- Appendix 1 - deletion of Note: 1 which identified the sites already incorporated in the George Street (heritage) Precinct. This precinct will be revoked and replaced by the George Street Designated Heritage Area; and
- Appendix 7 - introduction of information in respect to when a development approval application is required and the accompanying material required to be submitted.
- That Council resolve to revoke the George Street (heritage) Precinct listed under LPS 3. The currently listed heritage precinct will be replaced by the George Street Designated Heritage Area.
- That Council resolve to advise the Heritage Council of WA and each affected land owner of the adoption of the George Street Designated Heritage Area.

Additional comments

Elected Members have raised two additional issues:

- the need for the inclusion of sightline and side elevation diagrams for the length of George Street.

In respect to the above bullet point it was not considered necessary to produce side elevation diagrams. These were not produced in the heritage consultant's initial work. However, a number of changes to Local Planning Policy 3.1.6 are proposed. The Statement of Significance has been expanded to include mention of the importance of the corner sites. A photographic record of George Street has been made and this includes the corner lots on each side street intersecting with George Street. Additional provisions relating to corner lots for the existing building/s onsite and the buildings on each adjoining property which front a street frontage have been included in Local Planning Policy 3.1.6. Also, if a development proposal relates to a site on a street corner then a separate streetscape elevation will be required to be submitted with the development approval application. Each street elevation will be required to be presented as one continuous elevation so that a full assessment of the impact on the streetscape can be undertaken.

- the suggested deletion of the following sentence:
"The extension of the highway resulted in the truncation of George Street which in turn led to a period of economic decline."

The sentence was considered subjective so was removed from the Policy prior to advertising.

Conclusion

For the purposes of this Heritage Area and associated Local Planning Policy, all buildings and places listed in the Record of Places of Heritage Significance (Appendix 1) are considered integral to the George Street Heritage Area. Individually, some may not necessarily be of particular heritage significance, but they possess significance as a collective. Alteration to a contributory or non-contributory building or place that results in the loss of significance to the heritage significance of contributory buildings would also result in the loss of the significance for the George Street Heritage Area as a whole.

The buildings within the George Street Heritage Area that are not listed on the MHI (e.g. Harbour Heights, the Brush Apartments and 96 George Street) are considered as non-contributory buildings. Any alterations, additions and/or replacement of these buildings, or the development of vacant land should not negatively impact on the significance of the Heritage Area. It is for this reason that the removal of the two properties the subject of the objecting submissions is not supported. It is considered vital that these properties remain included in the Heritage Area.

The Town believes it is important that Local Planning Policy 3.1.6 provisions apply to the properties identified in the Heritage Area. This is to ensure the heritage value and status of George Street as a distinct

group is protected. Without future development in the area being managed as a cohesive whole, where development controls take into consideration the specific development requirements of the area for existing and new buildings (such as the Royal George Hotel site) this highly valued heritage area could be jeopardised.

Adoption of the George Street Designated Heritage Area is viewed as the beginning of the Town's intention to progressively investigate the introduction of heritage areas within the Town for future consideration by Council.

12.2 OFFICER RECOMMENDATION

That Council:

- 1. in accordance with Schedule 2, Part 3, Clause 9 (6), (7) and (8) of the Planning and Development Local Planning Schemes) Regulations 2015, resolves to:**
 - (i) adopt the George Street Designated Heritage Area as delineated in Attachment 1 - Map of George Street Designated Heritage Area;**
 - (ii) adopt Local Planning Policy 3.1.6 – George Street Designated Heritage Area with modifications as outlined in Attachment 2; and**
 - (iii) revoke the George Street (heritage) Precinct as listed under Local Planning Scheme No. 3; and**
- 2. notify the Heritage Council of WA, each land owner affected by the designation and all those who made a submission of the adoption of the George Street Designated Heritage Area and associated Local Planning Policy 3.1.6 – George Street Designated Heritage Area.**

13. MATTERS BEHIND CLOSED DOORS
Nil.

14. CLOSURE OF MEETING

George Street Designated Heritage Area





TOWN *of*

EAST FREMANTLE

Local Planning Policy 3.1.6

GEORGE STREET DESIGNATED HERITAGE AREA

**LOCAL PLANNING POLICY 3.1.6
GEORGE STREET DESIGNATED HERITAGE AREA**

CONTENTS

INTRODUCTION.....	1
PURPOSE AND APPLICATION	3
RELATIONSHIP TO OTHER DOCUMENTS.....	3
ADDITIONAL INFORMATION AND ADVICE.....	4
STATEMENT OF HERITAGE SIGNIFICANCE	4
Prevailing Building Typologies	8
Key Features and Elements.....	9
Contributory Buildings and Places	9
OBJECTIVES	10
DEVELOPMENT GUIDELINES	11
1. ‘Line of Sight’ and Contextual Elevation Diagrams	11
2. Contributory Buildings – Alterations and Additions	11
3. Non- contributory Buildings – Additions and Alterations.....	13
4. Corner Sites	15
5. New Buildings.....	15
6. Services and New Technologies	16
7. Royal George Hotel Site – Vacant Land – New Development	17
8. All properties (unless otherwise stated elsewhere in this policy)	18
9. Fremantle Ports Buffer.....	23
APPENDIX 1: RECORD OF PLACES OF HERITAGE SIGNIFICANCE	25
APPENDIX 2: LINE OF SIGHT DIAGRAM.....	30
APPENDIX 3: HERCON CRITERIA.....	33
APPENDIX 4: NEW BUILDINGS	34
APPENDIX 5: ADVERTISING SIGNS AND INCIDENTAL DEVELOPMENT	36
APPENDIX 6: STANDARD NOTIFICATION AND MEMORIAL WORDING	38
APPENDIX 7: DEVELOPMENT APPLICATIONS -PLANS AND DRAWINGS.....	39

LOCAL PLANNING POLICY 3.1.6 GEORGE STREET DESIGNATED HERITAGE AREA

INTRODUCTION

This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

A Heritage Area is a location within the Town of East Fremantle that is deemed to have collective heritage significance. It is a select area of special qualities that are generally rare in the context of the Town as a whole, however, every place within the defined area is not required to have heritage significance.

Now superseded, Town Planning Scheme No. 2 identified an area known as the George Street Precinct on the scheme map and in Appendix V – Schedule of Places of Heritage Value. This comprised of an area adjoining George Street between East Street and Silas Street and described as: “An area comprising individual Places of Heritage Value and adjoining properties which should be viewed as a precinct. It is Council’s intention to undertake the revival of the precinct as an historic and community focus for the Plympton and surrounding area”.

When Local Planning Scheme No. 3 came into effect, Council resolved to include those properties that were contained in Appendix V of Town Planning Scheme No. 2 within the Local Planning Scheme No. 3 Heritage List. As a result, the George Street Precinct was listed on the Local Planning Scheme No. 3 Heritage List.

The land contained within the George Street Precinct varies slightly to the George Street Heritage Area. The main difference was the omission of the Royal George Hotel and the Brush Factory from the George Street precinct, historically as a result of previous proposals for the Stirling Highway extension that have since been altered.

This was addressed as part of the Town’s MHI review in 2014. An area similar to this George Street Heritage Area was determined and recommended to be a Heritage Area through assessment carried out in parallel with the review of the Town’s MHI review in 2014 and this included the Royal George Hotel and the Brush Factory accordingly. The MHI review was finalised in 2015, however, it only dealt with individual heritage properties and consideration of proposed heritage areas was postponed. The George Street Heritage Area has now been formally recognised and will replace the George Street Precinct.

~~Investigations undertaken as part of the Town of East Fremantle Municipal Heritage Inventory (MHI) Review commencing in December 2014, identified a number of properties in the vicinity of George Street to be added to a potential designated Heritage Area. This proposed Heritage Area is intended to replace the area known as – George Street Precinct as listed in Local Planning Scheme No. 3 – Heritage List.~~

The Town of East Fremantle has resolved to allocate an area within the George Street vicinity (between East Street and Stirling Highway) as a designated Heritage Area under the provisions of the Regulations and provides this associated local planning policy as part of satisfying the requirements of those provisions. The George Street Heritage Area is shown in Figure 1. Each affected property is listed in Appendix 1, together with an indication of its record of heritage significance.

Figure 1: George Street Designated Heritage Area



PURPOSE AND APPLICATION

The purpose of this Policy is to:

- Provide guidance for development within the George Street Heritage Area as shown in Figure 1;
- Ensure that places of heritage value that contribute to the scale and architectural character of the George Street Heritage Area are retained and where adaptations or extensions are necessary to ensure their ongoing preservation and conservation, development does not reduce the heritage value of the places or their contribution to the streetscape and character of the Heritage Area; and
- Provide added protection for the established character of the George Street Heritage Area.

Pursuant to the Regulations, an application for development approval is required for all development within a Heritage Area. The exception to this relates to the carrying out of internal building works which not do materially affect the external appearance of the building, unless the development is located in a place that is listed on the State Heritage Register; is subject of an order under the *Heritage Act 2018*; included on the local planning scheme heritage list as having an interior with cultural heritage significance; or the subject of a heritage agreement.

This Local Planning Policy provides a comprehensive basis for the control of all types of development within the George Street Heritage Area including (but is not limited to) demolition, the conservation of existing buildings, additions to existing buildings, new development, landscaping, street fencing, carports and garages. This policy includes a set of development guidelines and seeks to preserve and enhance the established character and amenity of the George Street Heritage Area while allowing for new development that meets the changing needs of the community and adaptation of heritage buildings.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the Town of East Fremantle local planning policy framework.

Where this Policy is inconsistent with:

- The Town of East Fremantle Local Planning Scheme No. 3 (which includes Schedule 2 - Deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local planning scheme prevails;
- Notwithstanding the dot point above, this George Street Heritage Area replaces the area known as the "George Street Precinct" as listed in the Local Planning Scheme No. 3 Heritage List;
- Local Planning Policy 3.1.1 - Residential Design Guidelines (LPP 3.1.1), this local planning policy prevails;
- Other local planning policies or local laws, this local planning policy prevails;
- Any 'Deemed to Comply' provisions that are permitted to be amended or replaced under Clause 7.3.1(a) of *State Planning Policy 7.3 - Residential Design Codes Volume 1*, the provisions of this local planning policy prevails;
- Any 'Acceptable Outcomes' provisions that are permitted to be amended or replaced under Clause 1.2.2 of *State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments*, this local planning policy prevails.

ADDITIONAL INFORMATION AND ADVICE

Clause 63 of Schedule 2, Part 8, of the *Planning and Development (Local Planning Schemes) Regulations, 2015* outlines what is required to be submitted in order to make an application for development approval.

Pursuant to Clause 63(1)(d) of the Regulations and to assist in the determination of an application for development approval, the Town may require an applicant to provide additional information which may include, but is not limited to, one or more of the following (at the applicant's expense):

1. A Heritage Assessment in a form approved by the Heritage Council of Western Australia (also pursuant to Clause 11 of the Regulations).
2. A Heritage Impact Statement for properties listed on the Local Planning Scheme No. 3 Heritage List where development is considered likely to have a substantial impact on cultural values of that place.
3. A copy of an existing Conservation Management Plan and/or Conservation Management Strategy where one (or both) have already been prepared and approved for individual buildings, groups of buildings or places of cultural heritage significance involving the property the subject of the application for development approval.
4. A Conservation Management Plan for consideration and approval prior to development assessment, if the development includes a building or place included on the Local Heritage Survey.
5. A Structural Condition Assessment (in the case of partial or full demolition of a place listed on the Local Planning Scheme No. 3 Heritage List).
6. A contextual elevation showing the elevation of the proposed development and the existing development including at least the adjoining properties either side.
7. A 'line of sight' diagram (in the case of additions and/or alterations to contributory buildings) clearly documenting the proposal in relation to the existing building (refer Figures 2, 3, 4 and 5 in Appendix 2).
8. Any other additional information or material as may be mentioned elsewhere in this local planning policy, or as comes to light as being necessary during assessment of the proposal.

In addition, an application for development approval may be referred to a design review panel comprising of suitably experienced and qualified members as appointed by the Town for advice regarding the proposal.

All information will be taken into consideration by the Town when considering the merits of applications for development approval.

Refer to Appendix 7 for the information to be submitted with a development approval application and the required plans and drawings necessary to accompany a development approval application.

STATEMENT OF HERITAGE SIGNIFICANCE

~~Now superseded, Town Planning Scheme No. 2 identified an area known as the George Street Precinct on the scheme map and in Appendix V – Schedule of Places of Heritage Value. This comprised of an area adjoining George Street between East Street and Silas Street and described as: "An area comprising individual Places of Heritage Value and adjoining properties which should be viewed as a precinct. It is Council's intention to undertake the revival of the precinct as an historic and community focus for the Plympton and surrounding area".~~

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History

The George Street Heritage Area subject to this policy, is generally surrounded by the Plympton Precinct (refer to LPP 3.1.1). It is a cohesive area whereby a majority of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of commercial buildings with a small number of dwellings for workers and their families.

~~The George Street Heritage Area~~ This Heritage Area is part of a suburban residential development associated with the expansion of Fremantle, and East Fremantle in particular. The discovery of gold in Western Australia in the 1880s and 1890s resulted in a large and rapid increase in population within the Plympton Precinct area. It developed during this time to accommodate Fremantle's growing population of workers and their families who wanted to live close to their sources of income.

~~The George Street Heritage Area~~ developed integrally with the establishment of the Plympton area when a localised provision for goods and services was required for the occupants in the vicinity. The establishment of a civic centre between King and Duke Street led to the development of this part of George Street. By the end of World War I, the construction of several corner shops had been completed. In 1974, the Stirling Bridge was built and in 1985 it was extended through to Leach Highway. In the twenty-first century, the George Street Heritage Area has undergone extensive redevelopment with progressive restoration of shop fronts and verandahs, the reoccupation of shops, major restoration of significant heritage buildings and development on vacant portions of heritage sites.

Streetscape

George Street presents as a variegated streetscape, with a range of single and multi-levelled commercial and residential structures spread along its length in an irregular lot arrangement. This includes both original historic structures and some more recent infill development, which has been of generally consistent scale and form, though with a contemporary architectural feel in the main. Most original buildings remain reasonably intact, although some are deteriorated without awnings and others have been modified.

