



# MINUTES

## Town Planning Committee

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Tuesday, 2 November 2021 at 6.30pm

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**MINUTES OF THE ORDINARY MEETING OF THE TOWN PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY, EAST FREMANTLE ON TUESDAY, 2 NOVEMBER 2021.**

**1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**

Executive Manager, Regulatory Services opened the meeting at 6.32 pm and welcomed members of the gallery.

**2. ELECTION OF PRESIDING MEMBER**

The Executive Manager of Regulatory Services called for nominations for the position of Presiding Member of the Town Planning Committee.

Cr Nardi nominated Cr Collinson for the position of Presiding Member.

**Moved Cr Nardi, seconded Cr Natale**

**That Cr Collinson be appointed to the position of Presiding Member of the Town Planning Committee for a period of two years**

**(CARRIED UNANIMOUSLY)**

Cr Collinson accepted his nomination for this position and assumed the Chair.

**3. 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."*

**4. ANNOUNCEMENT TO GALLERY**

*"Members of the gallery are advised that no Committee decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting."*

**5. RECORD OF ATTENDANCE**

**5.1 Attendance**

The following members were in attendance:

Cr C Collinson                      Presiding Member  
Mayor J O'Neill  
Cr A Natale  
Cr D Nardi  
Cr L Mascaro  
Cr A White

The following staff were in attendance:

A Malone                              Executive Manager Regulatory Services  
J Bannerman                          Planning Officer  
K Culkin                                Minutes Secretary

There were nine members of the public in the gallery.

5.2 Apologies  
Nil

5.3 Leave of Absence  
Nil

6. MEMORANDUM OF OUTSTANDING BUSINESS  
Nil

7. DISCLOSURES OF INTEREST  
Nil

7.1 Financial  
Nil

7.2 Proximity  
Nil

7.3 Impartiality  
Nil

8. PUBLIC QUESTION TIME  
Nil

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

8.2 Public Question Time  
Nil

9. PRESENTATIONS/DEPUTATIONS

9.1 Presentations  
Nil

9.2 Deputations  
Nil

10. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

10.1 Town Planning Committee (5 October 2021)

**10.1 OFFICER RECOMMENDATION**

Moved Cr Nardi, seconded Cr Natale

That the minutes of the Town Planning Committee meeting held on Tuesday, 5 October 2021 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)





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**11. ANNOUNCEMENTS BY THE PRESIDING MEMBER**  
Nil

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**12. REPORTS OF COMMITTEES**

**12.1 Community Design Advisory Committee (4 October 2021)**

**Prepared by:** Andrew Malone, Executive Manager Regulatory Services

**Supervised by:** Gary Tuffin, Chief Executive Officer

**Authority/Discretion:** Town Planning Committee

**Attachments:** 1. Minutes of the Community Design Advisory Committee meeting held on 4 October 2021

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**PURPOSE**

To submit the minutes of the Community Design Advisory Committee meeting held on the 4 October 2021 for receipt by the Town Planning Committee.

**EXECUTIVE SUMMARY**

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

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

**12.1 OFFICER RECOMMENDATION**

**Moved Cr White, seconded Cr Nardi**

**That the Minutes of the Community Design Advisory Committee meeting held on 4 October 2021 be received.**

**(CARRIED UNANIMOUSLY)**

**13. REPORTS OF OFFICERS (COMMITTEE DELEGATION)**

**13.1 Pier Street No 56A (Lot 2) Proposed Four Storey Dwelling**

<b>Owner</b>	Elvis & Joanne Dragicevich
<b>Applicant</b>	Infinity Designed
<b>File ref</b>	P68/21
<b>Prepared by</b>	James Bannerman Planning Officer
<b>Supervised by</b>	Andrew Malone, Executive Manager Regulatory Services
<b>Meeting date</b>	2 November 2021
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Location plan and advertising</li><li>2. Site photos</li><li>3. Plans date stamped 11 October 2021</li><li>4. Community consultation checklist</li></ol>

**Purpose**

The purpose of this report is for Council to consider a development application for a proposed new dwelling at No 56A (Lot 2) Pier Street, East Fremantle.

**Executive Summary**

This development application proposes a dwelling at 56A Pier Street on one of two survey strata lots. The dwelling is spread across 4 levels. It has a 4 car undercroft garage, cellar, storeroom, and workshop. The main living area is on the second level with a kitchen, dining and living. The third level includes 4 bedrooms, 2 bathrooms and a study. The upper and fourth level comprises a roof top terrace. A swimming pool is located in the front setback area and elevated above the street adjacent to the alfresco. There is also a rear outdoor living area. A gate encloses the staircase entry to the dwelling adjacent to the generous driveway. It is noted that the lower 2 floors of the development are utilising elements of an unfinished, but previously approved development on site and therefore the levels and heights of the first two floors are completed. Some of the below variations are the result of utilising the existing structures.

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

- (i) Clause 3.7.7.3 – Residential Design Guidelines – Front Street Setback – 7.25m (average) required, 4.5m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western wall – Dining - 1.1m required, 0.6m provided,
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western wall – Kitchen, Scullery – 1.1m required, 0m provided,
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Living and Alfresco – 1m required, 0m provided,
- (v) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Bed 3, Bath, Study/Arts – 1.8m required, 1.7m provided,
- (vi) Clause 5.1.3 – Residential Design Codes - Lot Boundary Setbacks - Eastern Wall – Bed 4, Dresser, Master Suite – 2.1m required, 1.3m provided, and
- (vii) Clause 5.1.4 – Residential Design Codes - Open Space – 50% required, 49% provided

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

**Background**

Zoning: R12.5 (previously subdivided at R20 density code – corner lot)  
Site area: 445m<sup>2</sup>  
Heritage: N/A

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

P124/14 – swimming pool at front - development approval – 5 September 2014  
P150/10 – multiple dwellings x 2 including undercroft garage development approval – 24 February 2014

**Consultation**

Advertising

The application was advertised to surrounding landowners from 25 August to 10 September 2021. The following submissions were received.

<b>Submission</b>	<b>Applicant Response</b>	<b>Officer Response</b>
<p><b>Submission 1</b> We fully support the proposal of lot 2, 56a Pier Street, East Fremantle.</p>	Noted	Noted.
<p><b>Submission 2</b> We have reviewed the proposal in detail &amp; support the development plans for 56a Pier Street. The proposed development compliments the surrounding properties. Defined total height for the proposed building is proportionate to the neighbouring properties. For more than three years this plot has been an abandoned building site attracting vandalism and trespassers (in turn, causing concern). The proposed dwelling is an attractive design, in keeping with the neighbouring properties and will therefore represent a huge improvement to the current situation.</p>	Noted	Noted
<p><b>Submission 3</b> With regard to the proposed plans for Lot 2, 56A Pier Street, East Fremantle, 6158, please find our comments below. Firstly, we welcome a new dwelling to be built on this lot. We have one major concern however, which is the sheer height of the building. The property is proposed as 3 storey, but on viewing the plans, there is actually a 4<sup>th</sup> storey “roof cabana” which far exceeds the height of any other property on our street. Pier Street is a hill, with Lot2/ 56A already on the elevated side of the</p>	Amended plans were submitted which address concerns regarding height and visual privacy.	Noted. It is recognised that the development is a 4 storey development and labelled as such in this report. Amended plans were submitted which reduced the height of the development such that it is less than 8m in height which is in accordance with the deemed to comply requirements of clause 5.1.6 of the Residential Design Codes. Development with a concealed roof can be undertaken on this site with a maximum height of 8m. The development achieves the minimum visual privacy and overlooking requirements for all surrounding properties by utilising a mixture of