The most significant change has occurred at the western end, where the 1970s Harbour Heights high-rise block of apartments dominates the entry to the precinct, although this structure is itself somewhat isolated by its open car parking area located to the east of the building. Opposite this building on the north side of the street, a corner shop with residential extensions occupies the corner entry point, with other 1960s buildings or modified structures adjacent through to Glyde Street. Thereafter the historic precinct becomes more discernible, with a single storey Victorian residence as probably the oldest surviving structure in the Street. Glasson Park on the south side continues the

open feel along to Hubble Street, from where the more densely built up streetscape to both sides is established.

The built structures are highly individualistic and located on lots with considerable open spaces between. For a commercial strip this is somewhat unusual, without buildings generally set hard up to each other. Rudimentary structures sit adjacent to more substantial buildings, with rear yards from corner premises further variegating the streetscapes. Most new structures are larger mostly two storey elements, compounding the streetscape effect and to some extent infilling the 'gaps' that have historically existed. The deteriorated nature of some buildings also impacts on the streetscape, though lending an element of historical integrity to the whole.

The corner buildings are particularly important to the street, punctuating its progress and linking it into the historic residential streets leading away from it and which they were designed to serve. The visual / physical association of corner buildings with those immediately beyond them is important in achieving this effect and reason for the extension of the Heritage Area into the beginnings of cross streets beyond George Street itself.

Architectural Character

While the historic architecture within George Street dates from a relatively short period, there is considerable variety between the buildings spread along its length. They are both timber and masonry, single and two storeyed, commercial and residential, and original and contemporary structures, interspersed on an irregular lot arrangement with considerable open spaces occurring in places. Nonetheless the street presents as a clearly contiguous commercial precinct with a clear historical basis and physicality appropriate to the residential precinct within which it sits.

At the western end, the very large Harbour Heights apartments predominate, and while of little architectural relevance to other places in George Street is of some interest in itself as an architectural and social type, indicating a prior era of a non-heritage based planning approach. A large open space for associated car parking occupies the area to the east that formerly accommodated a local dairy facility. Single storey housing to the north side of the road in this vicinity is primarily 1970s in origin, although including a modified Georgian masonry cottage at the midpoint.

Across Glyde Street, a Victorian limestone cottage in reasonably original condition is perhaps the oldest surviving structure in the precinct and an important indicator of the Area's simple origins. Single storey commercial buildings beyond demonstrate the emergence of commercial operations, with ornamental parapet shopfronts built hard up to the roadway. The bottle shop/wine bar at the Hubble Street corner is a particularly flamboyant example, now restored and adapted in a generally sympathetic manner. This ornament contrasts with the former Semple Building across the road which displays a more rudimentary architecture clearly developed from an initial residential base. The corner was formerly enclosed by buildings on all sides, however the south-west corner building has long since been adapted into a community education facility with a contemporary form set well back from the corner.

Other corner shopfront buildings appear at the Sewell Street intersection, including the more substantial two storey former Grosser's Butcher Shop and the flamboyantly detailed single level shop house on the north-east corner. The juxtaposition between this substantial ornamental limestone shopfront and its attached rudimentary timber cottage is particularly notable. The use of timber in the skillion roofed shop-houses occurring between Sewell and King Streets beyond this are also interesting for their grand allusions overlaying a rudimentary base. None of the buildings in this central portion retain or have had reconstructed their verandah awnings, somewhat lessening its aesthetic integrity and visual condition. Other ad-hoc timber cottages appear at various points in the Area, notably to the south side immediately beyond the Hubble Street corner and between the

George Street Mews and Duke Street corner. These structures add to the diversity, architectural richness and historic readability of the Street.

Between King and Duke Streets, the streetscape is dominated by terrace housing, with the King Street Terraces and George Street Mews as two distinct groupings of high compositional and detailing merit. Both are attributed to prominent Victorian architect Norman Hitchcock, whose idiosyncratic works dot the Plympton landscape. Their scale and continuity strengthen the streetscape at this end, reinforced through punctuation at the eastern end by the former Albrecht's Brush Factory and Royal George Hotel. The former was probably the first really substantial building in the street, and has a strongly free classical façade of well-considered monumental proportion and ornamental restraint, and with some more recent additions extending up Duke Street. The hotel was a grand statement of the confidence and socially egalitarian basis of the new State of Western Australia, dating from 1903, with finely considered classical facades surmounted by an octagonal corner cupola that crowns the building and street at its highpoint. This prominence has been somewhat restricted by the closing of the street by the Stirling Highway extension beyond, however this has increased its prominence in regard to that vehicular vista.

An interesting ensemble of mid-20th Century single storey industrial buildings is found between Sewell and King Streets, now partially converted to warehouse housing. The former Mitchell's Drycleaners is an architecturally interesting piece with an idiosyncratic, asymmetric façade and neon signage that adds character to the street in an appropriate scale and manner.

More recent buildings in George Street are generally multi-storeyed in scale and built hard up to the road reserve edge in a traditional manner, with simple parapets and awnings. These infill the open spaces to some extent and reinforce the continuity of the street while at the same time altering its traditional feel in some respects, on account of both their scale and contemporary detailing. They variously demonstrate the need for both imagination and restraint in considering the ongoing development of the Area.

A record of places of heritage significance in the George Street Heritage Area is shown in Appendix 1.

Prevailing Building Typologies

The George Street Heritage Area is laid out as an east-west access spine, central to the Plympton Precinct. Residential streets run in a north-south fashion from George Street. The George Street Heritage Area is primarily a commercial street. However, there are some residences, former residences and former commercial buildings adapted for residential use.

The commercial section contains a mixture of redeveloped pre-World War I buildings and several new developments. The majority of the redevelopment of this strip has occurred within the past two to three decades. The existing buildings are comprised primarily of timber, brick and limestone construction. Commercial premises are predominantly in the Federation Free Classical Style. Generally, places have been redeveloped sympathetically, with an emphasis on maintaining the character and established form of the area.

George Street reflects the surrounding streets in both character and scale. George Street also provides an attractive streetscape with good public amenity. Both the workers' cottages and commercial buildings address George Street and are generally built without setbacks. These features contribute towards creating a very intimate relationship with the street.

The commercial buildings on George Street range from 10-15m in width. The commercial frontage is a result of new developments, redevelopments and the conversion of existing houses. In some instances a large frontage to George Street was created from the side elevation of a house on an adjoining perpendicular street. This activation of the side elevation is a positive development that both increases the amenity of the street and retains the building's character, albeit in a modified manner. The corner buildings are particularly important to the street. They act as mediation between the commercial strip and the historic residential streets.

The western end of George Street accommodates a nine storey apartment tower (Harbour Heights) which physically and visually dominates the predominantly one and two storey scale of both East and George Streets. This late twentieth century building is of modernist/international influences style, and is socially and representatively significant, however, its merit in terms of aesthetics, rarity and group/precinct value is relatively low.

The eastern end of the George Street Heritage Area is well defined by the Stirling Highway reservation and two prominent buildings on the north and south corners of Duke Street, these being the Royal George Hotel and the Brush Factory, respectively.

The Royal George Hotel is a notable landmark in the Town and a very important townscape element in the Heritage Area. It is a significant and representative example of a Western Australian gold boom hotel with much of the original form and fabric intact. The tower and cupola is an increasingly rare example of a landmark element still in its original form and fabric intact.

The now four-level Brush Factory building is an integral part of the George Street Heritage Area with exceptional aesthetic value as a good restrained example of the Federation Free Classical style applied to a commercial building. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.

Buildings and places between the west and east end landmarks of the George Street Heritage Area predominantly comprise of a mix of one and two storey commercial, residential and mixed use buildings together with a small local park and the infrequent three/four storey development. Overall the George Street streetscape possesses a high level of visual coherence.

Key Features and Elements

Key features of the George Street Heritage Area include:

- places consistently address the street
- corner shops/residences;
- mixed use of commercial and residential;
- masonry construction;
- street trees;
- Federation Free Classical Architecture style;
- articulated facades including decorative parapets, recessed entries, decorative motifs;
- **mostly** one to two storey building scale;
- facade arrangements with prominent vertical elements and multiples of vertical elements;
- shallow/zero front setbacks;
- timber framed verandahs;
- continuous awnings in some parts of the street;
- ornate parapet walls;
- simple skillion and hipped roof forms (often concealed by parapets);
- corrugated iron roofs;
- consistent front boundary building alignments;
- parallel kerbside street parking;
- narrow carriageway;
- narrow lot sizes; and
- large windows to shop fronts.

Contributory Buildings and Places

The Town of East Fremantle MHI Review 2015 determined the level of contribution of each building to the overall significance of the George Street Heritage Area.

For the purposes of this local planning policy, all buildings and places listed on the MHI¹ are considered contributory to the George Street Heritage Area. Individually, they may not necessarily be of particular heritage significance, but they possess significance as a collective. Alteration to a contributory building or place that results in the loss of significance would also result in the loss of the significance for the George Street Heritage Area as a whole.

The balance of the buildings within the George Street Heritage Area that are not listed on the MHI are considered as non-contributory buildings. Any alterations, additions and/or replacement of these buildings are not to negatively impact on the significance of the Heritage Area.

¹ The existing Town of East Fremantle Municipal Heritage Inventory (MHI) is now also otherwise referred to as the Town of East Fremantle Local Heritage Survey, following the recent proclamation of the *Heritage Act 2018*.

OBJECTIVES

The objectives of this Local Planning Policy are to:

- Establish a planning and design framework to protect the heritage values of the George Street Heritage Area;
- Distinguish between buildings that contribute to the integrity of the streetscape and those that do not;
- Conserve and protect individual places considered to have significant heritage value;
- Maintain and improve existing street trees;
- Retain front gardens and mature trees on private property wherever possible;
- Provide development and design guidance for the extension or refurbishment of existing places of heritage significance;
- Ensure that additions to existing heritage places do not adversely affect the significance of the building, or of neighbouring heritage places;
- Ensure that new development and additions/alterations to existing heritage places are compatible with the character, form and scale of existing development in the locality, and harmonise with the unique character of the streetscape; and
- Encourage creative design solutions of quality that meet the standards of this local planning policy and enhance the character of the heritage area.

DEVELOPMENT GUIDELINES

The following development guidelines apply to new development, including additions and alterations within the George Street Heritage Area:

1. 'Line of Sight' and Contextual Elevation Diagrams

- i. Applications for Development Approval for additions and alterations to contributory buildings are to clearly document the proposal in relation to the existing building, including provision of a 'line of sight' diagram (refer Figures 2, 3, 4 and 5 in Appendix 2), where the line of sight is measured from a point 1.6 metres above the level of the footpath.
- ii. Applications for Development Approval for contributory, non-contributory and new buildings are to include contextual elevations showing the elevation of the proposed development in relation to the existing development on the adjoining properties on either side (and beyond where required).
- iii. Where a proposed addition to a contributory building is visible from the 'line of sight' views, or if any development proposal is otherwise deemed by the Town to adversely impact on the public views or streetscape within the Heritage Area, the Town may require a Heritage Impact Statement to be prepared by the applicant.

2. Contributory Buildings – Alterations and Additions

Maintenance

- i. Maintenance is encouraged where issues relating to existing or potential deterioration of significant fabric are identified.
- ii. Maintenance and repairs to contributory buildings are to have minimal impact on significant fabric.
- iii. Conservation works are to match traditional techniques, material and finishes.
- iv. Maintenance of Original and intact unpainted surfaces are not to be rendered. ~~or painted.~~
- v. Tuck pointing to be reinstated where appropriate.

General Principles

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

deteriorated fabric requires replacement, a like for like approach based on physical or documentary evidence is encouraged.

- ix. Additions are not to be dominant from the primary street.
- x. Additions and alterations should visually contrast to a contributory place. Differentiation may be major or subtle.
- xi. Additions and alterations are to respect and complement the scale, setbacks, bulk and proportions of the existing place and streetscape.
- xii. Conservation of significant and contributory places is preferred and encouraged. Other than the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place, demolition of contributory buildings is not generally supported without significant justification.
- xiii. Where a contributory building that was not originally designed for retail purposes is proposed be converted to include a shopfront, the Town may require a Heritage Impact Statement to be prepared by the applicant.

Shopfronts

- i. Existing original shopfront details are to be conserved. Major alterations or removal will not generally be supported where a shopfront is original to the building, or where a later shopfront has significant design value. Where modification is required to meet current building standards the works should minimise alteration to the original fabric.
- ii. Where the shopfront is not of significant heritage value the following replacement shopfronts may be supported:
 - a) Reinstatement of the original construction based on documentary evidence;
 - b) Reconstruction based on informed analysis of other places of the same age, style, scale and level of detail if documentary evidence is not available or insufficient for the original construction; and
 - c) A sympathetic modern interpretation of shopfront proportions and scale to the satisfaction of the Town.

Verandahs and Awnings

- i. Reconstruction of verandahs and awnings based on documentary evidence is encouraged.
- ii. Where there is evidence of a previous verandah, but there is insufficient documentary evidence, the following options may be supported:
 - a) Reconstruction based on informed analysis of other places of the same age, style, scale and level of detail; and
 - b) A sympathetic modern interpretation of a verandah or awning.
- iii. Verandahs and awnings should not be attached to the street facade of contributory buildings that did not originally have this feature unless:
 - a) it will achieve other functional requirements; and/or
 - b) It can be demonstrated by the applicant that the new work will not unduly impact on the cultural heritage values of the place.
- iv. Where a verandah is constructed in this scenario it is to be of a sympathetic modern design that is compatible with the Heritage Area. The design is not to confuse the understanding and appreciation of the original design.

Upper Floors

- i. The original detailing of the upper floor to contributory buildings should be conserved.
- ii. New works are not to remove or conceal original detailing or distort an understanding of the original design.

- iii. Restoration/reconstruction of original fabric is encouraged where such fabric has significantly deteriorated, previously been removed or unsympathetically altered. Where deteriorated original fabric requires replacement a like for like approach is encouraged.
- iv. Loft additions may be supported where the development is contained wholly within the roof space and where no visible change is made to the appearance of the dwelling from the street.
- v. Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building.
- vi. New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).