<p>street, and its ground level is already far higher than our own property. The presence of a 4 storey home on the hill, we feel would unfortunately be imposing to the street, with a 4th storey overlooking all surrounding neighbours.</p> <p>There are a few pre-existing homes that are a maximum of 3 levels in this area, but they are set much further back from the road and therefore feel far less intrusive to the streetscape. The roof terrace of the proposed 4th floor extends out very close to the front of the roof margin. We also worry about the noise carriage from the 4th level, as this part of the cabana area is not enclosed.</p> <p>To summarise, our main concern with the proposed plans we have seen is regarding the 4<sup>th</sup> level. With the natural elevation of 56A from ground level, the 4<sup>th</sup> storey or cabana takes the development far higher than the neighbouring homes and is out of keeping with the other residences on the street.</p>		<p>obscure glazing, highlight windows, visual privacy screening and visual privacy setbacks in accordance with clause 5.4.1 of the Residential Design Codes.</p> <p>Noise transmission is not an issue that is assessed directly by the Residential Design Codes or the Residential Design Guidelines. It is noted that residences can produce noise from socialising. This is a matter that has to be dealt with if and when noise exceeds environmental health standards.</p> <p>Some of the walls that are proposed do have a zero setback from the boundary but utilise some of the existing walls which are already located on the boundary.</p> <p>A condition will also be imposed that requires that all air conditioning to be located at lower levels and shrouded in noise and vibration limiting materials to reduce noise transmission.</p> <p>The design utilises the existing previously approved garage location which is already in place and located 6m from the front lot boundary.</p> <p>A condition will be recommended that limits the ability for any temporary or permanent structures to be located on the roof terrace to ensure that the development height is not exceeded.</p> <p>There are many large and multiple storey developments in the Richmond Hill precinct. As stated previously the development is below the maximum height permitted under the Residential Design Codes (8m) and has been able to go to 4 levels by utilising the existing previously approved garage that was created through considerable excavation of the site.</p> <p>Proponents for development are permitted to propose development that requests variations to the deemed to comply requirements of the Residential Design Codes by utilising design principles. As a result of the amendments made to the design there has been a reduction in the number of requested variations to 7 in total of which 6 are related to front or side lot boundary setbacks. Three of these relate to previously approved walls that are already in place in the existing structure on site.</p> <p>Some of the walls that are proposed do have a zero setback from the boundary but utilise some of the existing walls which are already located on the boundary.</p>
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<p><b>Submission 4</b></p> <p>Thank you for providing my wife and me with the opportunity to respond to the proposed four-storey residence across the road from our house at 65 Pier St, East Fremantle. We are writing to strongly object to the proposed development in its current form. Sarah and I have owned our home since 2005. We purchased what we believe is the oldest house in Pier Street. It needed extensive restoration and renovation which we undertook with close attention to the heritage value of its location in East Fremantle. In the process we were careful to learn about Pier St and its history. Our renovation was nominated and shortlisted for the Fremantle Heritage Awards on completion.</p> <p>In the time we have been here we have brought up our family with two children and watched the area change, mostly for the better. We understand that this is one of the most significant heritage areas of the suburb, within visual range of the original Penshurst residence on the hill around 50m away. The name of the street that our house is on the corner of was changed from Gordon St at some point, to Penshurst St, to recognise the heritage value of the Penshurst historical residence in this locality.</p> <p>Although we live in a very old house and have embraced the heritage aspects of this building, we strongly support high quality contemporary architecture. With the sale of the lot across the road, with its half-built structure marring the streetscape over a long period, we were looking forward to a new building on this beautiful site. However, we were very disappointed to see that the proposed plan does not respect the streetscape and its neighbourhood. In fact, in its scale, design and sheer bulk, it appears to pay no attention to its location. It is out of proportion with its surrounding residential neighbourhood and would tower over the street and nearby houses like a block of flats.</p>	<p>Amended plans were submitted which address concerns regarding height and visual privacy.</p>	<p>Noted.</p> <p>It is recognised that the development is a 4 storey development and labelled as such in this report.</p> <p>Amended plans were submitted which reduced the height of the development such that it is less than 8m in height which is in accordance with the deemed to comply requirements of clause 5.1.6 of the Residential Design Codes. Development with a concealed roof can be undertaken on this site with a maximum height of 8m.</p> <p>The development achieves the minimum visual privacy and overlooking requirements for all surrounding properties by utilising a mixture of obscure glazing, highlight windows, visual privacy screening and visual privacy setbacks in accordance with clause 5.4.1 of the Residential Design Codes.</p> <p>It is permitted to have a pool in the front setback area. A pool was previously approved in this location for the original development approval for the dwelling that was never completed. Pools do not require a development approval unless they relate to a heritage listed property. As this property is not heritage listed the pool only requires a building permit.</p> <p>Some of the walls that are proposed do have a zero setback from the boundary but utilise some of the existing walls which are already located on the boundary.</p> <p>The proposed development achieves the minimum requirements for landscaping of a site in accordance with the Residential Design Codes. A landscape plan has been submitted which proposes significant planting across the verge and in the area to the rear of the property.</p> <p>The design utilises the existing previously approved garage location which is already in place and located 6m from the front lot boundary.</p> <p>A condition will be recommended that limits the ability for any temporary or permanent structures to be located on the roof terrace to ensure that the development height is not exceeded.</p> <p>A condition will also be imposed that requires that all air conditioning to be located at lower levels and shrouded in noise and vibration limiting materials to reduce noise transmission.</p> <p>The property is not heritage listed and as a result there is no requirement to have any features that are typically linked to heritage development. The Residential</p>
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<p>We do not believe that a 4-storey residence is appropriate or acceptable in this location. It does not respect the natural topography, the streetscape or the neighbourhood. Further, there are other aspects of the design that we consider unacceptable for a building in this location. Many of these appear to unjustifiably exceed the limits of the relevant building codes that have been designed to protect neighbourhoods from unsuitable developments such as this.</p> <p>There are a number of specific aspects of the proposed structure that we would like to specify to support our objection:</p> <ol style="list-style-type: none"> <li>1. The overall form of this proposed residence imposes on the streetscape in an excessively dominant way and is out of proportion. In particular it rises high above the limestone scarp landform, which should, we believe, remain the dominant form in this immediate area. At the very least, the fourth storey should not be allowed.</li> <li>2. The proposed design includes a roof-top deck, which would allow the occupants and its visitors to look into our front yard, which is our only outdoor living space, resulting in loss of privacy, amenity and peaceful enjoyment of our only family living area.</li> <li>3. The proposed roof-top deck would allow noise transmission directly down to our living spaces, resulting in loss of privacy, amenity and peaceful enjoyment of our only family living area.</li> <li>4. The proposed roof-top deck, if approved, would set a precedent for similar development in the area, even if the deck were to be reduced in size or further set back.</li> <li>5. The proposed pool located at the front boundary would allow overlooking of our front yard and living area, resulting in loss of privacy, amenity and peaceful enjoyment of our only family living space.</li> <li>6. The third level cantilevers forward beyond the second level.</li> </ol>		<p>Design Guidelines specifically follows the Burra Charter in requiring that new development should be contemporary and not attempt to copy heritage design. Faux heritage is strictly discouraged.</p> <p>There are many large and multiple storey developments in the Richmond Hill precinct. As stated previously the development is below the maximum height permitted under the Residential Design Codes (8m) and has been able to go to 4 levels by utilising the existing previously approved garage that was created through considerable excavation of the site.</p> <p>Proponents for development are permitted to propose development that requests variations to the deemed to comply requirements of the Residential Design Codes by utilising design principles. As a result of the amendments made to the design there has been a reduction in the number of requested variations to 7 in total of which 6 are related to front or side lot boundary setbacks. Three of these relate to previously approved walls that are already in place in the existing structure on site.</p>
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<p>This creates an overbearingly dominating form, beyond anything in this street, jutting out toward the road and emphasising the intrusiveness and massiveness of the structure.</p> <p>7. The building is proposed to fill the space from side boundary to side boundary, limiting the ability for greenery and dominating over the two abutting buildings. We see no justification for this.</p> <p>8. The proposed garage is at least 3 meters above the road. It would be more appropriate for the garage to be level with the road, with the residence built over it. This would be a much safer option at this location, very close to an intersection.</p> <p>The proposed development appears to be based on the assumption of the granting of multiple concessions to allow breaching of established codes which, if granted, would potentially have serious negative impacts on neighbours.</p> <p>We have talked with the residents who own properties that adjoin the property under consideration, many whom have not been advised of the proposal. They have expressed their concerns over the sheer scale and inappropriateness of what is proposed.</p> <p>We look forward to a modern home being built on this site; however, we believe that what is proposed is excessive and totally inappropriate for this location. It will cause us and our neighbourhood significant loss of amenity and will have a negative impact on the streetscape in a historically important area.</p>		
<p><b>Submission 5</b> We have reviewed the plans and we have no comments to raise with the Application.</p>		<p>Noted</p>

Community Design Advisory Committee (CDAC)

The application was referred to 6 September 2021 CDAC meeting.

a) The overall built form merits.

- The Committee were not supportive of the proposed development noting the below points.
- The committee recognised that the design utilises the existing building.



- Committee felt that the bulk and scale of the building is a key issue in the design, however, was considered to be too bulky.
  - Committee believed that space is needed for planting of vegetation to soften the streetscape and built structure. The Committee requests a full landscaping plan be submitted to Council.
  - Committee was concerned about the width of the driveway and crossover and the height and gradient of the driveway given the slope of the site.
  - Committee believed the proposed height is unacceptable.
- b) The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.
- Committee believed that the dwelling is of a style like many contemporary dwellings in the Richmond Hill precinct, however, should be better articulated and reduced in height, bulk, and scale.
- c) The relationship with and impact on the broader public realm and streetscape.
- Committee felt that the dwelling will dominate the street.
  - Committee felt there was a need for the dwelling to better fit with the streetscape.
  - Committee requested that a landscape plan and a crossover and verge plan are necessary to gain an understanding of measures that will be taken to soften the design in the streetscape by way of planting vegetation.
- d) The impact on the character of the precinct, including its impact upon heritage structures, significant natural features, and landmarks.
- Committee believed that the upper storeys should be setback further to reduce the impact of the building on the streetscape.
- e) The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability.
- Committee believed that the air-conditioning location and screening will need to be conditioned to prevent future issues with noise and height.
- f) The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places.
- Committee recognised that there was very good surveillance of the street and the front setback area.

#### Officer Comment

Amended plans were submitted which address concerns regarding height and visual privacy.

#### External Consultation

Nil

#### **Statutory Environment**

*Planning and Development Act 2005*

*Residential Design Codes of WA*

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

### Policy Implications

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

### Financial Implications

Nil

### Strategic Implications

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

#### Built Environment

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

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

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

*3.1.2 Plan for a mix of inclusive diversified housing options.*

*3.1.3 Plan for improved streetscapes.*

*3.2 Maintaining and enhancing the Town's character.*

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

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

*3.3.1 Continue to improve asset management within resource capabilities.*

*3.3.2 Plan and advocate for improved access and connectivity.*

#### Natural Environment

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

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

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

*4.1.2 Plan for improved streetscapes parks and reserves.*

*4.1.3 Improve and protect the urban forest and tree canopy.*

*4.2 Enhance environmental values and sustainable natural resource use.*

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

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

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

### Risk Implications

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

### Site Inspection

A site inspection was undertaken.

## Comment

### Statutory Assessment

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

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

### Residential Design Codes Assessment

Design Element	Required	Proposed	Status
<b>Street Front Setback</b>	<b>Average of front setbacks</b>	<b>4.5m</b>	<b>D</b>
Secondary Street Setback			N/A
<b>Western wall - dining</b>	<b>1.1m</b>	<b>0.6m</b>	<b>D</b>
<b>Western wall – kitchen, scullery</b>	<b>1m</b>	<b>0m</b>	<b>D</b>
Western wall powder and laundry	1m	1.125m	A
Northern wall – laundry, stairs, lift, living	1.5m	3.2m	A
<b>Eastern wall – living &amp; alfresco</b>	<b>1.5m</b>	<b>0m</b>	<b>D</b>
<b>Western wall – bed 3, bath, study/arts</b>	<b>1.8m</b>	<b>1.7m</b>	<b>D</b>
Northern wall – study/arts, spiral staircase, staircase, lift, bed 4	2m	3.3m	A
<b>Eastern wall – bed 4, dresser, master suite</b>	<b>2.1m</b>	<b>1.3m</b>	<b>D</b>
Western wall – landing, roof terrace	1.7m	3.8m	A
Northern wall – landing	1.3m	3.354m	A
Eastern wall – roof terrace	1.7m	7.5m	A
<b>Open Space</b>	<b>50%</b>	<b>49%</b>	<b>D</b>
Roof height	8m	7.92m	A
Setback of Garage			N/A
Car Parking	2 car bays	Minimum of 4 car bays	A
Site Works			N/A
Visual Privacy	Roof deck 7.5m	7.5m setback & privacy screening	A
Overshadowing			N/A
Drainage	To be conditioned		

### Local Planning Policies Assessment

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

3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	A
3.7.14 Footpaths and Crossovers	A
3.7.17.3 Garages and Carports	N/A
3.7.17.4.3 Fremantle Port Buffer Area	N/A

This development application proposes a dwelling at 56A Pier Street on one of two survey strata lots. The dwelling is spread across 4 levels. It has a 4 car undercroft garage, cellar, storeroom, and workshop. The main living area is on the second level with a kitchen, dining and living. The third level includes 4 bedrooms, 2 bathrooms and a study. The upper and fourth level is a roof top terrace. A swimming pool is located in the front setback area and elevated above the street adjacent to the alfresco. There is also a rear outdoor living area. A gate encloses the staircase entry to the dwelling adjacent to the driveway.

The lot is a very steep site with levels rising from approximately 41m at the street up to 47m at the rear boundary. There is an existing partially constructed dwelling on site. The proposed new dwelling utilises features of this development related to the undercroft garage and storage areas and the second level. The internal walls of the original dwelling on the second level of the dwelling that was previously approved will be removed. The design above the second level is all new. Amended plans were submitted after discussions with the proponents with changes made to address issues relating to height and visual privacy. As a result, the building is lower and achieves the required visual privacy setbacks to each of the neighbouring properties.

There are seven variations that are requested in relation to the proposed development in relation to street setback, lot boundary setback (5 walls), and open space.

Street Setback

In accordance with the acceptable development provisions of the Residential Design Guidelines clause 3.7.7.3 A1.3 the front setback of the proposed dwelling should either match the front setback of one existing dwelling or be the average of the 2 setbacks. In this case the proposed dwelling is setback a minimum of 4.5m which is less than the average of the 2 neighbouring properties and equivalent to 7.25m (western property – 1.5m and eastern property - 13m). It is however, more than the western adjacent property’s setback from that property’s side boundary of 1.5m. In accordance with performance criteria 3.7.7.3 P1.1 additions to non-contributory buildings should match the traditional setback of the immediate locality. In this case the 2 neighbouring properties do not represent the traditional setbacks from the street front. The garage is setback 6m, but it is the cantilevered upper storeys that are closer to the front boundary. These ensure that there is some weather protection for lower storeys. The reduced lot boundary setback can be supported. It is noted also the previously approved and half constructed development does set the footprint for the proposed building. The use of the existing footprint and lot dimensions do limit the ability to provide larger street setbacks.

Lot Boundary Setbacks

Western wall – Kitchen, Scullery

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the western wall of the proposed dwelling (the wall of the kitchen and scullery) that is 5m long and 3.45m high with no major openings is required to be setback 1m from the boundary. The wall is located on the boundary. This wall was originally part of the previously approved development that was never finished.