Demolition

- i. The full demolition of the façade of contributory buildings will not generally be supported without significant justification.
- ii. The removal of original character features from a contributory building which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they are to be sympathetically reinstated where possible.
- iii. Application for demolition will not be approved for a contributory building on the grounds of neglect, poor condition or economic/other gain for redevelopment of the land.
- iv. Part demolition or removal of contributory elements of individually significant and contributory buildings may only be supported where:
 - a) It is demonstrated to the Town's satisfaction that the cultural heritage significance of the existing building and the proposed demolition area(s) are not adversely affected by the demolition of all or part of an existing contributory building;
 - b) A Structural Condition Assessment (in the case of partial or full demolition of a place listed on the Local Planning Scheme No. 3 Heritage List) by a registered structural engineer with experience in dealing with heritage places gives evidence to the Town's satisfaction that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or incurring prohibitive costs;
 - c) That subject part of the heritage place is demonstrated that it has been changed beyond recognition of its original or subsequent contributory character(s) as a result of Council approvals to make the alterations and changes;
 - d) That subject part is not visible from a street frontage, park or public open space and the main building form including roof form is maintained;
 - e) The removal of the subject part would not adversely affect the contribution of the building to the heritage place; and
 - f) For individually significant building or works, it can be demonstrated that the removal of that subject part of the building does not negatively affect the significance of the place.
- v. Notwithstanding any of the abovementioned requirements, demolition of a contributory building is not likely to be supported in the absence of an approval for a new replacement building that meets the 'General Principles' and complies with the Policy in respect to non-contributory and new buildings.

3. Non-contributory Buildings – Additions and Alterations

General Principles

- i. Additions and alterations to non-contributory buildings are to respect and complement the significance and character of the existing contributory buildings and their contribution to the character of the Heritage Area.
- ii. Additions and alterations to non-contributory buildings are to respect and complement the scale, setbacks, bulk and proportions of the streetscape.
- iii. Applications for full demolition of dwellings may be supported for non-contributing buildings, subject to a satisfactory proposal being submitted to the Town for Council's consideration.

4. Corner Sites

General Principles

- i. The significance of the Policy Area, and of the individual contributory places, relies primarily on the traditional pattern of development along George Street. Consistent front boundary building alignments are a key feature of the Policy Area. Block widths vary, but the facades are generally articulated in a manner that reflects the development of a continuous strip of dwellings, small shops and businesses, flanked by key corner buildings – traditionally with awnings or verandahs projecting over the footpath.
- ii. The existing corner shops and corner statement buildings fronting both streets should be retained and restored and the pattern should be reflected in any new corner developments.
- iii. On corner sites the visibility and impact of additions and alterations will be assessed from both streets.
- iv. Any development should incorporate a nil setback to the street front boundary and may incorporate a continuous verandah or awning over the footpath.
- v. Side setbacks should generally be nil, as viewed from the street frontage.
- vi. New, open pedestrian access ways or driveways between the street and rear areas will only be permitted if this is essential for an otherwise compatible development and there are no other alternatives. In this case the access way should be carefully designed as a secondary streetscape element and not disrupt the overall sense of continuity of the street facades.
- vii. New vehicular access off the main street frontages will not generally be supported.
- viii. Further subdivision or amalgamation will not generally be supported unless it is considered that the proposal will not adversely impact on the heritage significance of the Policy Area or the traditional character of the streetscape.
- ix. Any proposed demolition of existing building(s) is consistent with the guidelines for demolition in this Local Planning Policy.
- x. The development proposal for the subdivided/amalgamated site reflects the patterns and proportions of the traditional development in the Policy Area and is consistent with the guidelines for new development in this Planning Policy.
- xi. The proposal will not adversely impact on the significant fabric or setting of any contributory places.

5. New Buildings

General Principles

- i. New buildings, as viewed from the street frontage, are to be designed in a contemporary style that is sympathetic in terms of form, bulk, scale, materials and proportions to the Heritage Area.
- ii. New developments are not to replicate traditional building form and should be of a contemporary style without traditional influences, as faux styles devalue authenticity of places. Contemporary requirements associated with new development result in faux heritage not having the same qualities as authentic places (refer to Figure 6 in Appendix 4).
- iii. The design of the streetscape elements are to:
 - a) Be consistent with front boundary building alignments;
 - b) Engage with the street;
 - c) Reflect/interpret the existing vertical rhythms of elements such as party walls, parapet panels and openings;

- d) Reflect/interpret the existing horizontal rhythms of elements such as parapets, verandahs and awnings; and
- e) Conceal roof forms behind parapet walls. Parapets to the main street frontage are to be restrained in terms of decorative forms and detailing.
- iv. New developments are to reflect and complement the scale, setbacks, bulk and proportions of existing contributory buildings and streetscape (refer to Figures 7 and 8 in Appendix 4).
- v. New developments are to respect and reflect the established development pattern.
- vi. New developments are not to negatively impact on the streetscape character of the Heritage Area.
- vii. New developments, structures or hardstand (including car parking) should not detract from the setting of the heritage place.
- viii. Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.
- ix. New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).
- x. Wherever possible, new buildings, structures or hardstand areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.
- xi. Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hardstand areas (including car parking) should address the policies contained within the Conservation Plan.

6. Services and New Technologies

General Principles

- i. Changes to cater for air conditioning, electrical wiring, cabling, plumbing or other services should be limited to what is essential to permit an approved use to proceed. Care should be taken when new wiring or cabling is installed to ensure that this is fixed as discreetly as possible without damaging the existing significant fabric.
- ii. When installing or upgrading the services provided to a heritage building or any building in a Heritage Area, care should be taken to minimise the extent to which equipment is visible from the main street front.
- iii. Chasing of wiring or cabling into existing walls is not generally appropriate. Where possible, cavities should be used for service lines and ductwork.
- iv. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes and the like should not be located on the primary elevation of the building, nor attached to chimneys or other roof features where they will be visually obvious from the public domain.
- v. Services on secondary elevations should be located or screened appropriately to reduce their visual impact.
- vi. Where penetrations through significant fabric cannot be avoided, they should be minimised in terms of both dimensions and number of openings and finished as neatly as possible.
- vii. Penetrations should never be made through decorative elements such as friezes, cornices or vents.

7. Royal George Hotel Site – Vacant Land – New Development

The Royal George Hotel site is located among a significant collection of other heritage buildings, comprising mostly turn of the century dwellings and commercial premises, within the George Street Heritage Area and the Plympton Precinct in general. The Royal George Hotel is an important feature of this collective and the Town has endeavoured to preserve this for the heritage of Perth and the State for the past 100 years. This heritage legacy is the essence of the George Street Heritage Area's charm, character and appeal which is so highly valued by the community and the Council and should not to be jeopardised in any respect.

Any further development of the site should result in a redevelopment which complements and respects the Royal George Hotel and does not detract from the building, its unique features or the surrounding area. Development on the site must integrate as seamlessly as possible (in all aspects of operation, parking and land use) with the surrounding established low scale residential area and be able to adequately address the considerable challenges pertaining to this relatively small and irregular-shaped site.

Development is to meet the high standards of planning and design required by the Town for a development outcome worthy of the site, the heritage building, the George Street Heritage Area and the historic Plympton Precinct and which respects the character and appeal of the area that has been preserved by the Town.

Notwithstanding any other requirement of this local planning policy and further to the objectives and other provisions of Local Planning Scheme No. 3, the following applies to the Royal George Hotel site:

General Principles

Any new development proposed for this site should:

- i. Be of appropriate height and scale in relation to the unique character and suburban setting of George Street, Duke Street and the wider Plympton Precinct.
- ii. Not dominate the surrounding suburban area or views from public vantage points.
- iii. Complement and not overwhelm the physical and visual built form context and streetscape of the George Street Heritage Area.
- iv. Suitably address the interface with Stirling Highway, the Royal George Hotel, Duke Street and the Brush Factory building.
- v. Mitigate potential overshadowing, wind tunnel, traffic, access, parking or noise impacts on existing residential dwellings in the vicinity.
- vi. **Integrate all roof top plant and equipment associated with development at the rear of the Royal George Hotel within the architecture of the building so it is screened from public view and does not interfere with or obstruct views of the Royal George Hotel and /or the Hotel cupola.**

Building Mass and Form

- i. The building envelope (height and setbacks) and overall design for any form of development on the rear of the Royal George Hotel site is to ensure that the new development is not to adversely affect the visual presence and the prominence of the Royal George Hotel building and its significant architectural features.
- ii. For any portion of new development that extends above the height of the eaves of the existing Royal George Hotel building, it is **preferred that** the building setback **should increase/step back from** Duke Street and the Royal George Hotel in order to maintain views of the Hotel's cupola. **This includes balconies and other projections.**
- iii. **Roof top plant and equipment associated with development at the rear of the Royal George Hotel should not exceed the maximum building height for the site as prescribed**

in Local Planning Scheme No. 3 (i.e. 43.0m AHD) by more than 1.5m. If building height is less than 43.0m ADH roof top plant and equipment structures should not exceed the roof height of the building by more than 1.5m.

- iv. The preferred built form fronting Duke Street is residential and/or commercial tenancies, not car parking, a car park façade, storage or similar.
- v. It is considered highly desirable that any external services, solar collectors, air conditioning units, mechanical plant rooms, lift overruns, antennae and communication masts or the like shall do not exceed the building envelope (height and setbacks) so the visual presence and prominence of the Royal George Hotel building and its significant architectural features are not diminished, visually obstructed or screened from view. These fixtures must be screened from public view.

Access

- i. Only one vehicular access point to or from Duke Street to any new development is supported considered supportable.

Vehicle Parking

- i. Vehicle parking contained in semi-basement or undercroft parking is to be located either behind street front tenancies or otherwise suitably screened from the street or 'sleeved' behind commercial or residential uses fronting Duke Street.

Services and New Technologies

- i. Policy provisions for the Royal George Hotel site are as per the provisions under the general 'Development Guidelines – Services and New Technologies' for the Heritage Area (see above).

8. All properties (unless otherwise stated elsewhere in this policy)

Site Works

- i. New developments are to be sited to reflect the immediate locality and retain a high level of visual coherence in the streetscape.
- ii. New developments, additions and alterations are to be designed so that visual privacy is well considered.
- iii. The ground floor level shall be located to minimise the impact on the need for cutting and filling the site so not to adversely impact the streetscape.
- iv. Retention of significant trees and vegetation is considered a high priority and this should be an important consideration in the design of new developments and additions and alterations.

Building Setbacks

- i. No additions or alterations to existing buildings shall be constructed forward of the existing building line.
- ii. The primary street setback of new developments or additions to non-contributory buildings is to match the traditional setback of the immediate locality (refer to Figure 8 in Appendix 4).
- iii. Additions to existing contributory buildings shall be setback so as to not adversely affect its visual presence.
- iv. Side setbacks are to be complementary with the predominant streetscape.

Roof Form and Pitch

- i. The roof of a building is to be designed to be consistent with the existing streetscape pattern and character.
- ii. Roof forms of additions and alterations are to not dominate the primary street.
- iii. New roofing additions are to be sympathetic to the form of the existing roof.
- iv. New developments with contemporary roof forms are acceptable where it can be demonstrated that the roof does not negatively impact on the immediate locality.
- v. The eaves of alterations and additions are to complement the eaves of the existing contributory building.
- vi. The eaves of new developments are sympathetic with immediate locality in regard to size of overhang.

Height

- i. New buildings are to address the street and be consistent with the bulk and scale of adjacent buildings.
- ii. Height of development is not to exceed a maximum of three storeys above natural ground level (exclusive of the Royal George Hotel site which has greater height allowances) unless the Town is satisfied that the development:
 - a) Is supported by a heritage assessment that confirms that development will be in keeping with the heritage values of the Heritage Area; and
 - b) Does not adversely affect the amenity of the area and adjacent properties.
- iii. For new buildings or non-contributory buildings, any additional storeys are to be setback sufficiently to be in keeping with the rhythm of the streetscape

Materials and Colours

- i. Where possible the original materials to contributory buildings should be retained. Where replacement is required, original materials should be replaced on a 'like for like' basis.
- ii. Replacement of existing materials with new materials may be approved where it can be adequately demonstrated to be compatible with and not adversely affect the immediate locality.
- iii. Reinstatement of original colours and/or materials is encouraged for contributory buildings. Where possible this should be informed by historical evidence including photos and paint scrapes.
- iv. Materials and colours to additions and alterations should either match the original or be compatible with the immediate locality. New materials and colours that are compatible but distinguish the addition and alteration from the existing building are preferred.
- v. Materials incorporated in new developments are to be compatible with the colour and finishes of existing materials in the immediate locality.

Landscape Guidelines

- i. Established vegetation, particularly mature trees, shrubs and hedges are to be retained.
- ii. Landscaping is to be compatible with the character of the immediate locality.

Street surveillance

- i. Buildings to be designed to encourage active use and front yard surveillance by including verandahs, porches or outdoor living areas the front of the dwelling.
- ii. Incorporate habitable rooms to the front of the development with generous openings to encourage street engagement and passive surveillance to the street.

Front Fences

- i. Fences on the street boundary are to be low, complement the individual building and the immediate locality and demonstrate the following:
 - a) Appropriate material and colour;
 - b) Unobstructed sight lines by not exceeding a height of 0.75m within 1.5m of vehicle access points (including access ways, streets, crossovers and footpaths) to ensure safety and visibility; and
 - c) Front fences within the primary street setback area visually permeable above 1.2m natural ground level and being a maximum height of 1.8m.
- ii. Contributory existing fences should be retained and restored where required.

Access and Parking

- i. Unless otherwise agreed to by the Town, access and parking is to be adequately provided for within the boundaries of the lot/development site.
- ii. Access and parking arrangements are to have no negative impact on:
 - a) The streetscape character and amenity; and
 - b) The availability of on-street parking in the locality.
- iii. Off-street parking for commercial purposes is to be located at the rear of the site or otherwise screened from view from the main street frontage.
- iv. Where the Town is satisfied that a requirement for off-street car parking for a new development cannot be achieved without adversely impacting on the cultural heritage significance and streetscape character of the Heritage Area, the Town may consider on-street parking subject to an approved parking and traffic plan and being pursuant to Clause 5.8.7 and Clause 5.8.8 of Local Planning Scheme No. 3.
- v. Bicycle parking and associated facilities are required to be provided in accordance with Local Planning Scheme No. 3 and SPP 7.3 – Residential Design Codes – Volume 1 where applicable.

Garages and Carports

- i. Maintain the absence of visually intrusive car storage facilities within the streetscape.
- ii. Where garages and/or carports are part of a development they must be incorporated into, and be compatible with the design of the building or setback behind the building setback line.
- iii. Garages and carports are not to dominate the building as viewed from the street and are not to adversely impact on the streetscape.
- iv. Garages and carports are not to be located forward of the building line. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
- v. Carports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
- vi. Materials are to complement the existing character of the streetscape.

Footpaths and Crossovers

Refer also to the Urban Streetscape and Public Realm Style Guide

- i. Pedestrian walk ways will take priority over vehicular access. Re-kerbing is to occur wherever footpaths are replaced.
- ii. Footpaths and crossovers to match the existing streetscape.
- iii. There is to be a maximum of one crossover per lot unless otherwise approved by the Town.
- iv. All crossovers, ramps and footpaths to be constructed in accordance with the relevant Australian Standards.
- v. No street trees will be removed for a crossover unless approved by the Town and an approved replacement tree is planted.
- vi. Installation of crossovers and removal of redundant crossovers to be carried out after consultation with the owner of the property. Redundant crossovers to be removed, at the applicant's cost, prior to the issue of a building permit for the relevant property.

Advertising Signs

- i. The design of new signage should be complementary to the traditional streetscape in terms of size, location, material, colour and proportions.
- ii. Unless based on documentary evidence, signs that replicate traditional styles and typefaces shall not be permitted.

- iii. New signs are not to obscure or detract from the significance of a contributory place or the streetscape character.
- iv. New signage should suit the proportions and elements on which it is to be mounted.
- v. New signage to windows are to be designed to retain views from the shop to the street.
- vi. The mounting of new signs on a contributory place is to avoid unduly damage to, or the removal of, significant fabric. Mounting fixtures are to be easily removed and repaired should the sign be removed at a later date.
- vii. Face brick walls are not to be painted over with new signage.
- viii. Externally mounted signs or signs that project forward of the building envelope are not permitted.
- ix. Existing signage that is contributory to the Heritage Area should be conserved.
- x. **The number of advertising signs on a building shall be restricted as follows:**
 - a) **A maximum of one (1) advertising sign facing the street per façade of a building. In the case of a building on a corner site with more than one street façade, this shall apply to each individual façade**
 - b) **A maximum of one (1) advertising signs located under a verandah or awning.**

(Note: - each side of a double-sided advertising sign is considered to be a separate advertising sign).
 (Refer to Figure 9 in Appendix 5)

Incidental Development

- i. Incidental development including (but not limited to) solar collectors, water tanks, satellite dishes, microwave and radio masts, air conditioners and TV antennae are to be located to minimise impact on the character of the contributory building and the immediate locality.
- ii. Every opportunity is to be taken for concealment of incidental developments such as 'hiding' them in roof valleys, on rear roof planes or behind parapets.
- iii. All solar panels shall be positioned to avoid existing shadows cast from nearby buildings, structures and trees.
- iv. Incidental developments are to be constructed behind the front setback.
- v. Incidental developments are not to project above the ridge line of the building except for TV antennae.
- vi. The historic fabric of a building should not be unnecessarily disturbed or destroyed, in line with minimum intervention and reversibility principles, for example when a system is removed the building should be able to be fully restored. All incidental developments are incorporated into the overall landscaping of the development and are screened from view from adjoining properties and streets.
- vii. Incidental developments should not display any form of advertising if visible from street level.

(Refer to Figure 10 in Appendix 5)

9. Fremantle Ports Buffer

Fremantle Ports initiated the Fremantle Inner Harbour Buffer Definition Study, which was endorsed by the Western Australian Planning Commission and the then Department of Environment Protection in 2004. Buffer Guidelines established by Fremantle Ports provide guidance for land use planning around the Inner Harbour recognising the strategic importance of the port operations and growth, whilst promoting compatible land uses and protection of the amenity of residents living within the buffer.

The buffer comprises of three areas based on varying levels of technical criteria of risk, noise and odour. The George Street Heritage area is affected by Buffer Area 2 which allows the establishment of sensitive land uses with a medium level of protective conditions. The guidelines for Buffer Area 2 are applied to the George Street Heritage Area as part of this local planning policy as follows:

Potential Risk and Amenity Considerations

Consideration is to be given to the following potential impacts:

- i. Ingress of toxic gases in the event of an incident within the Port;
- ii. Shattering or flying glass as a consequence of explosion within the Port;
- iii. Noise transmission emanating from the Port (attenuation in the order of 30dB(A) is required; and
- iv. Odour.

Built Form Requirements

The following built form requirements shall apply to all residential development other than alterations and additions to existing dwellings; and all non-residential development other than refurbishment/renovations (not involving a nett increase in floor area) to existing buildings and non-residential change of use proposals:

Windows and Openings

- i. Any glass used for windows or other 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
- ii. All safety glass shall be manufactured and installed to an appropriate Australian Standard.

Air conditioning Systems

- i. All multiple air conditioning systems shall incorporate internal centrally located shut down point and associated procedures for emergency use.
- ii. Split refrigeration air conditioning systems are preferred.

Construction

- i. Adopt the general principles of quiet house design for residential developments.
- ii. All developments shall incorporate roof insulation.

Notification and Memorials on Title

- i. All residential development approvals shall be conditioned in order to require a notification to be placed on the title advising of the potential amenity impacts associated with living / working in proximity of the Port.
- ii. In the case of all residential subdivision, the Town of East Fremantle and Fremantle Ports shall request the Western Australian Planning Commission to support the placing of memorials on new titles advising of the potential amenity impacts associated with living in proximity of the Port.

- iii. Notification and memorial statements shall be as per the standard wording contained in Appendix 6.

Alternative Treatments

- i. The Town recognises that these requirements may not be possible to achieve in the case of the proposals involving some buildings of conservation and heritage significance. Alternative built form treatments may be acceptable subject to the applicant satisfactorily demonstrating fulfilment of the potential risk and amenity considerations outlined above. Alternative treatments shall be justified through submission of a professionally prepared and certified report.

APPENDIX 1: RECORD OF PLACES OF HERITAGE SIGNIFICANCE

Notes:

1. ~~GSP~~—Whole lot or portion of lot included in George Street (heritage) Precinct under LPS No. 3—Heritage List.
2. The Municipal Heritage Inventory is now referred to as the Local Heritage Survey following proclamation of the State's new Heritage Act in 2018. Reference to both terms may occur in other Council documents.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
28 East Street GSP	36	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
30 East Street GSP	35			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
14 George Street GSP	2	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
31 Glyde Street GSP	303			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
36 Glyde Street GSP	73	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Glyde Street GSP	72 (Lot 1)	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat A LPS 3 Heritage List
36 George Street GSP	72 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
38 George Street GSP	412 & 414	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
48 George Street GSP	300	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
35 – 37 Hubble Street GSP	69	Federation Bungalow – Duplex	circa 1890	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Hubble Street GSP	199	Adapted Federation Bungalow	circa 1895 and modified Post-World War II	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
39 Hubble Street GSP	415			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Hubble Street GSP	7	Federation Bungalow	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
50 George Street	8	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
64 George Street GSP	9 & 10			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
66 George Street GSP	601 (Lot 1)	Federation Free Classical	circa 1883	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual).

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
				Included within LPS 3 Heritage List as part of George Street Precinct.
68 George Street	601 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
76 & 76B George Street	602	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
36 Sewell Street GSP	532	Federation Bungalow	circa 1908	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
38 Sewell Street GSP	531	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
88 George (Units 1-4) GSP	800 (Lots 1-4)	Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
96 George Street GSP	535 & 536	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
92-96 George Street GSP	537 & 538	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
41 King Street (Units 1-3) GSP	127 (Lots 1-3)	Post World War II Industrial	circa 1960	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46-52 King Street GSP	Lot 23 (Lots 1-4)	Federation Italianate	circa 1910	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust
128 George Street GSP	5	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
128A George Street GSP	10	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130A George Street GSP	3	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130B George Street GSP	2			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
132 George Street Part-GSP	1	Simple Free Classical	circa 1894	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46 East Street (Units 1-66) GSP	7 (Lots 1-66)	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Glyde Street GSP	143	Glasson Park (Part of)	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
42 Glyde Street GSP	Lots 147 & 410	Federation Bungalow Glyde In	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
61 George Street GSP	50, 144, 6228, R24701	Glasson Park	c	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
44 Hubble Street (previously known as 65 George Street) GSP	Strata Plan 16096 264	Federation Free Classical	circa 1900	No NOTE: (was listed in Municipal Heritage Inventory Cat B in 2006 – omitted from LPS 3 Heritage List in 2015 due to an administrative error – subject of separate report to Council for reinstatement on Heritage List.
46 Hubble Street GSP	265	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 Hubble	411	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
50 Hubble Street GSP	266	Federation Bungalow	circa 1894	Municipal Heritage Inventory Cat B LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
54 Hubble Street GSP	Strata Plan 53551 20	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65a George Street GSP	Strata Plan 16096 264	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65-67 George Street GSP	Strata Plan 16096 264	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
37 Sewell Street (includes 69-75 George Street) GSP	237	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
39 Sewell Street GSP	238			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
77-85 George Street GSP	700	Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
87 George Street GSP	316 & 317			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
89-93 George Street GSP	318 (Lots 1-3)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 King Street GSP	319	Inter-War Bungalow	circa 1920	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
107-121 George Street GSP	502 (Lots 1-8)	Federation Cottage Orne	circa 1905	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust. Register of the National Trust.
129 George Street GSP	372 (Strata Lot 3	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual).

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
				Included within LPS 3 Heritage List as part of George Street Precinct.
133 George Street GSP	372 (Lot 2)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
25 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	14	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 1)	Inter-War Bungalow	circa 1920's	Municipal Heritage Inventory Cat C. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27A Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
31 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
33 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
34 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation	Lot 303	Hotel	circa 1900	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. State Heritage Register – Permanent 30 October 1998 (P 0794) Heritage Agreement Classified by the National Trust
35 Duke Street GSP	372 (Lot 1)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
37 Duke Street GSP	373	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
39 Duke Street GSP	374	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address		Lot No	Architectural Style	Constructed (circa)	Heritage Listing
36 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation		801 & 802	Federation Free Classical	circa 1900	Municipal Heritage Inventory Cat A LPS 3 Heritage List
40 – 42 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation		Lot 801 Strata Plan 69657 (Lots 1-12)	-	-	Previously Municipal Heritage Inventory Cat A. (individual) listing - part of Brush Factory site (36 – 42 Duke Street)

APPENDIX 2: LINE OF SIGHT DIAGRAMMS
(ADDITIONS AND ALTERATIONS TO CONTRIBUTORY BUILDINGS)

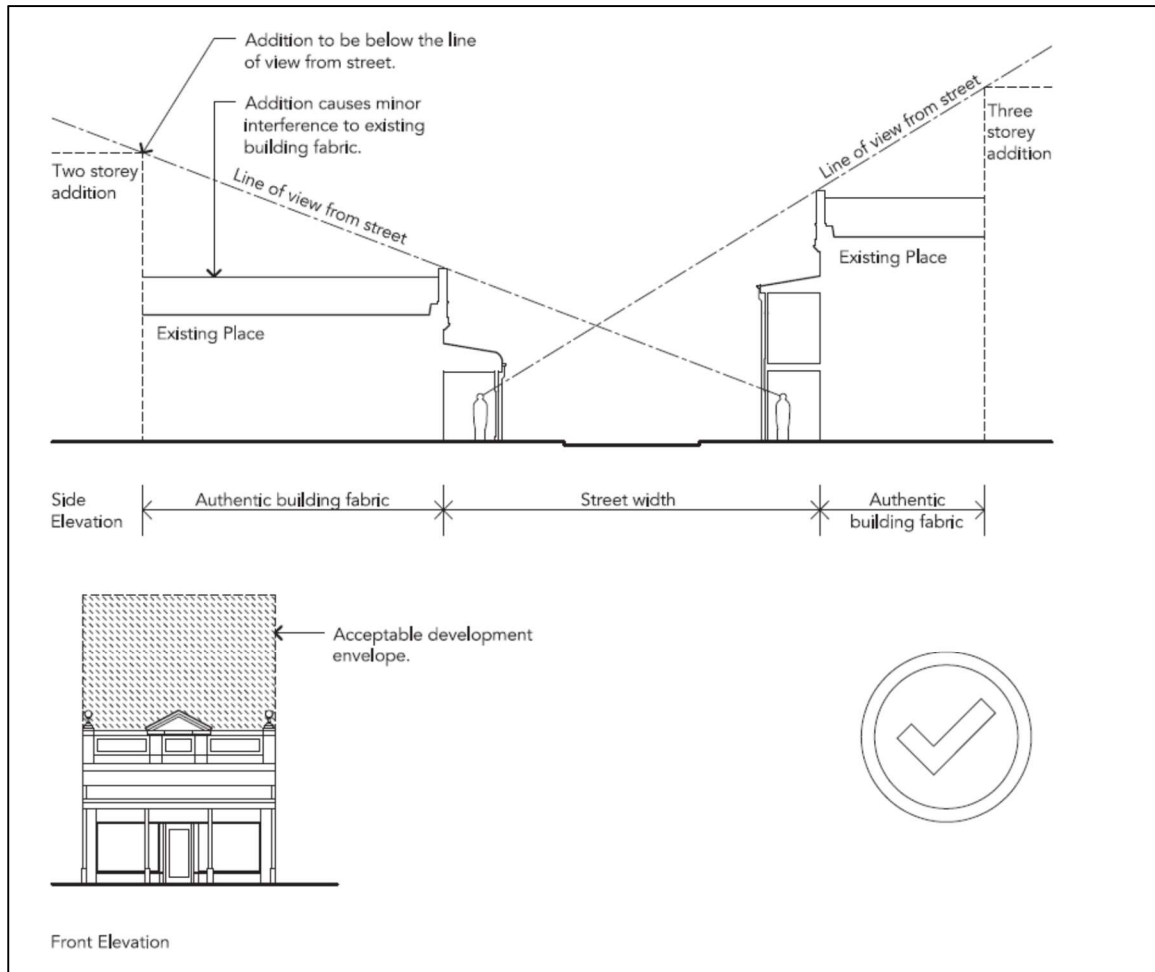


Figure 2 – Elevations illustrating compatible alterations and additions. *Griffiths Architects 2015*