#### Eastern Wall – Living and Alfresco

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the eastern wall of the proposed dwelling (the wall of the living room) that is 11.01m long and 3.6m high without major openings is required to be setback 1.5m from the boundary. The wall is located along the boundary. This wall was originally part of the previously approved development that was never finished.

the reduced lot boundary setbacks can be supported for the following reasons;

- The existing structure was previously approved by Council and is being utilised in the design of this proposal,
- It makes more effective use of the space for the enhanced privacy for the occupants,
- There are minimal impacts from building bulk to adjoining neighbour,
- Adequate sunlight and ventilation to the building and open spaces on site and adjoining properties,
- Minimal (compliant) overlooking and loss of privacy on adjoining properties,
- The proposal has minimal adverse impacts on the amenity of the adjoining properties,
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted, and
- The development is consistent with the prevailing and future development context and streetscape as outlined in the local planning framework.

The western wall has no major openings and as a result maintains privacy between the subject and neighbouring properties. The location of the wall does not limit access to sunlight as this property has large windows facing south that will allow light to enter and ventilation. This wall also faces onto the neighbouring strata property dwelling and the owners of this property have agreed to the proposed development. For this reason, the reduced lot boundary setback is supported.

The eastern wall has no major openings and as a result maintains privacy between the subject and neighbouring properties. The location of the wall does not limit access to sunlight as this property has large windows facing south that will allow light to enter and ventilation.

#### Lot Boundary Setback – Western wall

##### Dining

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the western wall of the proposed dwelling (the wall of the dining room) that is 3.175m long and 3.9m high with no major openings is required to be setback 1.1m from the boundary. The wall is located 0.6m from the boundary. This wall was originally part of the previously approved development that was never finished.

##### Bed 3, Bath, Study/Arts

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the western wall of the proposed dwelling (the wall of bedroom 3, bathroom and study/arts) that is 13.615m long and 5.9m high without major openings is required to be setback 1.8m from the boundary. In this case the wall is setback 1.7m.

The reduced lot boundary setbacks can be supported for the following reasons;

- The existing structure was previously approved by Council and is being utilised in the design of this proposal,
- There are minimal impacts from building bulk,
- Adequate sunlight and ventilation to the building and open spaces on site and adjoining properties,

- Minimal overlooking and loss of privacy on adjoining properties,

As stated previously this is a previously existing wall and the design utilises this wall. The western wall has no major openings and as a result maintains privacy between the subject and neighbouring property. The location of the wall does not limit access to sunlight as this property has large windows facing south that will allow light to enter and ventilation. This wall also faces onto the neighbouring strata property dwelling and the owners of this property have agreed to the proposed development. For this reason, the reduced lot boundary setback is supported.

#### Eastern Wall – Bed 4, Dresser, Master Suite

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the eastern wall of the proposed dwelling (the wall of bed 4, dresser, master suite) that is 14.486m long and 6.9m high without major openings is required to be setback 2.1m from the boundary. The wall is located 1.3m from the boundary.

The reduced lot boundary setback can be supported for the following reasons;

- There are minimal impacts from building bulk,
- Adequate sunlight and ventilation to the building and open spaces on site and adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties.

The eastern wall has no major openings and as a result maintains privacy between the subject and neighbouring properties. The location of the wall does not limit access to sunlight as this property has large windows facing south that will allow light to enter and ventilation. This is considered a minor variation and as such can be supported.

#### Open Space

According to the Residential Design Codes deemed to comply clause 5.1.4 (and Table 1) the required minimum amount of open space is 50% for lots that have a density code of R20. In this case the lot has a density code of R12.5 but it has been subdivided in accordance with Local Planning Scheme No 3 clause 5.1.3 and development on the lot can be assessed in alignment with the requirements for lots with an R20 density coding. The proposed development has open space of 49%. This is considered a minor variation that can be supported. The proposed development achieves design principles 5.1.4 P4. The development has incorporated open space that provides access to natural sunlight, provides an attractive setting for the buildings, landscape, vegetation and streetscape, opportunities are provided for the residents to use the space external to the dwelling for outdoor pursuits and access within and around the site, and provides space for external fixtures and essential features.

The applicant has submitted a landscape plan which shows significant planting across the verge and at the rear of the property. Landscaping will be able to soften the design and reduce the impact of the building on the street.

#### Submissions from Advertising

A total of 5 submissions were received. Three submissions supported the proposed development while 2 were from the same submitter that opposed the development. Following discussions held with the proponent changes were made to the design to reduce the height and reduce overlooking. Obscure glazing was added to the rear window facing north on the third level. The cabana on the top storey was removed. Walls to 1.6m from the finished floor level of the roof terrace were included to increase visual privacy to the rear properties. Side boundary setbacks of 7.5m were added to the roof terrace to meet

the deemed to comply visual privacy requirements of the Residential Design Codes. These changes resulted in a design that is lower and will have fewer privacy impacts on the neighbouring properties. For further information see the submissions table.

The proposed development will help to deal with the issues attached to the current abandoned building site. Development will improve the current streetscape by completing the unfinished structures which are considered an eyesore and ensure that people will no longer be able to enter the abandoned building site illegally. All submitters expressed the view that they wanted development to be completed.

#### Conclusion

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

- Mr Richard White (neighbour) mentioned some anomalies with regard to other submissions from a neighbour and spoke in support of the officer's recommendation.
- Mr Paul Arthur (neighbour) spoke in favour of the officer's recommendation.
- Mr and Mrs Dragicevich spoke in favour of the officer's recommendation.

#### **13.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP011121:**

**Moved Cr White, seconded Cr Mascaro**

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

- Clause 3.7.7.3 – Residential Design Guidelines – Front Street Setback – 7.25m (average) required, 4.5m provided**
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western wall – Dining - 1.1m required, 0.6m provided**
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western wall – Kitchen, Scullery – 1.1m required, 0m provided**
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Living and Alfresco – 1m required, 0m provided**
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Bed 3, Bath, Study/Arts – 1.8m required, 1.7m provided**
- Clause 5.1.3 – Residential Design Codes - Lot Boundary Setbacks - Eastern Wall – Bed 4, Dresser, Master Suite – 2.1m required, 1.3m provided**
- Clause 5.1.4 – Residential Design Codes - Open Space – 50% required, 49% provided**

**for a 4 storey dwelling at No. 56A (Lot 2) Pier Street, East Fremantle, in accordance with the plans date stamped received 11 October 2021, subject to the following conditions:**

- Obscure glazing and privacy screening are to be installed in accordance with the plans submitted 11 October 2021 and meet the Deemed to Comply requirements of clause 5.4.1 C1.2 including they shall be at least 1.6m in height from finished floor level, at least 75% obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining properties.**
- Temporary or permanent structures with permeable or non-permeable roof and walls are not to be installed on the roof terrace without the submission of a development application for the consideration of the Town.**

- (3) All air conditioning units are to be mounted at ground level and shrouded in acoustic insulation and shielding to reduce noise emissions.
- (4) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 11 October 2021 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (5) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines. Any other proposed new fencing or walls in the front setback area will require the submission of a development application for the consideration of the Town.
- (6) Retaining walls more than 0.5m above natural ground level will require the submission of a development application for the consideration of the Town.
- (7) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.
- (8) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
- (9) Regarding the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (10) 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.
- (11) 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.
- (12) 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.
- (13) 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.
- (14) This development approval is to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*



- (iii) *an application for a landscaping plan for the front verge is to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council.*
- (iv) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information are available at the following links;*  
*Crossover Specifications*  
*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover\\_Specification\\_2017.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf)*  
*Residential Design Guidelines*  
*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3\\_1\\_1\\_LPP\\_Residential\\_Design\\_Guidelines\\_Amended\\_17\\_May\\_2016.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf)*  
*Urban Streetscape and Public Realm Style Guide*  
*<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>*  
*Application to Conduct Crossover Works*  
*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application\\_to\\_conduct\\_crossover\\_works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf)*
- (v) *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.*
- (vi) *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).*
- (vii) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(CARRIED UNANIMOUSLY)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

**PROCEDURAL MOTION**

Moved Mayor O'Neill, seconded Cr Mascaro

That the order of business be changed to allow members of the gallery to speak to specific planning applications.

(CARRIED UNANIMOUSLY)

**13.3 Windsor Road No 46 (Lot 10) Proposed double storey dwelling**

<b>Owner</b>	Marco & Aleisha Falso
<b>Applicant</b>	Robert Galipo Designs
<b>File ref</b>	P72/21
<b>Prepared by</b>	James Bannerman Planning Officer
<b>Supervised by</b>	Andrew Malone, Executive Manager Regulatory Services
<b>Meeting date</b>	2 November 2021
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Location plan and advertising</li><li>2. Site photos</li><li>3. Plans date stamped 14 September &amp; 11 October 2021</li><li>4. Community consultation checklist</li><li>5. Submission by owners (Late submission received 1 November 2021)</li></ol>

**Purpose**

The purpose of this report is for Council to consider a development application for a double storey dwelling at No 46 (Lot 10) Windsor Road, East Fremantle.

**Executive Summary**

This development application proposes a new double storey dwelling to be constructed on a vacant site. The previous dwelling was demolished. The original dwelling was not heritage listed. The dwelling design is comprised of a front verandah, front balcony, 4 bedrooms, 3 bathrooms, office, home theatre, television room, alfresco, cabana and swimming pool, as well as an underground cellar.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall – Garage – 1m required, 0m provided,
- (ii) Clause 5.3.7 – Residential Design Codes – Retaining Walls and Fill – Maximum height of 0.5m, greater than 0.5m for retaining and fill, and
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required – 25 degrees provided.

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

**Background**

Zoning: R17.5

Site area: 911m<sup>2</sup>

Heritage: N/A

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

Demolition permit issued for existing dwelling – 2021039 – issued 19 April 2021

**Consultation**

Advertising

The application was advertised to surrounding landowners from 8 September to 24 September 2021. One submission was received.

<b>Submission</b>	<b>Applicant Response</b>	<b>Officer Response</b>
Thanks for keeping us in the loop. We've no objection in principle. Obviously, this impacts our back fence, but we'll talk about this later nearer the time of build.	No written response received.	Noted. Dividing fences are a matter for discussion and negotiation with neighbouring property owners.

Community Design Advisory Committee (CDAC)

The application was referred to CDAC. The following comments were made by CDAC.

*(a) The overall built form merits;*

- Committee was not supportive of the proposal.
- Committee was concerned about the impact of the building on the northern neighbour. It was felt that the design would benefit from lowering the site levels to reduce the impact on the northern neighbours and the streetscape.
- There was considerable concern from Committee about the increased height of the building relative to surrounding properties and asked the question whether the building could be lowered and thereby improve the look of the dwelling from the street.
- Committee was concerned that the northern wall was a very large blank wall that lacked articulation.

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

- Committee was very concerned about the lack of architectural merit to the design.
- Committee felt that the proposal did not compliment surrounding heritage properties.

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

- Committee felt that the bulk and scale of development was excessive and not in keeping with the character of more traditional heritage properties in East Fremantle and the Richmond precinct.

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

- Committee felt that the proposed design set an undesirable precedent for the Richmond precinct and development within East Fremantle.

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

- Committee believed that the design had poor solar access and would have low energy efficiency.
- Committee expressed the view that the quality and merit of the architectural design was poor.

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

- Committee believed that the design would provide good quality surveillance of the street from the front of the house.
- Committee emphasised that there was a need for the design to be lowered on the site to reduce the impact to surrounding properties and the streetscape.

#### Officer Response

CDAC's comments were provided to the applicant and owners and a meeting was held to discuss. The northern side boundary setback was increased to meet the deemed to comply requirements of the Residential Design Codes. The proponents were not prepared to lower the site levels. It was claimed that the neighbouring property on the northern side had been excavated to lower the building so this accentuated the height of the proposed development at the subject site. The proponents also did not want to create any drainage issues on their site and chose to keep as is to ensure that the site would not be subject to stormwater flooding.

#### External Consultation

Nil

#### **Statutory Environment**

*Planning and Development Act 2005*

*Residential Design Codes of WA*

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

#### **Policy Implications**

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

#### **Financial Implications**

Nil

#### **Strategic Implications**

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

##### Built Environment

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

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

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

*3.1.2 Plan for a mix of inclusive diversified housing options.*

*3.1.3 Plan for improved streetscapes.*

*3.2 Maintaining and enhancing the Town's character.*

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

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

*3.3.1 Continue to improve asset management within resource capabilities.*

*3.3.2 Plan and advocate for improved access and connectivity.*

Natural Environment

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

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

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

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

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

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

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

**Risk Implications**

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

**Site Inspection**

A site inspection was undertaken.

**Comment**

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6m	6m	A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Northern wall – ground floor – verandah, guestroom, bathroom, home theatre, family	1.5m	1.5m	A
Eastern wall – ground floor – alfresco	1.5m	>1.5m	A
Southern wall – ground floor – alfresco, scullery, laundry	1.5m	2.5m	A
<b>Southern wall – ground floor – garage</b>	<b>1m</b>	<b>0m</b>	<b>D</b>
Upper storey – northern wall – balcony, bed 2, powder, bathroom, bed 3	2.1m	2.1m	A

Upper storey – eastern wall – bed 3, store, tv room	5m	>5m	A
Upper storey – southern wall – tv room, ensuite, master suite	1.8m	2.5m	A
Ground floor – southern wall – cabana	1m	1.2m	A
Ground floor – eastern wall – cabana	1m	1.5m	A
Open Space	50%	63%	A
Wall height	7m	6.55m	A
Roof height	10m	9.5m	A
Setback of Garage	Impact of garage provided	6.5m	A
Car Parking	1-2 car bays	2 car bays	A
<b>Site Works</b>	<b>Maximum 0.5m above NGL</b>	<b>0.6m</b>	<b>D</b>
Visual Privacy			N/A
Overshadowing	No more than 25%	12.6%	A
Drainage	To be conditioned		

#### Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	See above
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	See above
<b>3.7.8 Roof Form and Pitch</b>	<b>D</b>
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	To be conditioned
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3 Garages and Carports	A

This development application proposes a double storey dwelling to be constructed on a vacant site at No 46 (Lot 10) Windsor Road, East Fremantle. The previous dwelling has been demolished. The dwelling was not heritage listed. The design is comprised of a front verandah, front balcony, 4 bedrooms, 3 bathrooms, office, home theatre, television room, alfresco, and cabana adjacent to a swimming pool, as well as an underground cellar.

Two variations are requested to the requirements of the Residential Design Codes and one variation is requested to the Residential Design Guidelines in relation to lot boundary setbacks (in 1 location), roof pitch and site works.

#### Lot Boundary Setback – Southern Wall – Garage

The southern wall of the garage is a total of 8.99m long 2.909m high without major openings and adjacent to the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be a minimum of 1m from the side boundary based on the zoning of the subject lot.

The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- More effective use of space for the enhanced privacy for the occupants and the outdoor living areas,
- There is minimal impact from building bulk on the adjoining property,
- Adequate direct sunlight and ventilation to the building and open spaces on the subject site and the adjoining properties,
- Minimal overlooking or loss of privacy,
- Does not have an adverse impact on the amenity of the adjoining property,
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted, and
- Positively contributes to the prevailing and future development context and streetscape as outlined in the local planning framework.

The garage wall adjacent to the boundary has no openings in the wall so privacy is maintained between properties. Adequate sunlight and ventilation still reaches the front and the rear of the garage and the adjoining property.

#### Site Works – Retaining Walls & Fill

In accordance with the Residential Design Codes deemed to comply clause 5.3.7 C7.2 the maximum height of retaining walls and fill within 1m of the boundary should be 0.5m. In this case the retaining walls along the southern boundary and parts of the northern and eastern boundary are up to 0.6m high and fill of approximately 0.56m is being added. These retaining walls will result in the dividing fence being up to 2.4m high when the height of the dividing fence is added to the height of the retaining wall.

The minor variation in the height of the retaining walls above the maximum height of 0.5m can be supported because all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street in accordance with design principles 5.3.7 P7.2.

#### Roof Pitch

The roof pitch of the proposed addition is 25 degrees. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch should be between 28 and 36 degrees. In this case although it is less than this, the roof form of the proposed dwelling complements the traditional form of surrounding development in the immediate locality. It is such that it does not create excessive roof bulk and minimises the level of overshadowing. For these reasons the reduced roof pitch can be supported.

#### General Comments

Following discussions held with the proponents of the development amendments were made to the design which narrowed the garage opening such that it was reduced to 30% of the lot width which made it compliant with acceptable development provisions 3.7.15.3.3 A2 of the Residential Design Guidelines. The setback of the northern wall of the building was also increased such that it met the required 2.1m setback that was required in accordance with the Residential Design Codes 5.1.3.

The comments made by CDAC were noted by the proponents at a meeting. The proponents were not prepared to lower the development on site as efforts have been made to minimise adjustments to site levels to ensure that the site did not suffer from any flooding issues brought on by being lower than the street. It was claimed that the northern neighbouring property had been built on a site that was lower than the street and over the recent wet winter had suffered from drainage issues. The fact that this

property was lower meant that the height of the proposed development on the subject site was accentuated. The proposed design at the subject site meet the deemed to comply requirements of clause 5.1.6 Table 3 Category B height requirements. The dwelling is not over the 10m maximum roof height.

#### Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. It is noted that all the proposed variations are relatively minor in nature and have few negative impacts on the neighbouring properties or the streetscape. As such it is recommended that the proposed development be supported subject to development conditions.

- Mr and Mrs Falso spoke in support of the officer's recommendation.

#### **13.3 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP021121**

**Moved Cr Nardi, seconded Cr Natale**

**That development approval is granted and Council exercises its discretion in regard to the following;**

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall – Garage – 1m required, 0m provided**
- (ii) Clause 5.3.7 – Residential Design Codes – Retaining Walls and Fill – Maximum height of 0.5m, greater than 0.5m for retaining and fill**

**(iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees – 25 degrees**  
**For a new double storey dwelling at No. 46 (Lot 10) Windsor Road, East Fremantle, in accordance with the plans date stamped received 14 September and 11 October 2021, subject to the following conditions:**

- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 14 September & 11 October 2021 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.**
- (2) All front fencing is to be in compliance with the front fence provisions of the Residential Design Guidelines including visual permeability of 60% above a height of 1.2m from ground level.**
- (3) The proposed works are not to be commenced until written approval has been received from the Water Corporation regarding works in proximity to the sewer line.**
- (4) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.**
- (5) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (6) Regarding the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.**
- (7) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.**



- (8) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (9) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (10) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (11) This development approval is to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (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) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information are available at the following links;*

*Crossover Specifications*

*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover\\_Specification\\_2017.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf)*

*Residential Design Guidelines*

*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3\\_1\\_1\\_LPP\\_Residential\\_Design\\_Guidelines\\_Amended\\_17\\_May\\_2016.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf)*

*Urban Streetscape and Public Realm Style Guide*

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

*Application to Conduct Crossover Works*

*[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application\\_to\\_conduct\\_crossover\\_works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf)*

- (iv) *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.*



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

**(CARRIED UNANIMOUSLY)**

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

### 13.2 Oakover Street No 76 (Lot 315) Proposed garage door and shed

<b>Owner</b>	Jareth Ekin
<b>Applicant</b>	Jareth & Gemma Ekin
<b>File ref</b>	P75/21
<b>Prepared by</b>	James Bannerman Planning Officer
<b>Supervised by</b>	Andrew Malone, Executive Manager Regulatory Services
<b>Meeting date</b>	2 November 2021
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Location plan and advertising</li> <li>2. Site photos</li> <li>3. Place record form</li> <li>4. Plans date stamped 7 September 2021</li> <li>5. Community consultation checklist</li> </ol>

#### Purpose

The purpose of this report is for Council to consider a development application for a proposed garage door and shed at No 76 (Lot 315) Oakover Street, East Fremantle.

#### Executive Summary

This development application proposes the addition of a garage door to a carport and the construction of a new shed at the rear of the existing dwelling. The existing dwelling is a Category B heritage property and the proposed development has minimal impacts on the main dwelling or neighbouring properties.

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

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

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

#### Background

Zoning: Residential R12.5  
Site area: 981m<sup>2</sup>

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

DA P32/19 – patio addition – approved 16 May 2019  
DA P23/12 – carport – approved 20 March 2012  
Building licence – front fence – 17 June 2008

#### Consultation

##### Advertising

The application was advertised to surrounding landowners from 16 September to 4 October 2021. One submission was received and is included below.

Submission	Applicant Response	Officer Response
<b>Submission 1</b> Having reviewed the plans and taking into consideration our discussion regarding	Comment from submission on proposed shed is noted. Proposed shed is a	The neighbour's concerns are noted. Town Planning Committee will determine the proposed development.

<p>your workshop/shed unfortunately we are in a situation where we cannot provide approval for you to proceed. You kindly explained the purpose of the shed is for you to build model boats. Therefore, I hope you appreciate given the close proximity to our residence we cannot approve the minimum setback as detailed in the plans. Also, you have decided to remove your boundary fence as a solution to you failing your pool assessment by Royal Life Saving and as a result deciding to take ownership of our fence as your new boundary, therefore making the shed potentially even closer to our property. The removal of the boundary fence continues to be a concern for us as the stability of our fence has been compromised and as confirmed by RLS today you presented our fence as your boundary? I hope you understand.</p>	<p>replacement of shed that previously was on the rear boundary.</p>	<p>It is advised that matters relating to boundary fences and boundary locations are civil matters that are required to be settled by the owners of respective properties in accordance with the Dividing Fences Act.  The onus is on the owner to ensure at all times that all structures are located wholly within the subject lot.</p>
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Community Design Advisory Committee (CDAC)

The application was not referred to CDAC as there are minimal impacts to the streetscape with the proposed shed being hidden behind the existing dwelling.

External Consultation

Nil

**Statutory Environment**

*Planning and Development Act 2005*

*Residential Design Codes of WA*

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

**Policy Implications**

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

**Financial Implications**

Nil

**Strategic Implications**

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

*Built Environment*

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

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

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

*3.1.2 Plan for a mix of inclusive diversified housing options.*

*3.1.3 Plan for improved streetscapes.*

*3.2 Maintaining and enhancing the Town’s character.*

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

**Natural Environment**

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

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

**Risk Implications**

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

**Site Inspection**

A site inspection was undertaken.

**Comment**

**Statutory Assessment**

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

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

**Residential Design Codes Assessment**

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Southern wall	1.5m	3.6m	A
Eastern wall	1m	1m	A
Northern wall	1.5m	>1.5m	A
Open Space	55%	>55%	A
Wall height (outbuilding)	2.4m	2.4	A
Roof height			N/A
Setback of Carport			N/A

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

Local Planning Policies Assessment

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

This development application proposes the addition of a garage door to a carport and the construction of a new outbuilding (shed) at the rear of the existing dwelling. The existing dwelling is a Category B heritage property and the proposed development has minimal impacts on the main heritage dwelling. The garage door is enclosing an existing carport and the new shed is separate from the existing dwelling. One variation is requested to the requirements of the Residential Design Guidelines in relation to roof pitch.