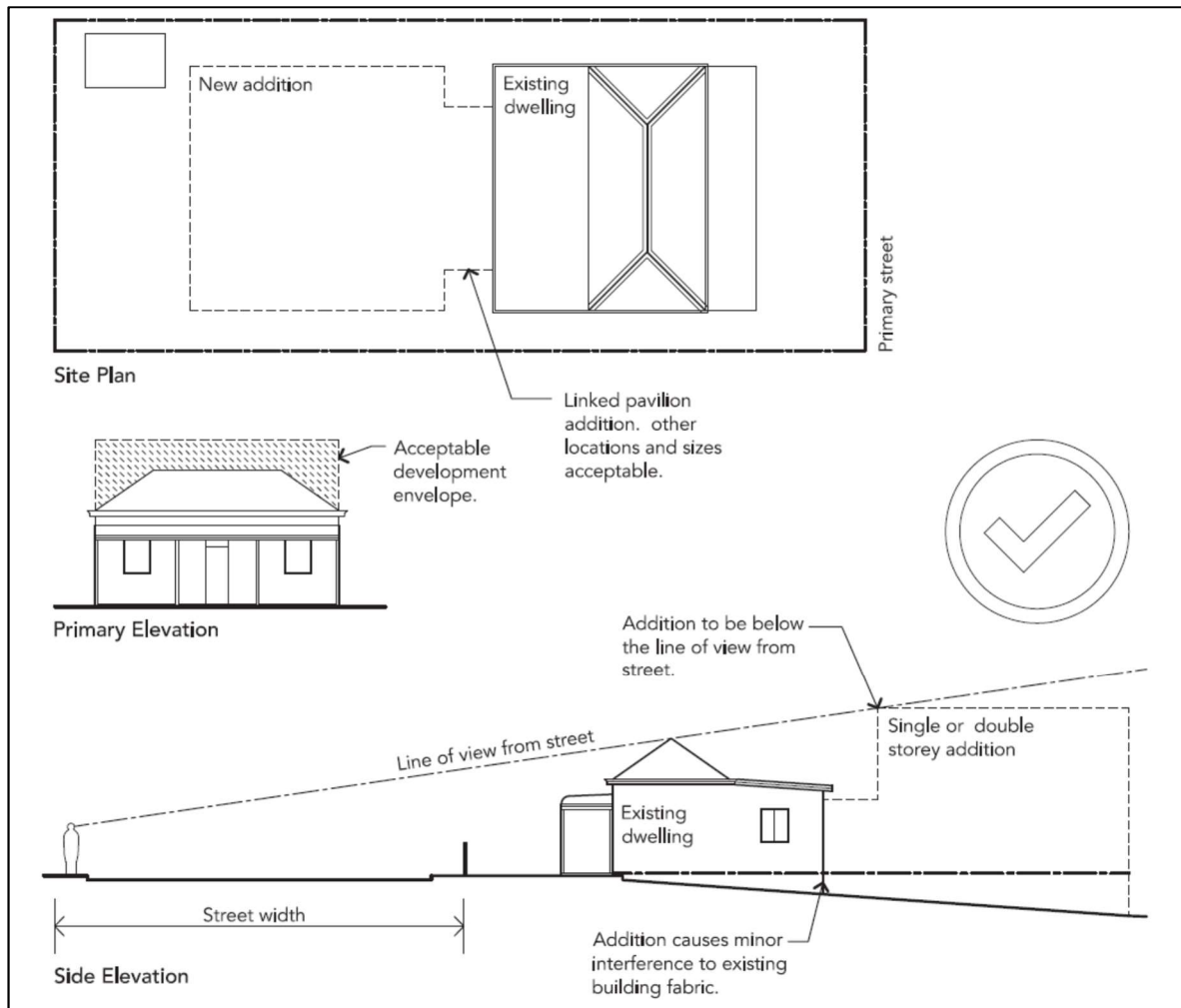


Figure 3 – Elevations illustrating compatible alterations and additions. Griffiths 2015

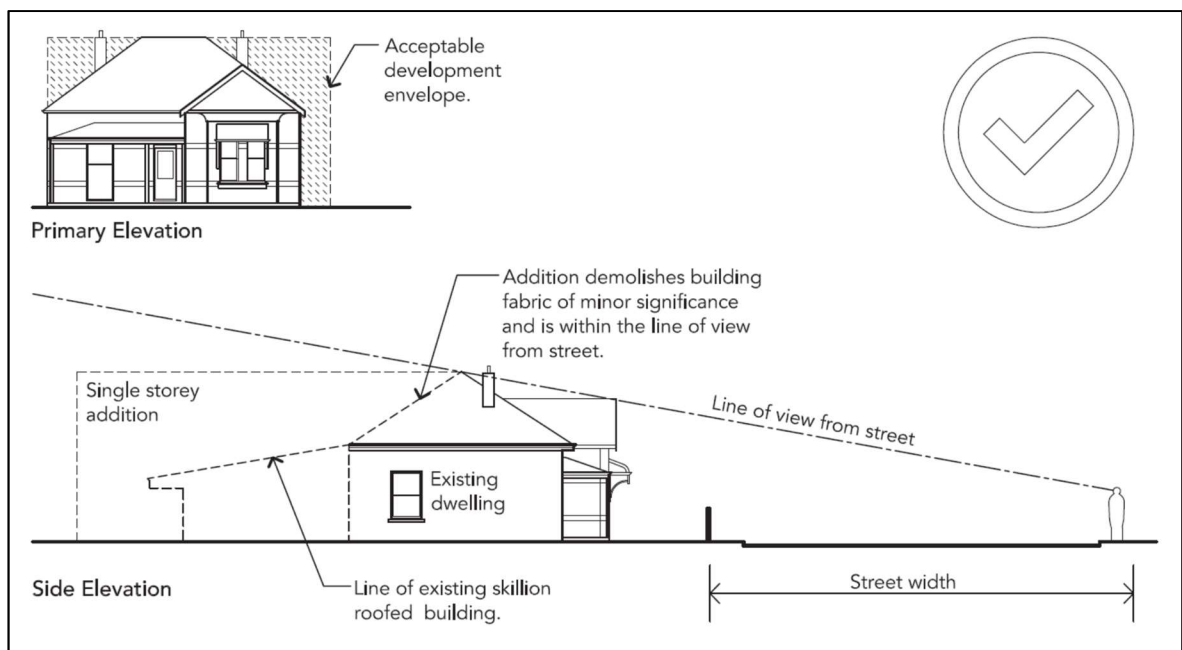


Figure 4 - Elevations illustrating compatible alterations and additions. Griffiths Architects 2015

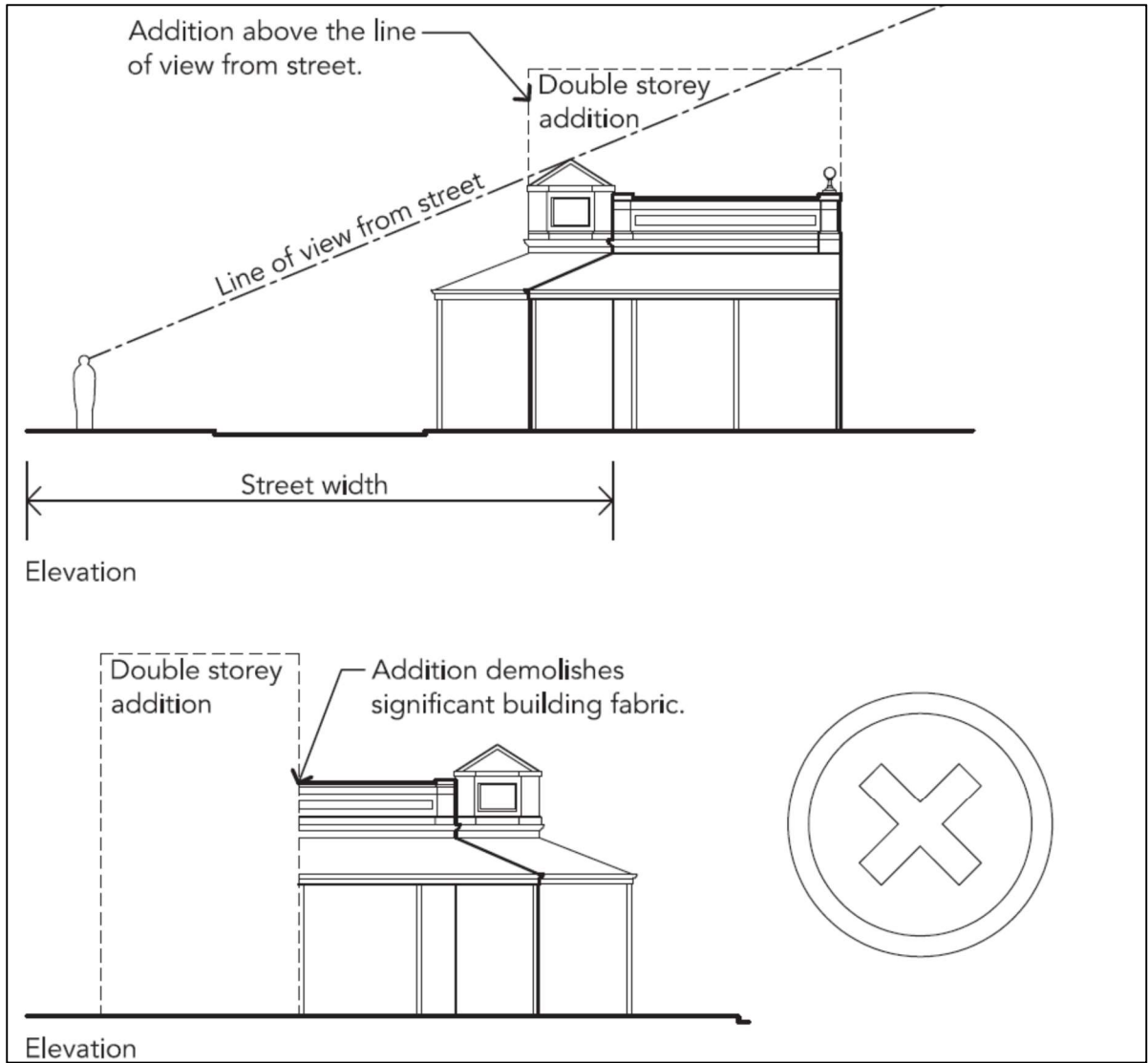


Figure 5 - Elevations illustrating incompatible alterations and additions. Griffiths Architects 2015

APPENDIX 3: HERCON CRITERIA

The following list is the Common Criteria adopted by the Environment Protection and Heritage Council of the Australian and State/Territory Governments in April 2008 (comprising the model criteria developed at the National Heritage Convention (HERCON) in Canberra, 1998):

- A. Importance to the course, or pattern of our cultural or natural history.
- B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- C. Potential to yield information that will contribute to an understanding of our cultural or natural history.
- D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- E. Importance in exhibiting particular aesthetic characteristics.
- F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- H. Special association with the life or works of a person, or group of persons, of importance in our history.

APPENDIX 4: NEW BUILDINGS

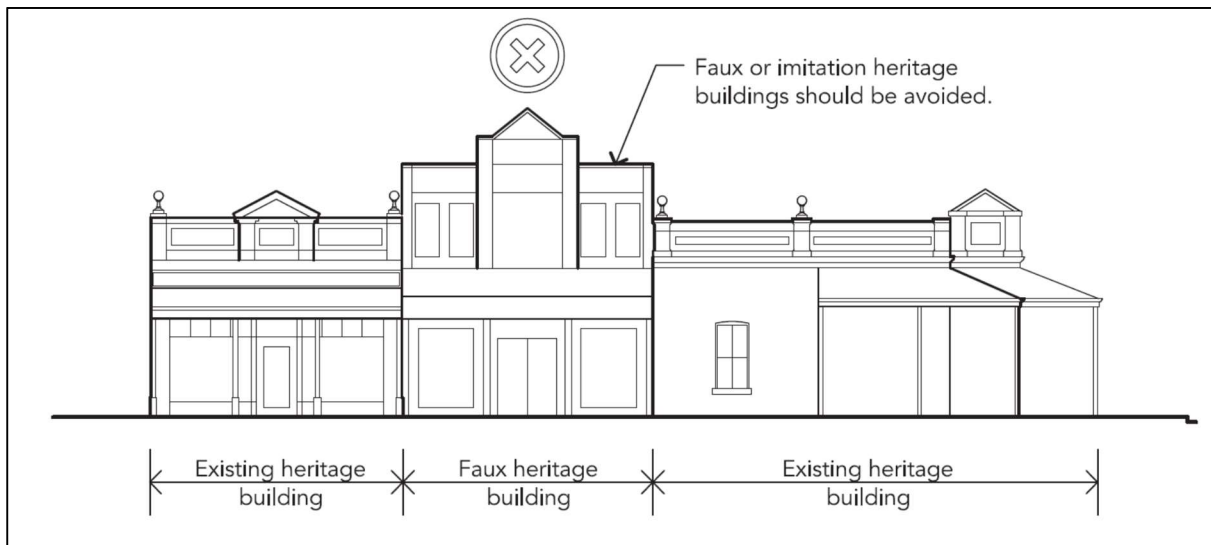


Figure 6 – Street elevation illustrating incompatible faux heritage development. Griffiths Architects 2015



Figure 7 - Street elevation illustrating compatible building envelope. Griffiths Architects 2015

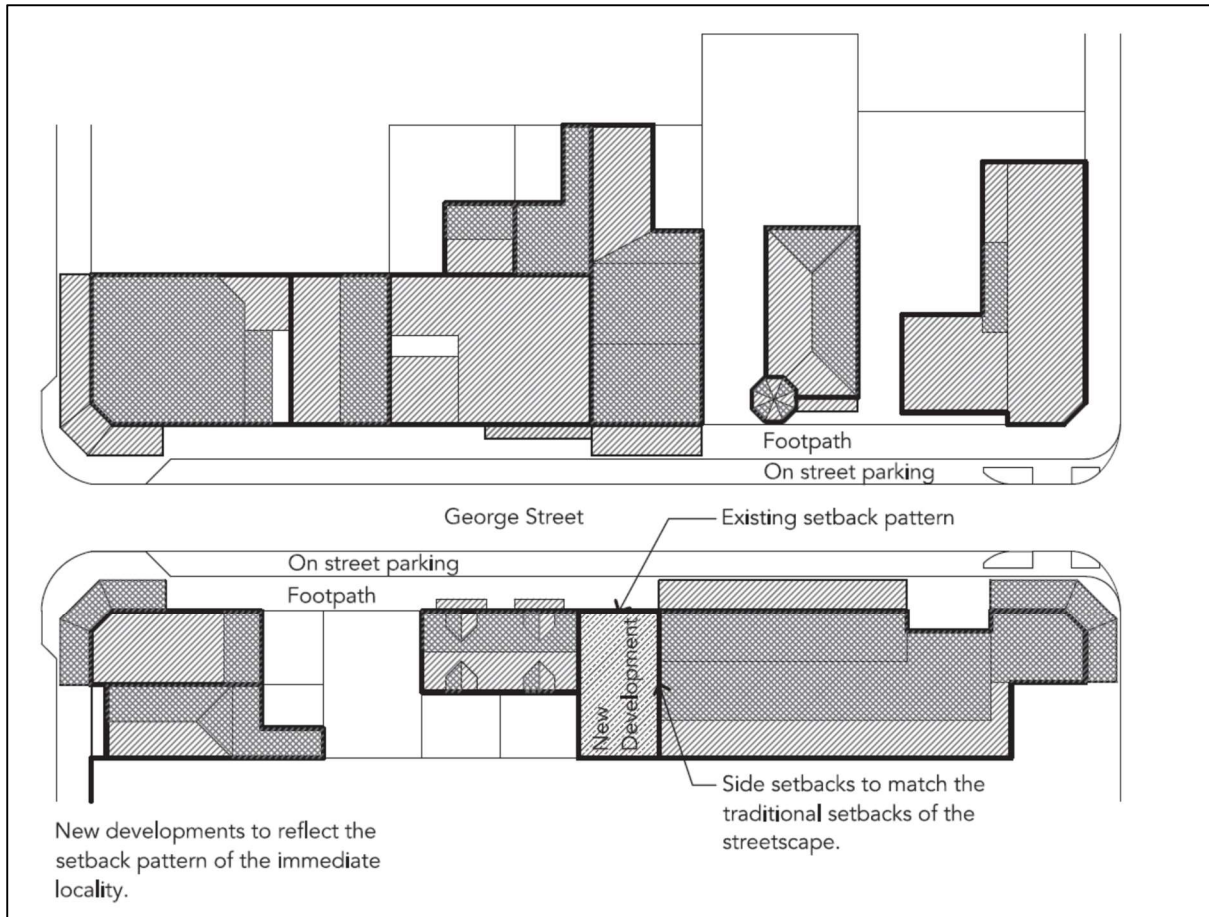


Figure 8 – Site plan illustrating existing setback patterns and compatible new development.
Griffiths Architects 2015