It is noted that the enclosure of the carport with a garage door does not have any significant impact on the existing heritage dwelling or the streetscape. There are many similar dwellings in the surrounding area that have also enclosed their carports and utilised garage doors. The existing carport is 5.6m from the front building line and as such is well above the minimum setback of 1.2m for carports and garages in the Woodside precinct. As it is a single car width opening the change does not dominate the dwelling and is therefore recommended for support. There is no other change to the heritage dwelling.

It is noted that there has been one submission in relation to the proposed works and reference to the dividing fence. As stated in the submissions table dividing fences are dealt with under the Dividing Fences Act and are matters to be dealt with by the neighbouring property owners.

Roof Pitch

The roof pitch of structures within the Woodside precinct are supposed to be between 28 and 36 degrees in accordance with acceptable development clause 3.7.8.3 A4.1 in the Town's Residential Design Guidelines. In this case the roof pitch is less than 28 degrees (approximately 5 degrees). This reduced roof pitch can be supported because the new building and its pitch complements surrounding development in the immediate locality. As it is in the rear yard it does not have an impact on the streetscape and its

separation from the main dwelling means that it does not affect the heritage characteristics of the existing dwelling.

#### Conclusion

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

#### **13.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP031121**

**Moved Cr White, seconded Cr Nardi**

**That development approval is granted and Council exercises its discretion in regard to the following;**

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

**for a proposed garage door and outbuilding at No. 76 (Lot 315) Oakover Street, East Fremantle, in accordance with the plans date stamped received 7 September 2021, subject to the following conditions:**

- (1) Written approval is to be granted from the Water Corporation in relation to development in proximity to drainage and/or sewerage infrastructure for any proposed works prior to the submission of a building permit application. This approval is to be submitted with the building permit application.**
- (2) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.**
- (3) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (4) Regarding the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.**
- (5) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.**
- (6) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.**
- (7) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.**
- (8) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost**

to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.

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

**Footnote:**

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

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

(CARRIED UNANIMOUSLY )

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.



#### 13.4 Hubble Street No 88 (Lot 283) Proposed alterations and additions

<b>Owner</b>	Benjamin & Victoria Arnold
<b>Applicant</b>	Dalecki Design
<b>File ref</b>	P73/21
<b>Prepared by</b>	James Bannerman Planning Officer
<b>Supervised by</b>	Andrew Malone, Executive Manager Regulatory Services
<b>Meeting date</b>	2 November 2021
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Location plan and advertising</li><li>2. Site photos</li><li>3. Place record form</li><li>4. Plans date stamped 18 October 2021</li><li>5. Community consultation checklist</li></ol>

#### Purpose

The purpose of this report is for Council to consider a development application for proposed alterations and additions at No 88 (Lot 283) Hubble Street, East Fremantle.

#### Executive Summary

This development application proposes alterations and additions to a Category B heritage dwelling at 88 Hubble Street, East Fremantle. It is proposed to demolish the existing living areas as well as a shed at the rear of the lot both of which were added later than the original heritage building. The front 4 rooms of the heritage dwelling and all the features that characterise this dwelling including the brick and limestone walls, side double hung windows and corrugated roof are proposed to be retained. Five variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (3 locations), roof pitch, and overshadowing.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Lot Boundary Setback - Ground Floor – East Wall – Games Room – 1m required, 0.055m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Ground floor – South Wall – Games Room, Alfresco, Living – 1.5m required, 1.096m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Ground floor – South Wall – Dining, Kitchen, Appliance – 1.5m required, 1.205m provided
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- (v) Clause 5.4.2 – Residential Design Codes – Overshadowing – Maximum 25% required, 32% provided

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

#### Background

Zoning: Residential R20

Site area: 508m<sup>2</sup>

Heritage: Category B

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

P88/19 – development approval granted for verandah, balustrading and front fence – 25 October 2019

P138/15 – development approval granted for a pergola – 14 December 2015

P171/10 – development approval granted for a patio – 30 November 2010

P61/09 – development approval granted for a shed – 8 May 2009

**Consultation**

Advertising

The application was advertised to surrounding landowners from 16 September to 4 October 2021. No submissions were received.

Community Design Advisory Committee (CDAC)

The application was referred to CDAC. The following comments were made by CDAC.

*(a) The overall built form merits;*

- Committee notes that there are some merits to the design, however, there are a few issues that must be addressed in relation to overshadowing, site coverage and proximity of the building to 2 boundaries.
- Committee was very concerned about the level of overshadowing to the southern neighbouring property and felt that this should be reduced. It was suggested that the current location of the upper storey should be relocated to the north to reduce the impact on the southern neighbouring property. The high level of overshadowing was considered unacceptable.
- Committee was very concerned about the proximity of the rear games room to the rear boundary given that the property already has a wall along the southern boundary that is of considerable length.
- Committee felt that there should be greater articulation in the walls of the southern elevation particularly of the upper storey.

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

- Committee welcomed the break in the building between the heritage front and the new rear extension and liked the garden to the north of the transition area.

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

- Committee felt that more work needed to be done on the western elevation of the rear addition that can be seen from the street. (See comment below)

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

- Committee felt that there were too many competing angles and too many materials being used across the whole design and some finessing of the design was required. There was concern that the western elevation of the upper storey addition did not work well with the existing heritage dwelling at the front and was not considered aesthetically pleasing.

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

- Committee welcomed the use of recycled bricks.
- Committee was concerned about the size of the dwelling and whether such a large building was necessary in terms of sustainability.

- Committee was concerned about the impact of the design on neighbouring properties and their residents.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention Through Environmental Design” performance, protection of important view corridors and lively civic places;*
- Committee believed the design needed refinement to respond to the previous comments and looked forward to a review of the design to reduce the highlighted issues.

#### Applicant Response

- (a) We have redesigned the upper floor to and located it further to the north to reduce the overshadowing on the southern property. The shadow has been reduced 30m<sup>2</sup> from the previous proposal. The design proposes only 26m<sup>2</sup> additional overshadowing to what is currently on site (refer shading diagrams on page A05).

The existing house and 1.8m boundary fence currently cast a shadow of 140m<sup>2</sup> (28%). This makes any additions unable to comply with the deemed to comply provisions of the R-codes. The additions satisfy the design principals of 5.4.2 P2.2 by not shading major openings of habitable rooms and solar collectors. The additional shadow proposed is limited to garden area that is currently already shaded by mature trees.

The siting of the proposed additions has been done to best capture northern light to living areas and passively warm the home in winter. This outcome is only practical if the impact on the neighbour’s is minimised. As such, with our amended proposal, if the same design was replicated on the southern property, no overshadowing from the proposed additions would fall over openings to habitable rooms or the alfresco.

The ground floor walls have been adjusted so that there are separations of 4m. The south facing ground floor walls are now compliant with Table 1 of the R-codes. Refer to E04 on page A10 for diagrams demonstrating the calculation of wall height to be less than 3.5m.

The eastern boundary wall is compliant with 5.1.3 C3.2 of the R-codes.

The site coverage is compliant with 5.1.4 C4 of the R-codes.

- (c) See comments below.
- (d) The angles of the proposed are a design solution to provide views of the garden and pool area and avoid outlooks to the neighbouring apartments and alfresco/games roof.

We have taken CDAC’s comments regarding the angles on board. In redesigning the upper floor to resolve the issue of overshadowing we have taken the opportunity to refine the angles to appear more subtle when viewed from the streetscape. The angled walls of the master suite form an important part of the design.

The Town’s Residential Design Guidelines section 3.7.2.2, part iv. states “Additions and alterations should visually contrast to a contributory dwelling. Differentiation may be major or subtle”. It is not the intention of the additions to mimic the heritage character rather complement the existing through similar materiality within contrasting forms. All the materials proposed on the addition give reference

to the materials of the existing heritage dwelling although used in a different application; custom orb cladding used on the walls of the additions references the zincalume roof sheeting, for example.

- (e) Our clients have lived in the house for many years before deciding to undertake this additions project. They have a very clear understanding that the current size of the house is inadequate for their immediate family members, lifestyle (entertaining in small to medium groups), working from home and regular oversees family and friends that stay for long periods at a time.

The additions propose a reworking of the living area, bath and laundry and the addition of a games room and modest upper floor of a study and master suite The proposed additions represent an opportunity for a growing family to age in place for many years. None of the spaces are oversized and have been designed to orientate to north and provide generous connection to garden spaces.

- (f) No comment

#### Officer Comment

Discussions were held with the applicant regarding the recommendations of CDAC. Significant amendments were made to the design to moderate elements of the design that were seen to be an issue by CDAC and in turn to reduce the number of proposed variations to the Residential Design Codes and the Residential Design Guidelines.

#### External Consultation

Nil

#### **Statutory Environment**

*Planning and Development Act 2005*

*Residential Design Codes of WA*

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

#### **Policy Implications**

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

#### **Financial Implications**

Nil

#### **Strategic Implications**

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

##### *Built Environment*

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

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

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

*3.1.2 Plan for a mix of inclusive diversified housing options.*

*3.1.3 Plan for improved streetscapes.*

*3.2 Maintaining and enhancing the Town's character.*

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

Natural Environment

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

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

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

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

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

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

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

**Risk Implications**

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

**Site Inspection**

A site inspection was undertaken.

**Comment**

Statutory Assessment

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

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Ground floor - north wall – laundry, store	1m	1.824m	A
Ground floor – north wall – dining, living	1.5m	4.8m	A
Ground floor – north wall – games room	1.5m	5.534m	A
<b>Ground floor – east wall – games room</b>	<b>1m</b>	<b>0.055m</b>	<b>D</b>

Ground floor – south wall – games room, alfresco, living	1.5m	1.096m	D
Ground floor – south wall – dining, kitchen, appliances	1.5m	1.205m	D
Upper floor – south wall – master bedroom, dressing, hall, stairs	1.9m	3.501m	A
Upper floor – north wall – study/craft, ensuite, dressing, master bed	4m	4.674m	A
Upper floor – east wall – master bed	3m	11.115m	A
Open Space	50%	54%	A
Roof height	8m	<8m	A
Setback of Carport/Garage			N/A
Car Parking			N/A
Site Works			N/A
Visual Privacy			N/A
<b>Overshadowing</b>	<b>No more than 25%</b>	<b>32%</b>	<b>D</b>
Drainage	To be conditioned		

#### Local Planning Policies Assessment

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

This development application proposes alterations and additions to a Category B heritage dwelling at 88 Hubble Street, East Fremantle. It is proposed to demolish the existing rear of the property as well as the old shed at the rear of the lot that were both added later than the original heritage building. The front 4 rooms of the heritage dwelling and all the features that characterise this dwelling including the solid brick and limestone walls, narrow side double hung windows and corrugated roof are proposed to be retained.

Five variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (3 locations), roof pitch, and overshadowing.

#### Lot Boundary Setback - Ground Floor – East Wall – Games Room

The eastern wall of the games room is 5.64m long and approximately 3.493m high with no major openings in the wall. The wall is required to be 1m from the rear boundary in accordance with the Residential Design

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Codes deemed to comply clause 5.1.3 C3.1, but in this case the wall is setback 0.055m from the boundary, which is considered to be located on the boundary for assessment purposes.

The reduced lot boundary setback can be supported based on design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of space on a constrained site and enables enhanced privacy for the occupants and the outdoor living areas,
- There are minimal impacts from building bulk on adjoining properties,
- There is minimal impact on sunlight and ventilation to the building, open spaces on site and adjoining properties,
- Overlooking and resultant loss of privacy to adjoining properties is minimised,
- It does not have an adverse impact on the amenity of the adjoining property,
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted, and
- Positively contributes to the prevailing and future development context and streetscape as outlined in the local planning framework.

Building bulk near the boundary is minimised and sunlight and ventilation can still be provided to the building and open spaces of the subject building and adjacent property. Overlooking and loss of privacy is minimised because of the wall is solid without openings. The games room acts as a privacy barrier for the alfresco area to the eastern neighbouring property. As the proposed development is concentrated to the rear of the heritage dwelling which is retained there are minimal impacts on the streetscape and the proposed development makes a positive contribution to prevailing and future development in the area and to the streetscape.

#### Lot Boundary Setback - Ground floor – South Wall – Games Room, Alfresco, Living

The southern wall of the games room, alfresco and living on the ground floor of the subject dwelling is 15.25m long and approximately 3.05m high without major openings in the wall. The wall is required to be 1.5m from the side boundary in accordance with Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case the wall is calculated as being 1.096m from the boundary. It is noted that the additions have the following lot boundary setbacks; 1.096m for the games room, 1.696m for the alfresco, and 1.396m for the living room.

The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There are minimal impacts from building bulk on adjoining properties and the variations are to the single storey elements of the proposal,
- There is minimal impact on sunlight and ventilation to the building, open spaces on site and adjoining properties,
- Overlooking and resultant loss of privacy to adjoining properties is minimised,

The reduced setback is not unreasonable for this section of the development. Building bulk is minimised and sunlight and ventilation can still be provided to the building and open spaces of the subject building and adjacent property. Overlooking and loss of privacy is minimised because of the floor level is less than 0.5m above natural ground level. As the proposed development is concentrated to the rear of the heritage dwelling and the heritage property is retained there are minimal impacts on the streetscape.

Lot Boundary Setback - Ground floor – South Wall – Dining Room, Kitchen and Appliance

The southern wall of the games room, alfresco and living on the ground floor of the subject dwelling is 8.255m long and approximately 3.25m high with major openings in the wall. The wall is required to be 1.5m from the side boundary in accordance with Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case the wall is calculated as being 1.205m from the boundary. This minor variation of 0.295m is considered acceptable. It is noted that the new additions have lot boundary setbacks of 1.905m for the dining room and 1.205m for the kitchen and appliance room.

The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There are minimal impacts from building bulk on adjoining properties,
- There is minimal impact on sunlight and ventilation to the building, open spaces on site and adjoining properties,
- Overlooking and resultant loss of privacy to adjoining properties is minimised,

The reduced setback is not unreasonable for this section of the new addition. Building bulk is minimised and sunlight and ventilation can still be provided to the building and open spaces of the subject building and adjacent property. Overlooking and loss of privacy is minimised because of the floor level being limited to below 0.5m above natural ground level. As the proposed development is concentrated to the rear of the heritage dwelling and the heritage property is retained there are minimal impacts on the streetscape.

Roof Pitch

The roof pitch of the proposed addition is of a very low pitch and well below 28 degrees at 2 degrees. The roof is hidden behind the box like structure of the second storey of the proposed development. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch should be between 28 and 36 degrees. In this case it is significantly less than this and the roof form of the addition complements the traditional form of surrounding development in the immediate locality. It does not create excessive roof bulk. As it is at the rear of the existing heritage dwelling it minimises what can be seen from the street front. For these reasons the reduced roof pitch can be supported.

Overshadowing

The Residential Design Codes deemed to comply clause 5.4.2 C2.1 requires that overshadowing does not exceed 25%. In this case the overshadowing is approximately 32% (165m<sup>2</sup>). The proposed development achieves design principles 5.4.2 P2.1 in that the proposed development attempts to maintain effective solar access. For this reason, the increased overshadowing can be supported. It is recognised that there are sections of the Plympton precinct where it is difficult to limit overshadowing due to the narrow, long lots that are the predominant lot design within the suburb. In this case the existing dwelling already had an overshadowing level above 25% of the southern neighbouring lot at 27% (140m<sup>2</sup>) and changes to the design have attempted to reduce the impact such that overshadowing is adjacent to a mature tree that is located in the rear yard of the southern neighbouring property. There are still substantial areas of the rear yard of the neighbouring property that are without overshadowing. It should also be noted that the neighbouring property owners have not objected to the proposal and the dividing fence between the properties creates overshadowing equal to approximately 20% (101m<sup>2</sup>) of the site area (shadow from fence x lot length = 2.7m x 37.48m).



#### Other Considerations

A condition has been imposed requiring that the applicant/owner seeks the written approval of the Water Corporation prior to commencing building works to verify the location of the sewer line and ensure that no development will adversely impact on the sewer connection to the subject property.

The applicant and owners are to be commended for their proactive stance in responding to the comments provided by CDAC. The applicant discussed contentious matters with the Town and amended the plans to reduce the number and size of the proposed variations to the design, as well as moderate elements of the design that CDAC was concerned about. These amendments have had a positive impact on the proposal and for this reason on balance the proposed design can be supported.

The proposal was advertised to the neighbouring property owners and no submissions were received in relation to the proposed development.

#### Conclusion

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

#### **13.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP041121**

**Moved Mayor O'Neill, seconded Cr White**

**That development approval is granted and Council exercises its discretion in regard to the following;**

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Lot Boundary Setback - Ground Floor – East Wall – Games Room – 1m required, 0.055m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Ground floor – South Wall – Games Room, Alfresco, Living – 1.5m required, 1.096m provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Ground floor – South Wall – Dining, Kitchen, Appliance – 1.5m required, 1.205m provided**
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (v) Clause 5.4.2 – Residential Design Codes – Overshadowing – Maximum 25% required, 32% provided**

**for alterations and additions at No. 88 (Lot 283) Hubble Street, East Fremantle, in accordance with the plans date stamped received 18 October 2021, subject to the following conditions:**

- (1) The works are not to be commenced until written approval has been received from the Water Corporation in regard to works in proximity to the rear sewerage connection.**
- (2) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.**
- (3) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (4) Regarding the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.**

- (5) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (6) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (7) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (8) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (9) This development approval is to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

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

(CARRIED UNANIMOUSLY)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

**14. MATTERS BEHIND CLOSED DOORS**


Nil

**15. CLOSURE OF MEETING**

There being no further business the Presiding Member declared the meeting closed at 7.12pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Town Planning Committee** of the Town of East Fremantle, held on **2 November 2021**, Minute Book reference **1. to 15.** were confirmed at the meeting of the Committee on:*

*1 FEBRUARY 2022*



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*Presiding Member*

**ATTACHMENTS TO TOWN PLANNING COMMITTEE MINUTES**  
**2 NOVEMBER 2021**

Minute No.	Subject
12.1	CDAC MINUTES OF 4 OCTOBER 2021
13.1	56A PIER STREET
13.3	46 WINDSOR ROAD
13.2	76 OAKOVER STREET
13.4	88 HUBBLE STREET

**MINUTES OF COMMUNITY DESIGN  
ADVISORY COMMITTEE MEETING  
MONDAY 4 OCTOBER 2021**



**Minutes of a Community Design Advisory Committee Meeting, held at East Fremantle Town Hall, on Monday 4 October 2021 commencing at 6.35pm, closed at 7.53pm.**

**1. OPENING OF MEETING**

Cr Collinson welcomed the Committee members.

Cr Collinson made the following acknowledgement:

*“On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay respects to the elders past and present.”*

**2. PRESENT**

Cr Cliff Collinson	Chair/ Elected Member
Mr David Tucker	
Mr Don Whittington	
Mr Michael Norris	
Mr Clinton Matthews	
Mr David Bennett	
Dr Jonathan Dalitz	
Mr James Bannerman	Planning Officer

**3. APOLOGIES**

Ms Alex Wilson	
Mr Andrew Malone	Executive Manager Regulatory Services

**4. LEAVE OF ABSENCE**

Nil

**5. DECLARATIONS OF INTEREST**

Nil

**6. CONFIRMATION OF MINUTES**

**Moved David Tucker, seconded Jonathan Dalitz**

**Minutes of the Community Design Advisory Committee meeting held on 6 July 2021 were confirmed.**

CARRIED UNANIMOUSLY

**Moved David Tucker, seconded Jonathan Dalitz**

**Minutes of the Community Design Advisory Committee meeting held on 6 September 2021 were confirmed.**

CARRIED UNANIMOUSLY

**7. PRESENTATION**

Nil.

**MINUTES OF COMMUNITY DESIGN  
ADVISORY COMMITTEE MEETING  
MONDAY 4 OCTOBER 2021**



**8. BUSINESS**

**8.1 46 Windsor Road**

***(Application P72/21 – 3 September 2021)***

*Proposed new two storey dwelling*

*(a) The overall built form merits;*

- Committee was not supportive of the proposal.
- Committee was concerned about the impact of the building on the northern neighbour. It was felt that the design would benefit from lowering the site levels to reduce the impact on the northern neighbours and the streetscape.
- There was considerable concern from Committee about the increased height of the building relative to surrounding properties and asked the question whether the building could be lowered and thereby improve the look of the dwelling from the street.
- Committee was concerned that the northern wall was a very large blank wall that lacked articulation.

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

- Committee was very concerned about the lack of architectural merit to the design.
- Committee felt that the proposal did not compliment surrounding heritage properties.

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

- Committee felt that the bulk and scale of development was excessive and not in keeping with the character of more traditional heritage properties in East Fremantle and the Richmond precinct.

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

- Committee felt that the proposed design set an undesirable precedent for the Richmond precinct and development within East Fremantle.

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

- Committee believed that the design had poor solar access and would have low energy efficiency.
- Committee expressed the view that the quality and merit of the architectural design was poor.

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

- Committee believed that the design would provide good quality surveillance of the street from the front of the house.
- Committee emphasised that there was a need for the design to be lowered on the site to reduce the impact to surrounding properties and the streetscape.

**8.2 65 Sewell Street**

***(Application P77/21 -16 September 2021)***

*Proposed new single storey dwelling*

*(a) The overall built form merits;*

**MINUTES OF COMMUNITY DESIGN  
ADVISORY COMMITTEE MEETING  
MONDAY 4 OCTOBER 2021**



- Committee were critical of the adoption of a faux heritage design.
  - Committee would like to see a montage of the streetscape to see the relationship between the proposed dwelling and the neighbouring properties.
  - Committee was very concerned that the proposed design utilised turned verandah posts and a bullnose verandah that clearly copied elements of surrounding heritage properties. This is not consistent with the Burra Charter.
  - The Committee would prefer a more contemporary design.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- Committee emphasised that the Burra Charter specifically references the idea that heritage should not be replicated in modern design. The replication of heritage is not supported.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- Committee is concerned about the undesirable precedent being set by this design.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- Committee reinforced its view that the Burra Charter emphasised that heritage replication should not be encouraged, and new contemporary design should be promoted.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- Committee was concerned about the lack of natural light being able to reach the interior of the dwelling because of the use of a long narrow corridor down the middle of the design.
  - Committee felt that the living areas at the rear did utilise the northern sunlight.
  - Committee was concerned about the lack of cross ventilation through the house. It was noted that windows in the south were too small, and the design would benefit from another opening in the southwest of the design to allow for passive cooling of the dwelling from the summer sea breeze.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- Committee felt that the design did not allow for passive surveillance and connection to the street by the living areas at the rear of the dwelling.
  - Committee believed that the dwelling would benefit from having greater access to northern light at the front of the home.

**8.3**

***88 Hubble Street  
(Application P73/21 – 7 September 2021)***

*Proposed alterations and additions*

(a) *The overall built form merits;*

- Committee notes that there are some merits to the design, however, there are a few issues that must be addressed in relation to overshadowing, site coverage and proximity of the building to 2 boundaries.
- Committee was very concerned about the level of overshadowing to the southern neighbouring property and felt that this should be reduced. It was suggested that

**MINUTES OF COMMUNITY DESIGN  
ADVISORY COMMITTEE MEETING  
MONDAY 4 OCTOBER 2021**



the current location of the upper storey should be relocated to the north to reduce the impact on the southern neighbouring property. The high level of overshadowing was considered unacceptable.