APPENDIX 5: ADVERTISING SIGNS AND INCIDENTAL DEVELOPMENT



Figure 9 - Examples of appropriate and inappropriate signage. Griffiths Architects 2015

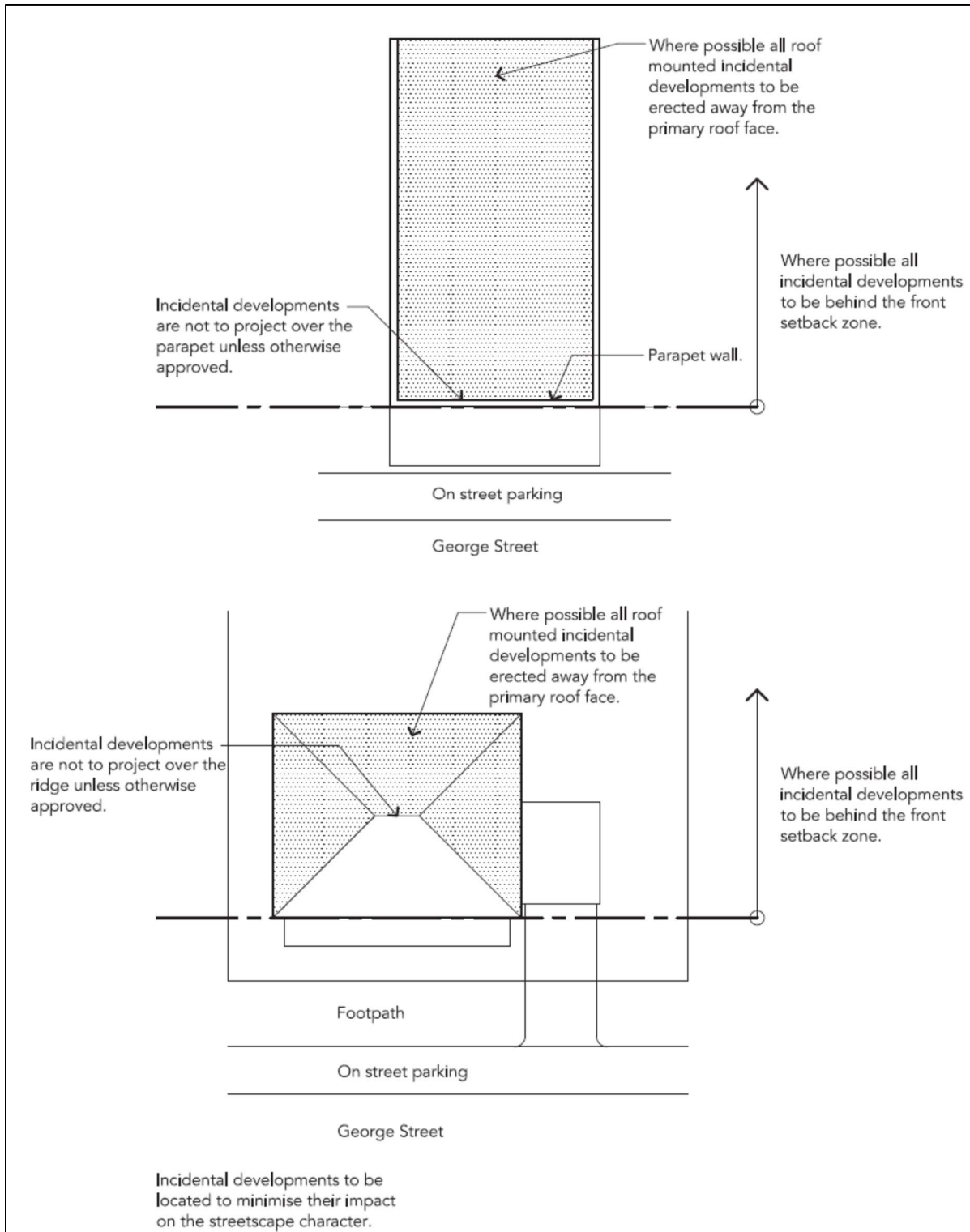


Figure 10 - Location of Incidental developments. Griffiths Architects 2015.

**APPENDIX 6 STANDARD NOTIFICATION AND MEMORIAL WORDING
(FREMANTLE PORTS BUFFER AREA 2)**

“The subject lot is located within (x) kilometres of Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working port.”

APPENDIX 7 DEVELOPMENT APPLICATIONS -PLANS AND DRAWINGS

Development Approval

Development approval is required for most works to a heritage place or to a property within a Heritage Area. This may include works that affect only the interior of the building and those that do not materially affect the appearance of the exterior.

Note: 1. Clause 61 exempts some development under the Deemed Provisions including internal works in accordance with Clause 61(1) (b).

Accompanying Material

All applications for works to a heritage place or within a Heritage Area should demonstrate that the impact on the cultural heritage significance of the building and the locality has been addressed. It is strongly recommended that the input of a heritage professional is sought to ensure that the application is suitably informed, particularly for major works. If there is a question as to whether a heritage professional is required the Town's officers may be able to offer advice in this regard and should be consulted, prior to a development approval application being submitted.

The extent of accompanying material will be determined by the scale and impact of the proposed works. Minor works will need to demonstrate that they will not have an adverse effect on the cultural heritage significance of the place, but will not generally require additional supporting material. For a development application concerning conservation works or works to adapt the external or internal fabric of a heritage building, "as existing" plans and elevations must be provided with the application.

For a development application concerning a new infill building in a Heritage Area, streetscape drawings that illustrate the impact of the proposed development on the adjacent buildings and the street as a whole must be provided with the application.

The local government may require an applicant to provide one or more of the following to assist in the determination of a development approval application:

- A Heritage Assessment, to be prepared by a recognised heritage expert at the applicant's expense. Where a Heritage Plan is available, this, or relevant sections of the Plan, should be provided with the development application. Conservation Plans should be prepared by a recognised heritage expert to appropriate standards.
- If structural failure is cited as a justification for the demolition of a building or place (either whole or part), evidence must be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric, and/or the incurring of prohibitive costs.
- Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a Heritage Area or in respect of a place entered on the Heritage List.
- Three (3) copies of a street elevation, to scale (not smaller than 1:100), of the existing building/s onsite and the buildings on each adjoining property which fronts the street frontage.
- If the site is on a street corner then a separate elevation of each streetscape is required. The elevation (on each street) to be presented as one continuous elevation and including:

- the architectural detail of the buildings (e.g. style of windows, doors, style of verandah/balcony columns, style and pitch of roof, chimneys etc.);
- the colour and type of building materials used (on roof, walls, paved areas, fencing etc.); and
- the height of the buildings.

APPENDIX 1: RECORD OF PLACES OF HERITAGE SIGNIFICANCE

GSP – Whole lot or portion of lot included in George Street (heritage) Precinct under LPS No. 3 - Heritage List

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
28 East Street GSP	36	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
30 East Street GSP	35			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
14 George Street GSP	2	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
31 Glyde Street GSP	303			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
36 Glyde Street GSP	73	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Glyde Street GSP	72 (Lot 1)	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat A LPS 3 Heritage List
36 George Street GSP	72 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
38 George Street GSP	412 & 414	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
48 George Street GSP	300	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
35 – 37 Hubble Street GSP	69	Federation Bungalow – Duplex	circa 1890	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Hubble Street GSP	199	Adapted Federation Bungalow	circa 1895 and modified Post-World War II	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
39 Hubble Street GSP	415			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Hubble Street GSP	7	Federation Bungalow	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
50 George Street	8	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
64 George Street GSP	9 & 10			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
66 George Street GSP	601 (Lot 1)	Federation Free Classical	circa 1883	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
68 George Street	601 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
76 & 76B George Street	602	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
36 Sewell Street GSP	532	Federation Bungalow	circa 1908	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
38 Sewell Street GSP	531	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
88 George (Units 1-4) GSP	800 (Lots 1-4)	Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
96 George Street GSP	535 & 536	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
92-96 George Street GSP	537 & 538	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
41 King Street (Units 1-3) GSP	127 (Lots 1-3)	Post World War II Industrial	circa 1960	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46-52 King Street GSP	Lot 23 (Lots 1-4)	Federation Italianate	circa 1910	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust
128 George Street GSP	5	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
128A George Street GSP	10	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130A George Street GSP	3	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130B George Street GSP	2			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
132 George Street Part GSP	1	Simple Free Classical	circa 1894	Municipal Heritage Inventory Cat B LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46 East Street (Units 1-66) GSP	7 (Lots 1-66)	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Glyde Street GSP	143	Glasson Park (Part of)	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
42 Glyde Street GSP	Lots 147 & 410	Federation Bungalow Glyde In	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
61 George Street GSP	50, 144, 6228, R24701	Glasson Park	c	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address		Lot No	Architectural Style	Constructed (circa)	Heritage Listing
44 Hubble Street (previously known as 65 George Street) GSP	Strata Plan 16096 264		Federation Free Classical	circa 1900	No NOTE: (was listed in Municipal Heritage Inventory Cat B in 2006 – omitted from LPS 3 Heritage List in 2015 due to an administrative error – subject of separate report to Council for reinstatement on Heritage List.
46 Hubble Street GSP	265		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 Hubble	411		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
50 Hubble Street GSP	266		Federation Bungalow	circa 1894	Municipal Heritage Inventory Cat B LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
54 Hubble Street GSP	Strata Plan 53551 20		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65a George Street GSP	Strata Plan 16096 264		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65-67 George Street GSP	Strata Plan 16096 264		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
37 Sewell Street (includes 69-75 George Street) GSP	237		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
39 Sewell Street GSP	238				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
77-85 George Street GSP	700		Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
87 George Street GSP	316 & 317				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
89-93 George Street GSP	318 (Lots 1-3)				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 King Street GSP	319		Inter-War Bungalow	circa 1920	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
107-121 George Street GSP	502 (Lots 1-8)		Federation Cottage Orne	circa 1905	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust. Register of the National Trust.
129 George Street GSP	372 (Strata Lot 3)		Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
133 George Street GSP	372 (Lot 2)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
25 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	14	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 1)	Inter-War Bungalow	circa 1920's	Municipal Heritage Inventory Cat C. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27A Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
31 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
33 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
34 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation	Lot 303	Hotel	circa 1900	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. State Heritage Register – Permanent 30 October 1998 (P 0794) Heritage Agreement Classified by the National Trust
35 Duke Street GSP	372 (Lot 1)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
37 Duke Street GSP	373	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
39 Duke Street GSP	374	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
36 Duke Street Not in GSP	801 & 802	Federation Free Classical	circa 1900	Municipal Heritage Inventory Cat A LPS 3 Heritage List

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
Due to inclusion of lot in original Stirling Highway road reservation				
40 – 42 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation	Lot 801 Strata Plan 69657 (Lots 1-12)	-	-	Previously Municipal Heritage Inventory Cat A. (individual) listing - part of Brush Factory site (36 – 42 Duke Street)

PROPOSED GEORGE STREET DESIGNATED HERITAGE AREA

SCHEDULE OF SUBMISSIONS

No.	Description of Affected Property	Submission	Response / Recommendation
1	68 George Street	<p>Support.</p> <p>I have no issues with the direction the Council is taking. However, I do expect the Council to do its part in keeping George St. pre-eminent and vital etc.</p> <p>The Council also needs to play its part by:</p> <ol style="list-style-type: none"> Improving the footpaths, noting side streets have much better footpaths than George St. Currently some of the poorest footpaths in the Council area and yet on the 'prime' street. The roundabout at the intersection of George St. and East St. is cheap and detracts from the entrance to George St. Even if the roundabout must have low profile so some large vehicles can go over it (in part), there is no reason why a tree or small garden bed cannot be placed in the centre. Making George St and immediate surrounds safer. The installation of cctv on light poles on intersections along George St. (facing side streets too) will help with the current spate of criminal activity in the neighbourhood. This would benefit both residential and commercial. I would recommend advertising (overt signage on the posts) the cctv for a while so that it is known. Ensuring the current balanced mix of residential and commercial is maintained. This should mean that no additional live music venues are allowed on the street (possible exception for the George St. Hotel if it has adequate parking and noise attenuation built in). Not only do live music venues (or other businesses that offer live music) impact the noise levels in the neighbourhood (and not liked by majority of nearby affected residents) they may also impact parking. The jazz club on Duke St. does attract more patrons than other venues (seated dining) 	<p>Support.</p> <p>It is noted most comments are not specifically relevant to the proposed Heritage Area and Local Planning Policy 3.1.6. Most of the matters raised are the subject of other Council strategies or investigations and are being addressed through those channels.</p> <p>The Town is currently preparing a <i>Public Realm and Urban Streetscape Guide</i> and <i>Tree Preservation Policy</i> which will be available for public comment later in the year. Some of the matters raised in the submission are addressed in these documents and other planning policies and guidelines adopted by the Town and available on the Town's website.</p> <p>The Town is also actively engaged in increasing the tree canopy in the Town, as well as investigating and introducing sustainability, waste management and environmental conservation initiatives wherever possible. Relevant adopted Council policies and documents in this regard can be viewed by following the links below:</p> <p>Council Policies: https://www.eastfremantle.wa.gov.au/services/building-environment/town-planning.aspx</p> <p>Council Documents and Strategies: https://www.eastfremantle.wa.gov.au/documents/</p> <p>All venues providing live music are regulated by the <i>Environmental Protection (Noise) Regulations 1997</i>. Any complaints in this regard are investigated by the Town's Environmental Health Officer. Specific parking for the Duke of George Jazz Club is available below ground on the site.</p>