- Committee was very concerned about the proximity of the rear games room to the rear boundary given that the property already has a wall along the southern boundary that is of considerable length.
  - Committee felt that there should be greater articulation in the walls of the southern elevation particularly of the upper storey.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- Committee welcomed the break in the building between the heritage front and the new rear extension and liked the garden to the north of the transition area.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- Committee felt that more work needed to be done on the western elevation of the rear addition that can be seen from the street. (See comment below)
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- Committee felt that there were too many competing angles and too many materials being used across the whole design and some finessing of the design was required. There was concern that the western elevation of the upper storey addition did not work well with the existing heritage dwelling at the front and was not considered aesthetically pleasing.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- Committee welcomed the use of recycled bricks.
  - Committee was concerned about the size of the dwelling and whether such a large building was necessary in terms of sustainability.
  - Committee was concerned about the impact of the design on neighbouring properties and their residents.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- Committee believed the design needed refinement to respond to the previous comments and looked forward to a review of the design to reduce the highlighted issues.

**9. OTHER BUSINESS**

Nil

**10. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING**

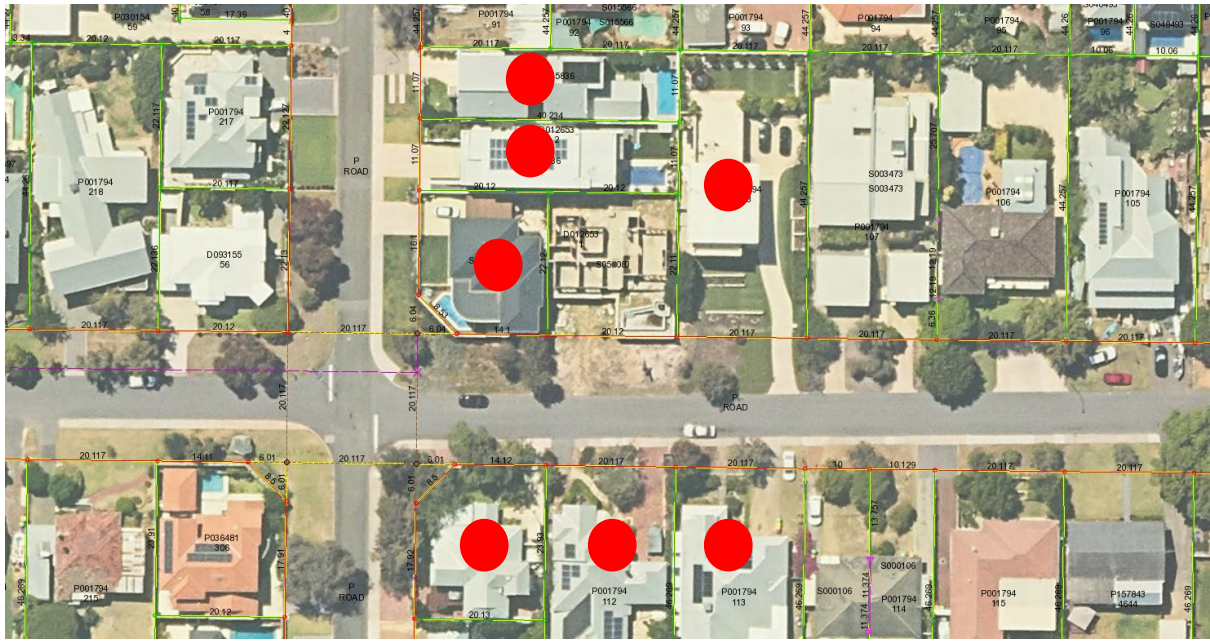
Committee was reminded that feedback needed to be presented to the Executive Manager of Regulatory Services in relation to the proposed new criteria for CDAC taken from the State government’s State Planning Policy 7.0. The proposed criteria would be presented to Council for endorsement and use by CDAC in the near future.

**11. DATE & TIME OF NEXT MEETING**

1 November 2021 at 6.00pm (to be confirmed).



56A Pier Street – Location and Advertising Plan



56A Pier Street – Site Photos



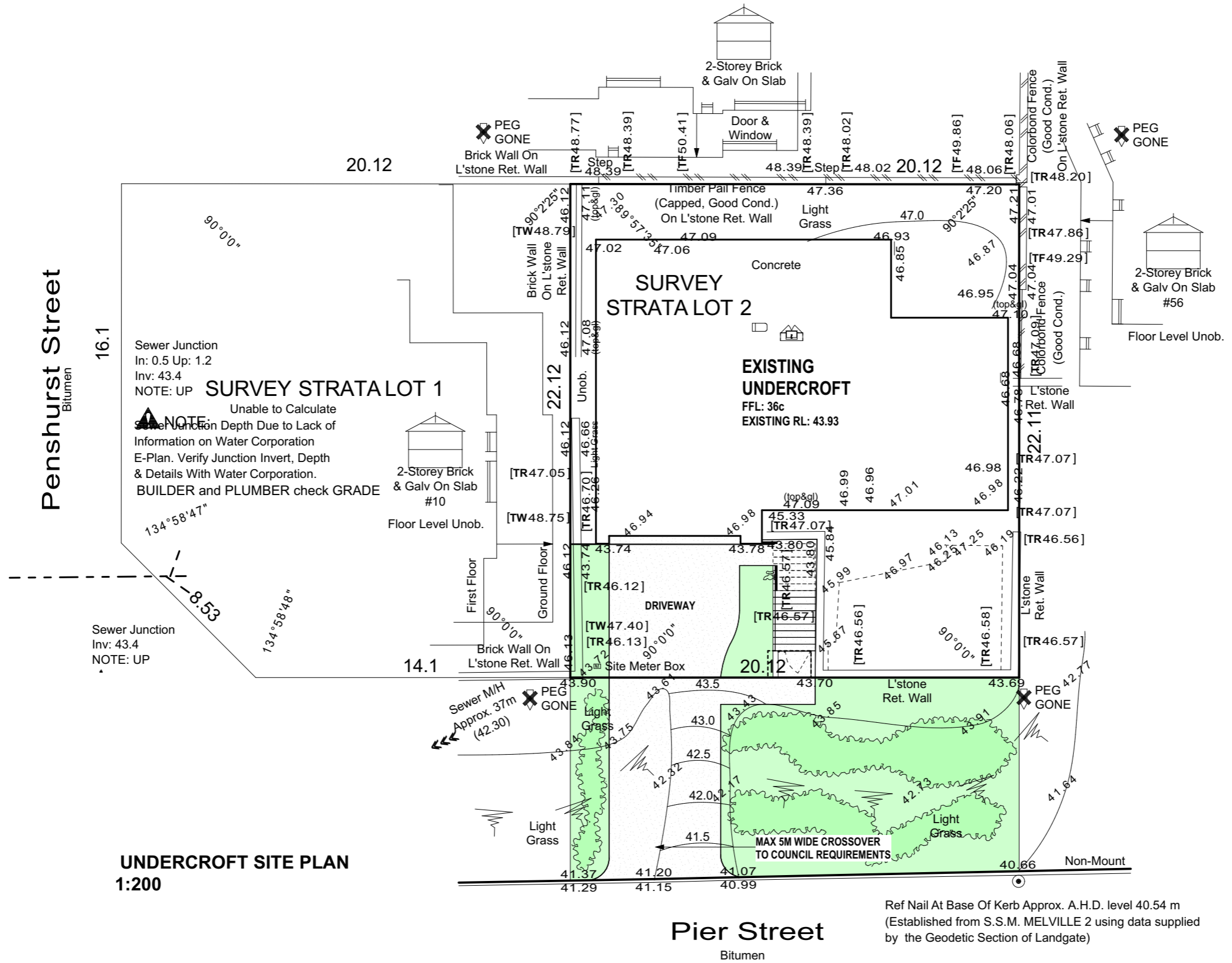




# Mr & Mrs Dragicevich

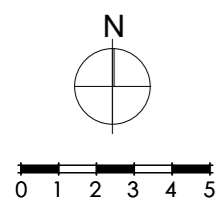
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.





OVERSHADOWING DOES NOT IMPACT ANY ADJOINING NEIGHBOURS

SITE COVERAGE	
HOUSE AREA	: 225m <sup>2</sup>
SITE AREA	: 445m <sup>2</sup>
PERCENTAGE COVERED	: 51%

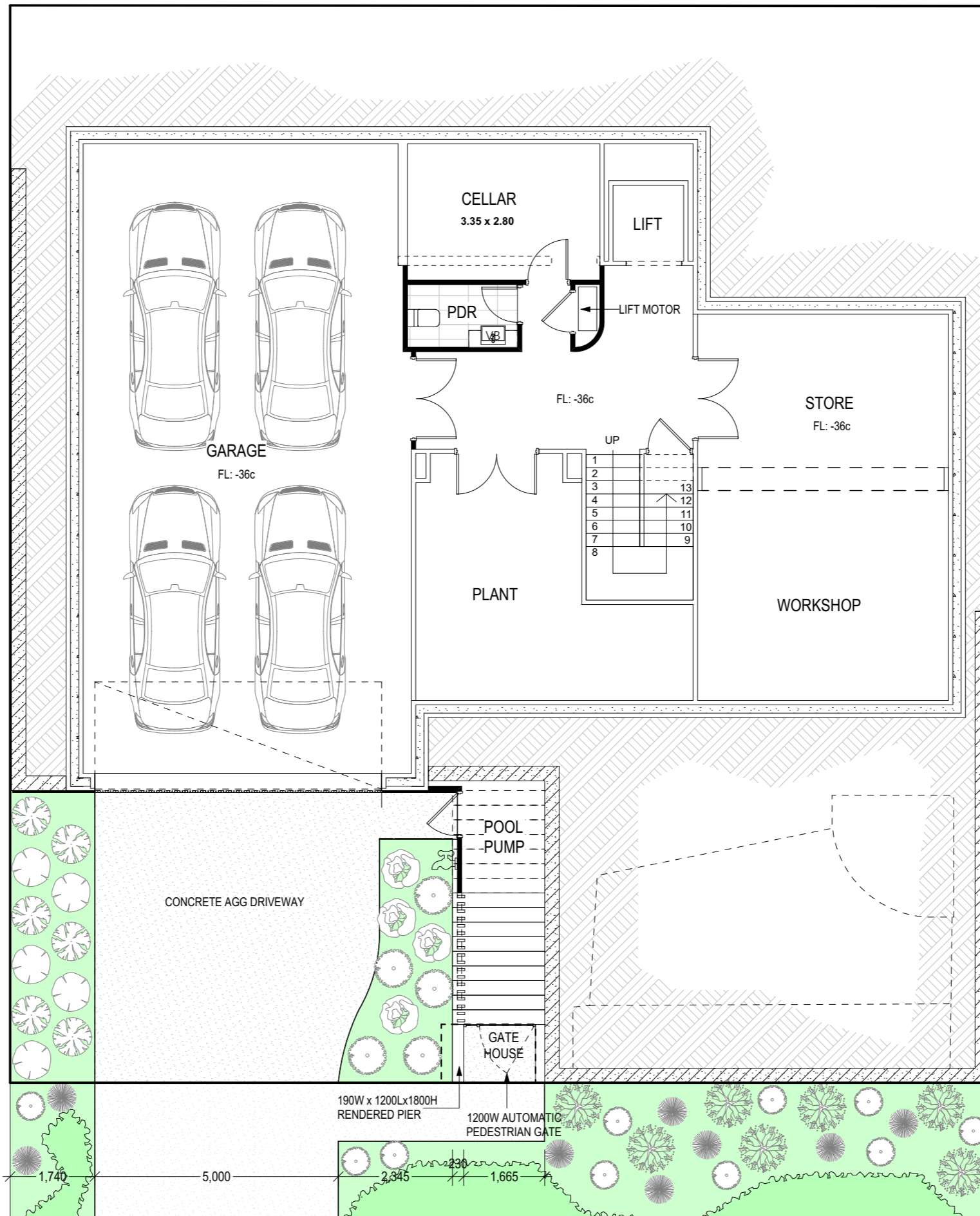


	<b>CLIENT:</b> Mr & Mrs Dragicevich  <b>ADDRESS:</b> Strata Lot 2 #56A Pier Street, EAST FREMANTLE.	<b>AMENDMENT</b> DA SET	<b>REV No</b> DA02	<b>DATE</b> 08-10-21	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	© COPYRIGHT	
	WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT ROB AGOSTINO PH: 0422 162 714				<b>JOB NUMBER</b> 21041		<b>DATE</b> JUN, 21
	SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE				<b>SCALE</b> 1:200, 1:100, 1:50		<b>SHEET</b> 2