No.	Description of Affected Property	Submission	Response / Recommendation
2	<p>36 Bedford Street</p> <p>and there has been a noticeable impact on car parking spaces on Duke and the end of George St.</p> <p>Support. The views expressed in this submission are my own personal views as a Town of East Fremantle resident, and not those of my employer. I support the proposal.</p> <p>Making George Street a designated Heritage Area allows the Town greater control over development outcomes, and potentially a better ability to defend decisions to refuse unsympathetic developments at SAT.</p> <p>Overall, the design outcomes sought by the LPP are excellent, with much thought placed into the impact of developments on the streetscape.</p> <p>If I could suggest anything further, it would be to potentially expand the area covered by the Heritage Area. This would potentially ensure that views of side streets enjoyed when walking down George Street are not interrupted by potentially unsympathetic developments. This may add to the overall amenity of the George Street area more generally.</p>	<p>Support.</p> <p>Modifications to Local Planning Policy 3.1.6 are proposed to include reference to corner site development and development either side of corner lots.</p> <p>Additional provisions relating to corner lots and the existing building/s on each adjoining property which front the street frontage will be added to the Policy in the proposed modifications to Local Planning Policy 3.1.6.</p> <p>Amongst other requirements a separate elevation of each streetscape will be necessary and the elevation (on each street) will be required to be presented as one continuous elevation, including:</p> <ul style="list-style-type: none"> ➢ the architectural detail of the buildings (e.g. style of windows, doors, style of verandah/balcony columns, style and pitch of roof, chimneys etc.); ➢ the colour and type of building materials used (on roof, walls, paved areas, fencing etc.); and ➢ the height of the buildings. 	
3	<p>36 Sewell Street</p> <p>Object. As long-term owners we would like to raise our objection to our property being included in the Heritage Area.</p> <p>We feel that having our property on this list would:</p> <ul style="list-style-type: none"> • Reduce the overall value; • Negatively impact the market should we ever wish to sell the property as it would greatly reduce the number of potential buyers; • Potentially add significant time and cost to any enhancements to the property we may wish to make. <p>We disagree with the Council's assessment that the property has significant aesthetic, historic or social value and do not accept that it is part of the George Street Precinct (as stated in Appendix 1: Record of Places of Heritage Significance) as it is two properties along Sewell Street.</p>	<p>Not supported.</p> <p>The property was included in the George Street (heritage) Precinct under Town Planning Scheme No. 2 (gazetted 1982) and then automatically included in the George Street (heritage) Precinct under Local Planning Scheme No. 3 upon its gazetted in 2004. The status of the property in respect to its inclusion in a Heritage Area has not changed since 1982. This property remains a category C listing under the Municipal Heritage Inventory, its heritage category rating or significance has not been elevated as a result of the proposed Heritage Area.</p> <p>Any potential impact of the Heritage Area, under current planning legislation, on the property would only eventuate if demolition was proposed. Demolition is possible without planning approval under current State government planning regulations as it is not included on the LPS 3 Heritage List. However, it should be noted that demolition would be strongly discouraged by the Town. Given the long term and well established heritage nature of this precinct, it is expected that all buildings contributing to the cultural heritage significance of the Heritage Area will be retained. However, the Local Planning Policy will be applicable should additions/alterations or redevelopment of the site be proposed. It is considered that the property is an important inclusion in the Heritage Area in respect to maintaining streetscapes, particularly those close to corner sites and vistas to street corners.</p>	

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			<p>Impact on property value is not considered a valid planning argument in this circumstance. Nevertheless, the following comments can be made. Properties along George Street and within the Plympton Precinct have continued to undergo renovation and additions/alterations since the introduction of the George Street (heritage) Precinct in 1982 and Local Planning Policy 3.1.1 - Residential Design Guidelines in 2012. The application of Policy 3.1.1 in the assessment of development approval applications has not impeded the approval process or unduly prevented or restricted the renovation of heritage listed properties in this area. The same is expected to apply with the application of proposed Local Planning Policy 3.1.6. The introduction of Local Planning Policy 3.1.6 is expected to enhance heritage significance, streetscape character and amenity of the area.</p> <p>An application for development approval is likely to be required for any proposed development on the property. The Town has demonstrated in the past that it regularly approves development of buildings that have been heritage listed provided the key heritage elements of the buildings are protected and preserved.</p> <p><u>Conclusion</u></p> <p>In light of the above comments it is considered that the designation of the Heritage Area will not have any significant impact on the property and therefore a change to the boundary of the Heritage Area to exclude this property is not recommended. For the reasons outlined above it is recommended 36 Sewell Street should remain a site included in the proposed Heritage Area and the submission not be supported.</p>
4	5 Hubble Street	<p>Support.</p> <p>It is interesting that Council only considers George Street to be of significant enough heritage value to adopt this Policy. Why not the whole of the Plympton Village? Why not protect the workers' cottages?</p> <p>Secondly, if this area is to be protected from out of scale buildings, how did the big building between King and Sewell Streets get passed? It does not fit in the street either in scale or appearance.</p> <p>Lastly, who drew your plan for this? It appears to have been hand drawn, rather than using an official map. Some of the detail is wrong.</p>	<p>Support.</p> <p>For the time being only the George Street Heritage Area is being considered by the Council. It is likely that consideration will be given to adding other heritage areas in the future, but that is not part of the Town's research or discussions in the immediate future. However, it is intended that in the future other heritage areas be investigated for by the Town for consideration by Council.</p> <p>The map of the Heritage Area is not hand drawn. It is based on cadastral boundaries and is considered accurate.</p> <p>The Development Assessment Panel (DAP) Minutes and Agenda relating to 96 George Street can be read by following the link below:</p> <p>https://www.dplh.wa.gov.au/about/development-assessment-panels/daps-agendas-and-minutes/?keyword=George%20Street&region=MetroSouth-WestIDAP&page=3</p>

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5	64 George Street	<p>Support.</p> <p>We are generally supportive of the proposal, although we would like to see consideration of 2 general issues:</p> <ul style="list-style-type: none"> • Planning to improve the streetscape to improve its amenity, particularly for pedestrians and capitalise on heritage values of much of the built form. • Planning to adapt/be resilient to the impacts of our changing climate, recognising that preservation of heritage values may sometimes be functionally inappropriate to living with a future hotter and drier climate (the street is already a harsh environment during summer). <p>A few specific suggestions to consider:</p> <ul style="list-style-type: none"> • Green the streetscape, particularly through street trees, but also integration of planted areas/pots. • Create a more cooling space (less heat build-up) through reducing the impact of the predominantly brick, bitumen and concrete environment. • Improve the pedestrian friendliness of the precinct, such as raising the road pavement, more shade/shelter, restricting traffic use of focus areas, and provision of seating and lingering areas. • Promote walking and cycling to reduce dependence on vehicle transport in the area, promote 'lingering' and ensure adequate car parking is provided within property boundaries. • Promote permeability of surfaces to help recharge the aquifer/grow trees and reduce the amount of storm water flowing to the river. • Ensure planning to retain heritage is sympathetic with needs for greater passive cooling and heating of buildings and incorporation of photovoltaic panels and wind generation of electricity. • Promote passive neighbourhood security through a mix of residential and commercial and appropriate sight lines. 	<p>The Officer Report outlines the reasons and planning arguments for supporting this development to which the submitter makes reference. The DAP conditions of approval are also included.</p> <p>Support.</p> <p>The Town is currently preparing a <i>Public Realm and Urban Streetscape Guide</i> and <i>Tree Preservation Policy</i> which will be available for public comment later in the year. The matters raised in the submission are addressed in these documents and other planning policies and guidelines adopted by the Town and available on the Town's website. The Town is also actively engaged in increasing the tree canopy in the Town, as well as investigating and introducing sustainability, waste management and environmental conservation initiatives wherever possible. Adopted Council policies and documents can be viewed by following the links below:</p> <p>https://www.eastfremantle.wa.gov.au/services/building-environment/town-planning.aspx</p> <p>https://www.eastfremantle.wa.gov.au/documents/</p>
6	38 George Street	<p>General Comments.</p> <p>With regards to future development, it would be beneficial for property owners to better understand the following:</p>	<p>Comments acknowledged.</p>

No.	Description of Affected Property	Submission	Response / Recommendation
		<ol style="list-style-type: none"> 1. List or description of limitations to future developments. 2. What the Council will accept for future developments? 3. What the Council won't accept for future developments? 4. Examples of developments that are being completed or are to be completed and what were their restrictions and allowances. 5. What is the development application process and who is ultimately the decision-maker within the Council? 6. What is the appeal process, should a property owner disagree with the outcome of their development proposal? 7. A "Guidelines" for future property development would be beneficial for all property owners. 	<p>The proposed draft <i>Local Planning Policy 3.1.6 – George Street Designated Heritage Area</i> provides clear guidelines and direction for development within the Heritage Area and provides a comprehensive basis for control of all types of development, including demolition, the conservation of buildings, additions to existing buildings, new development, landscaping, street fencing, carports and garages.</p> <p>Comprehensive lists of the type mentioned in the submission are not possible to compile. The Policy provisions are discretionary and can be varied by Council if required to achieve a better design response and planning outcome. Each development application is assessed on its own merits and therefore it is not possible to predict what might be an acceptable or non-acceptable development type in the future.</p> <p>There are a number of new developments in the proposed George Street Heritage Area, recently constructed or underway which provide examples of the types of development the Council and the Metro South West Development Assessment Panel have approved.</p> <p>The Development approval process for the proposed Heritage Area remains unchanged. The same procedures and processes apply as for all other development approval applications in the Town. There is no proposal to amend the approval processes. The Town's Planning Officers are available to explain the process and assist applicants with all stages of the Development Approval process.</p> <p>What is required to be submitted as part of a Development Approval Application has been expanded and clarified in Appendix 7 of proposed Local Planning Policy 3.1.6. Refer to Attachment 2 in the Officer Report dated 4 February 2020 for the proposed modifications to the Policy in this respect.</p> <p>A right of Review (appeal) to the State Administrative Tribunal is available to all applicants should they object to a refusal or are dissatisfied with conditions of development approval determined by Council or the Metro South West DAP.</p>
7	<p>46 East Street C/O Acton Strata PO Box 4114 Victoria Park</p>	<p>Objection. The Council of Owners for the Harbour Heights apartment building has held an Extraordinary General Meeting of the Owner's Strata Company to discuss the Town's proposal to include Harbour Heights in the proposed George Street Designated Heritage Area.</p> <p>The outcome is that the Owners have unanimously voted to oppose the inclusion of Harbour Heights into the proposed Heritage Area. The initial submission made the following comments:</p> <ul style="list-style-type: none"> • Harbour Heights site - approximately 140 property titles affected. Harbour Heights apartments comprise 66 titles that is 47% of the impacted residents are apartment owners who also make up approximately 2% of the 3,400 residences in the 	<p>Not supported.</p> <p><u>Heritage Listing Background</u></p> <p>In response to the two part submission from the Council of Owners the heritage listing background of the site is relevant. This background will address some of the arguments for exclusion of the site from the proposed Heritage Area.</p> <p>The site was re-assessed in terms of its cultural heritage significance with the review of the Municipal Inventory in 2014. The Council's records indicate that the site was to continue to be included as a B category property in the Municipal Inventory as a result of the review. However, the Council of Owners requested an extension of time in which a submission could be made so their initial submission</p>

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		<p>Town. The owners' views should therefore hold considerable weight.</p> <ul style="list-style-type: none"> A large proportion of Harbour Heights' owners are owner-occupiers and this is their principal asset. The proposed Heritage Area raises considerable concern about the future of this asset. <p>Summary of submission received from Element (heritage consultant -Submission provided in full in Attachment 5 of the Officer's Report dated 4 February 2020).</p> <p>The Council of Owners for Harbour Heights has engaged Element (land use planning and heritage consultancy) to prepare a submission to support the Owner's request to exclude Harbour Heights from the proposed Heritage Area.</p> <p><u>Main points of objection</u></p> <p>Given the historical context and a physical assessment of the subject site and the surrounding properties, Harbour Heights does not contribute to the heritage value of the proposed George Street area and should be excluded on the basis of the following:</p> <ul style="list-style-type: none"> The building is on the western boundary and is not part of the collective significance. It has no rare or special qualities and the scale, form and style of the place is at odds with most of the area. Not a heritage listed place. Does not contribute to the scale and architectural character of the place. All other properties in the area are one or two storeys. Harbour Heights is nine storeys and built in the 1970s unlike the remainder of buildings being of Federation Free Classical style. There is no clear Statement of Significance, which contravenes State Planning Policy 3.5 Historic Heritage Conservation specifically 6.2 'A heritage area should always be designated on the basis of a clear statement of significance'. 	<p>questioning the process and objecting to the inclusion of the property on the Municipal Inventory and proposed inclusion in the Scheme's Heritage List could be further expanded.</p> <p>The Town's heritage consultant recommended that the site remain on the Municipal Inventory and be included in the Scheme's Heritage List. However, the Town Planning Committee recommended to Council that the consultant's recommendations <i>not</i> be accepted. It was determined that further review of the site by the heritage consultant would not occur and the following comments were recorded "notwithstanding the heritage consultant's assessment of the heritage significance as there was very little risk of demolition or inappropriate substantial redevelopment because of multiple strata ownership of the building. Accordingly the inclusion within the MI and the Scheme Heritage List is considered superfluous in this instance".</p> <p>As a result the site was not included in the 2015 Municipal Inventory or the Heritage List of the Planning Scheme despite its B category rating (refer to Attachment 6 - Place Record Form 2006). The reasoning was that the large number of individual owners and their unlikely unanimous agreement to it being sold or redeveloped would prevent this from happening so there was little likelihood that it would be demolished.</p> <p>Although Harbour Heights is no longer an individual listing in the Municipal Inventory or LPS 3 – Heritage List, its inclusion in the George Street (heritage) Precinct under Town Planning Scheme No. 2 and therefore its consequent inclusion in the Heritage Precinct and Heritage List of Local Planning Scheme No. 3 means that this aspect of its heritage status remains unchanged. In effect the site has been part of the George Street (heritage) Precinct since 1982. Since that time the property as a whole, and individual apartments have undergone improvements and refurbishments without any impediment under planning legislation or with any consequence, it would appear, to property value.</p> <p><u>Current Planning and Strata Title Legislation</u></p> <p>However, two significant change of circumstances have occurred since the site was assessed as part of the 2014 Municipal Inventory review. The first is that the <i>Strata Titles Act</i> has been amended. For strata schemes of five lots or more, if there is a majority of 80% or more owners agreeing to the termination of the strata scheme, then the proposal will be referred to the State Administrative Tribunal (SAT) for a ruling. In theory the site could be sold and redeveloped if a proposal to do so is approved by SAT following 80% of the owners agreeing to sale of the property. Secondly, this is a very large corner site of over 5,000m² with a car park of over 1,500m² and ~40m frontages to George and Glyde Street. If redevelopment was proposed it is more than likely that a development(s) on this R40 zoned site would be determined by a DAP and not the Council.</p>

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		<ul style="list-style-type: none"> • Harbour Heights is incongruous with the other properties listed in Appendix A – Record of Places of Heritage Significance. • Harbour Heights does not demonstrate any of the key features or elements listed on page 6 of the Local Planning Policy 3.1.6. • Acknowledge that a property can be located in a heritage area but not be listed as an individual entry in the Planning Scheme Heritage List or the Local Heritage Survey. However, it is considered Harbour Heights does not make any positive contribution to the Heritage Area. Furthermore, from a heritage perspective, it would likely be assessed as intrusive. • Harbour Heights detracts from the integrity of the streetscape because it is a building which is incongruous to the traditional lot pattern and built form characteristics. • The Development Guidelines listed in the Policy do not apply to the development currently on the site. • The Town should reconsider the boundaries to exclude Harbour Heights and limit the boundary to the eastern side of Glyde Street. Alternatively, only include 14 George Street and 30 East Street if the boundary is to extend to East Street. <p><u>Conclusion</u> Disagree that Harbour Heights should be included in the boundary of the proposed Heritage Area, for the following reasons: it is not part of the collective significance and has no rare or special qualities as it does not:</p> <ul style="list-style-type: none"> • contribute to the prevailing scale and architectural character; • demonstrate any of the contributory building typologies, key features and elements; and • make a positive contribution and in fact detracts from the integrity of the streetscape. 	<p>if the apartment building and/or the car park area were proposed for redevelopment the Town is of the view that redevelopment standards and guidelines that respect the heritage of the area must apply to this site. At present the recently implemented R-Codes Volume 2 – Apartments would apply if the site was redeveloped for multiple dwellings and the general R-Codes would apply if it was redeveloped for grouped dwellings. There would be no specific heritage considerations or development guidelines applicable to the site to be taken into account in the assessment of a development proposal in these two circumstances. These State Planning Policy provisions (R-Codes) do not address the heritage considerations for this unique area which has been recognised as a special heritage precinct since 1982.</p> <p>In the case of Harbour Heights, demolition is possible but redevelopment to the same dwelling (apartment) density is only possible under cl. 5.3.3 – <i>Existing Non-complying Development</i> of LPS 3 and would be subject to compliance with the Planning Scheme provisions. This would require Council to consider redevelopment approval only if it would contribute more positively to the scale and character of the streetscape, improve the amenity of the area and meet the objectives for the precinct more so than the existing building. This provision currently applies under LPS 3 and there is no change to the application of this clause with introduction of proposed Local Planning Policy 3.1.6.</p> <p>Buildings that are not considered to be contributory to the heritage significance, as would be the case with redevelopment of a number of sites in the area, not just Harbour Heights, must still comply with any Local Planning Policy in regard to redevelopment in whole or part. New works have the capacity to disrupt and detract from the Heritage Area if they are not managed appropriately. It is critical that the Town have in place appropriate development guidelines to protect this unique heritage area and in particular this prominent corner site. The George Street Heritage Area Local Planning Policy 3.1.6 would apply to the site if it was redeveloped, as it is intended to apply to the remainder of the George Street Heritage Area regardless of a building's formal heritage status.</p> <p>As far as the Town is concerned there is no merit in removing the site from the proposed Heritage Area as it would be counter to the purpose of introducing the specific heritage development guidelines should the site be redeveloped. In terms of impact on the property itself, in respect to property value, or impeding refurbishment the Town does not consider this to be an issue. If the property remains in its current state there is no change to the current circumstances in respect to assessment of planning approval applications. Detailed comment in this respect has been made in response to Submission 3 above.</p> <p>Application of the Policy would only apply if there was wholesale redevelopment of the site. It should also be noted that <i>Appendix 1 – Record of Places of Heritage Significance</i> is required to provide a written description of the properties identified in the map of the Heritage Area so there is no ambiguity in respect to the properties within the Area. The 'heritage listing' column clearly states for 46 East Street</p>

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		<p>Summary of submission received from Moharich & More (legal representative)</p> <p>The Council of Owners has also engaged a town planning lawyer to represent them in making a formal submission of objection. The basis of the submission is as follows and is supported by the submission report prepared by Element as summarised above and contained in Attachment 5 of the Officer's Report dated 4 February 2020.</p> <p>Objection based on the following:</p> <ul style="list-style-type: none"> • Section 7.2.1 of LPS 3 is to be designated where 'special planning control is needed to conserve and enhance the cultural heritage significance and character of an area'; • Implicit in this objective is that the underlying built form must have either cultural heritage significance or character worthy of conserving and enhancing. • Harbour Heights has neither and on that basis does not satisfy the threshold requirement for inclusion in such an area, as required by cl. 7.2.1; this is supported in the Element report. • The purpose of designating properties in a heritage area is threefold: <ul style="list-style-type: none"> – To maintain additional control over development; – To provide additional matters to which regard must be had in determining applications for development approval in order to conserve or enhance the heritage significance, by way of a local planning policy; – To allow local government to vary site and development requirements in order to enhance or preserve heritage values with a heritage area. • Given these purposes it is difficult to understand the utility in including Harbour Heights within the Heritage Area because there is no value worth conserving or enhancing and none of the additional matters are directed toward or relevant to the 	<p>that there is "No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct".</p> <p><u>Corner Sites</u></p> <p>If redevelopment was to occur in the longer term this corner site would be pivotal to protecting the significance of the Heritage Area, and of the individual contributory places on George Street. This site forms the western entry to the Heritage Area. Redevelopment considerations for preserving the special character and history of development in the area will rely considerably on the traditional pattern of development along the street. Consistent front boundary building alignments are a key feature of the Policy Area. Lot widths vary, but the facades are generally articulated in a manner that reflects the development of a continuous strip of dwellings and commercial buildings, flanked by key corner buildings – traditionally with awnings or verandahs projecting over the footpath. The balance of the buildings within the George Street Heritage Area that are not listed on the Municipal Inventory are considered as non-contributory buildings. Any alterations, additions and/or replacement of these buildings should not negatively impact on the significance of the Heritage Area.</p> <p>The above comments address the points of objection to Harbour Heights being included in the Heritage Area and explain the need for Local Planning Policy 3.1.6 to apply to non-contributory buildings and vacant land so there is clear guidance for the construction of new buildings. The intention being that new buildings and additions do not adversely impact on public views to any near-by contributory buildings and that their architecture and design responds to, and interprets, the form, bulk, scale, architecture and proportion of nearby contributory buildings. The site is therefore considered a critical component in the collective significance of the proposed Heritage Area and should therefore remain in the Heritage Area.</p> <p><u>Statement of Significance</u></p> <p>One other comment made in the objecting submission is that a clear <i>Statement of Significance</i> has not been prepared and that this contravenes <i>State Planning Policy 3.5 – Historic Heritage Conservation</i>. The relevant section of Policy 3.5 states as follows:</p> <p><i>"6.2 Designation of heritage areas</i></p> <p><i>Heritage areas are designated under local town planning schemes. A heritage area should always be designated on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area. This information may be provided within a local government inventory or in other supporting assessment documentation. In designating a heritage area, the local government is required to adopt a local planning policy that sets out the objectives and guidelines for conserving the significant heritage fabric of the area"</i>.</p>

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		<p>site.</p> <ul style="list-style-type: none"> The likelihood of wholesale redevelopment of Harbour Heights is remote because of the number of strata lot lots (66) and the difficulty this poses in terms of land assembly. <p><u>Conclusion</u> Harbour Heights should be removed from the proposed Designated Heritage Area. Given the location at the extremity of the proposed Area, this should not pose any management or implementation difficulty in respect of the remaining Heritage Area.</p>	<p>Proposed Local Planning Policy 3.1.6 contains a Statement of Significance on page 4 of the Policy. The Statement refers to Appendix 1 which lists the places of heritage significance. Whilst it is considered the Statement is clear it is acknowledged that the Statement does not specifically discuss, in detail, the significant physical fabric of the area. In part this is because this information is well documented in the Place Record Forms for each listed site in the Town's Municipal Heritage Inventory and Planning Scheme Heritage List. SPP 3.5 also states that this information may be provided within a local government inventory or in other supporting documentation.</p> <p>Notwithstanding, it is considered that the Statement of Significance would be more comprehensive if it contained greater detail in respect to the physical fabric of the Area in the one policy document rather than in individual Place Record Forms. It should also contain some information on the historical development of the Area. It is therefore proposed to move text relating to procedural matters and historical details relevant to the existing heritage listed area to another section of the Policy and add additional text on the physical fabric of the area to the Statement of Significance. The detailed changes in this regard are outlined in the modified Local Planning Policy 3.1.6 (refer to Attachment 2 in the Officer's Report dated 4 February 2020).</p> <p><u>Property Value</u> Refer to the response to Submission 3 in regard to comments relating to impacts on property value.</p> <p><u>Conclusion</u> For the reasons outlined above it is recommended the Harbour Heights site should remain a site included in the proposed Heritage Area and the submission not be supported.</p>

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Our ref: 20-015
Your ref: HAP1

15 January 2020

Mr Andrew Malone
Executive Manager Regulatory Services
Town of East Fremantle
135 Canning Highway
EAST FREMANTLE WA 6158

By email:

admin@eastfremantle.wa.gov.au

Dear Mr Malone

Submission in respect of the proposed George Street Designated Heritage Area and Draft Local Planning Policy 3.1.6

- 1 I act for the owners of Strata Plan 535 (**Harbour Heights**) located on the corner of East Street and George Street in East Fremantle.
- 2 The purpose of this letter is to formally object to the inclusion of Harbour Heights within the George Street Designated Heritage Area, as identified in draft Local Planning Policy 3.1.6 (**draft LPP**).

Does not satisfy threshold for inclusion

- 3 Pursuant to clause 7.2.1 of the Town of East Fremantle's *Local Planning Scheme No.3 (LPS3)*, a heritage area is to be designated where 'special planning control is needed to conserve and enhance the cultural heritage significance and character of an area'.
- 4 Implicit in this objective is that the underlying built form must have either cultural heritage significance or character worthy of conserving and enhancing.
- 5 In this case, Harbour Heights has neither, and on that basis, does not satisfy the threshold requirement for inclusion in such an area, as required by clause 7.2.1.
- 6 This is confirmed by the **enclosed** report, prepared by Element Advisory.

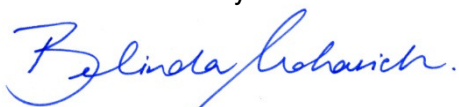
Purpose of a heritage area

- 7 The purpose of designating properties as being within a Heritage Area is threefold –
- 7.1 to maintain additional control over development which would otherwise be capable of being undertaken without approval (see Deemed Provisions clause 61);
 - 7.2 to provide additional matters to which regard must be had in determining applications for development approval in order to conserve or enhance the heritage significance, by way of a local planning policy; and
 - 7.3 to allow the local government to vary site and development requirements in order to enhance or preserve heritage values within a heritage area (see Deemed Provisions clause 12(1)).
- 8 Given these purposes, it is difficult to understand the utility in including Harbour Heights within the Heritage Area, because –
- 8.1 There is no heritage value which is worth conserving or enhancing;
 - 8.2 None of the additional matters included in the draft LPP are directed toward or are even relevant to the Harbour Heights site.
- 9 This is especially so because the likelihood of wholesale redevelopment of the Harbour Heights site is remote because of the number of strata lots (66) and the difficulty this poses in terms of land assembly.

Conclusion

- 10 For these reasons, and those outlined in the **enclosed** report by Element Advisory, we respectfully submit that Harbour Heights should be removed from the proposed Designated Heritage Area.
- 11 In this case, given its location at the extremity of the proposed Area, this should not pose any management or implementation difficulty in respect of the remaining proposed Heritage Area.

Yours faithfully



Belinda Moharich
Director

Encl

Heritage Survey 2006

(MUNICIPAL HERITAGE INVENTORY)

PLACE RECORD FORM

Management Category	Lot	St No.	Street	Precinct (TPS3)	Type of Place
B-		46	East St		Flats
TPS 3 Heritage List TPS 3 Heritage Area					Plympton / George Street



Categories		Significance				
Historic Theme	Demographic Settlement	Aesthetic				
Sub-Theme	Urban Intensification	Historic				
Period	Later Twentieth Century	Social		<input checked="" type="checkbox"/>		
Style	Modernist / International Influences	Scientific				
		Representative		<input checked="" type="checkbox"/>		
		Rarity				
Rating & Assessment		High			Low	
Aesthetic Value		1	2	3	4	5
Architectural Merit		1	2	3	4	5
Rarity Value		1	2	3	4	5
Group/Precinct Value		1	2	3	4	5
Condition		1	2	3	4	5
Integrity		1	2	3	4	5

CATEGORY B

State Register of Heritage Places	Town Planning Scheme No. 3 Heritage List	Heritage Survey / Municipal Inventory	Town Planning Scheme No. 3 Provisions
No	Yes	Yes	Yes

Considerable heritage significance at a local level; places generally considered worthy of high level of protection, to be retained and appropriately conserved; provide strong encouragement to owners under the Town of East Fremantle Planning Scheme to conserve the significance of the place. A Heritage Assessment / Impact Statement to be required as corollary to any development application. Incentives to promote heritage conservation may be considered where desirable conservation outcomes may be otherwise difficult to achieve.