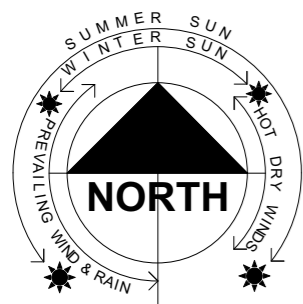


AREAS	
UNDERCROFT FLOOR:	121m <sup>2</sup>
GARAGE:	96m <sup>2</sup>
GROUND FLOOR:	206m <sup>2</sup>
COURTYARD:	30m <sup>2</sup>
PORCH:	3m <sup>2</sup>
ALFRESCO:	28m <sup>2</sup>
UPPER FLOOR:	225m <sup>2</sup>
ROOF TERRACE:	64m <sup>2</sup>
<b>TOTAL:</b>	<b>773m<sup>2</sup></b>



4/3

1/2



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PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	JOB NUMBER	21041	DATE	JUN, 21
	SCALE	1:100	SHEET	5

AMENDMENT	REV No	DATE
DA SET	DA02	08-10-21

WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT ROB AGOSTINO PH: 0422162714

SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE

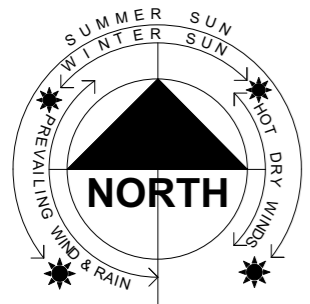
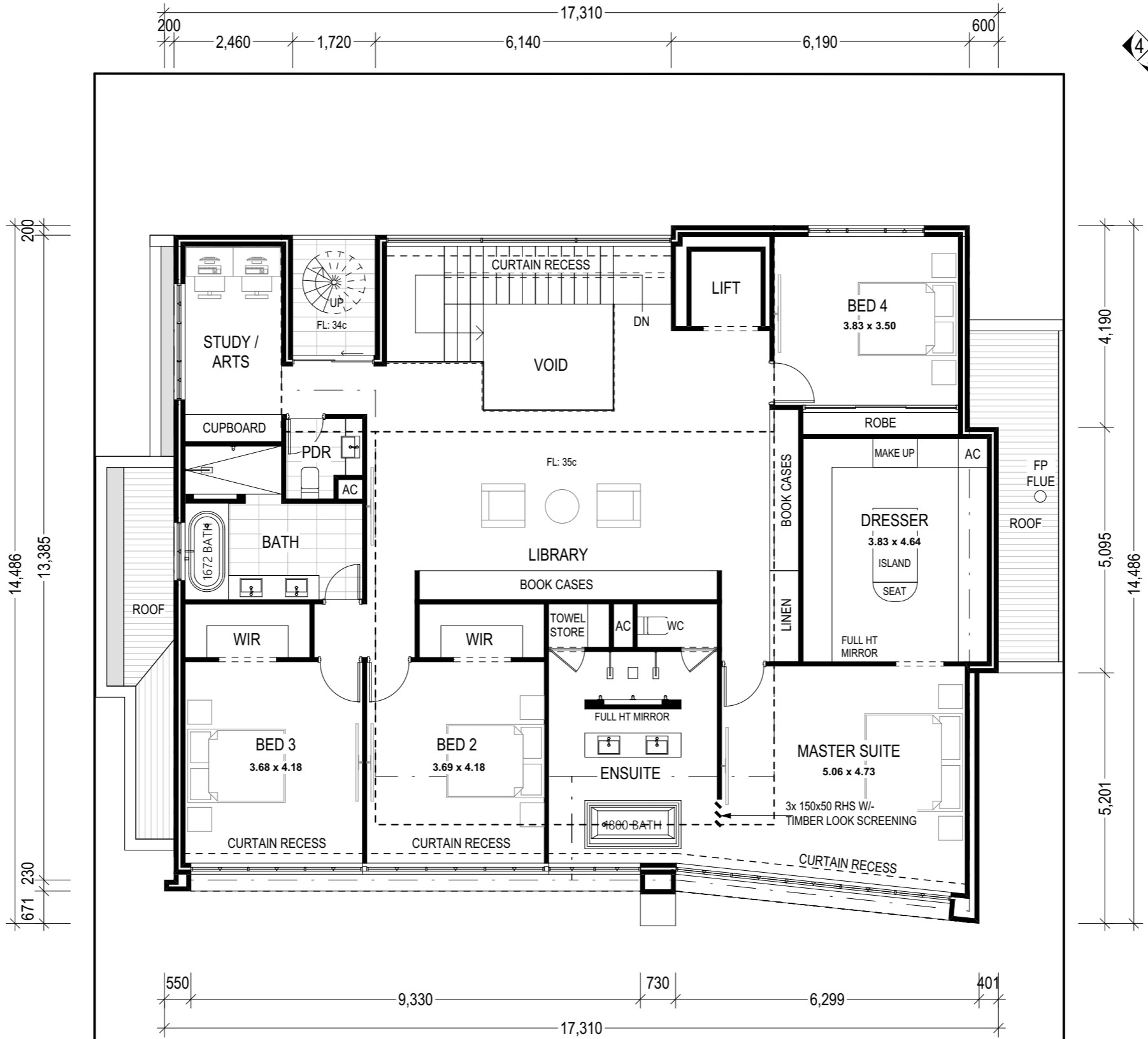
CLIENT:  
**Mr & Mrs Dragicevich**  
 ADDRESS:  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.







AREAS	
UNDERCROFT FLOOR:	121m <sup>2</sup>
GARAGE:	96m <sup>2</sup>
GROUND FLOOR:	206m <sup>2</sup>
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<b>TOTAL:</b>	<b>773m<sup>2</sup></b>



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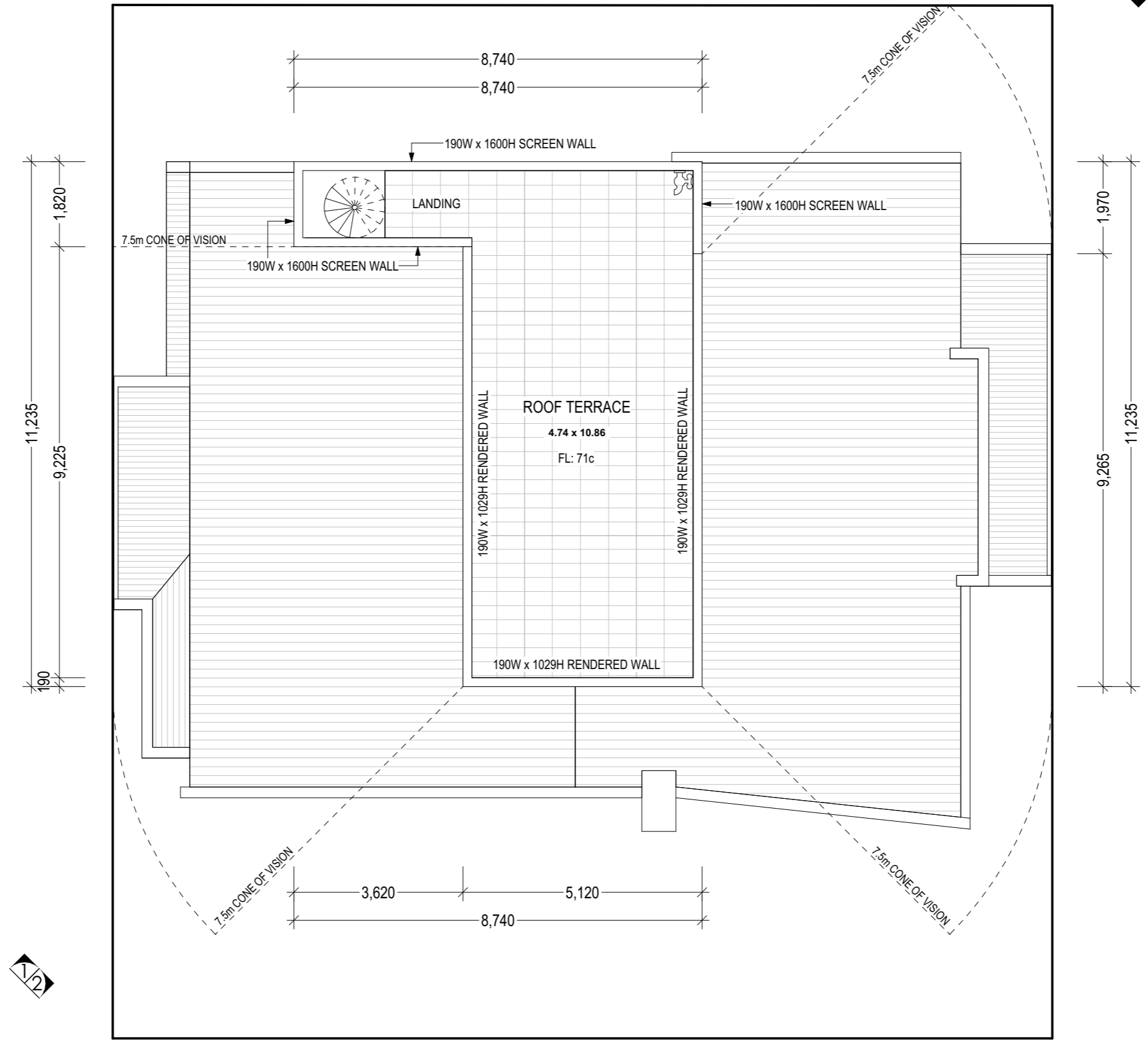
PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	JOB NUMBER	21041	DATE	JUN, 21	SHEET	7
	SCALE	1:100				

AMENDMENT	REV No	DA02	DATE	08-10-21
	DA SET	WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT ROB AGOSTINO PH: 0422162714		
SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE				

CLIENT:  
**Mr & Mrs Dragicevich**  
 ADDRESS:  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.



AREAS	
UNDERCROFT FLOOR:	121m <sup>2</sup>
GARAGE:	96m <sup>2</sup>
GROUND FLOOR:	206m <sup>2</sup>
COURTYARD:	30m <sup>2</sup>
PORCH:	3m <sup>2</sup>
ALFRESCO:	28m <sup>2</sup>
UPPER FLOOR:	225m <sup>2</sup>
ROOF TERRACE:	64m <sup>2</sup>
<b>TOTAL:</b>	<b>773m<sup>2</sup></b>



© COPYRIGHT

PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	DATE	JUN, 21
	JOB NUMBER	21041
SCALE	1:100	SHEET
		8

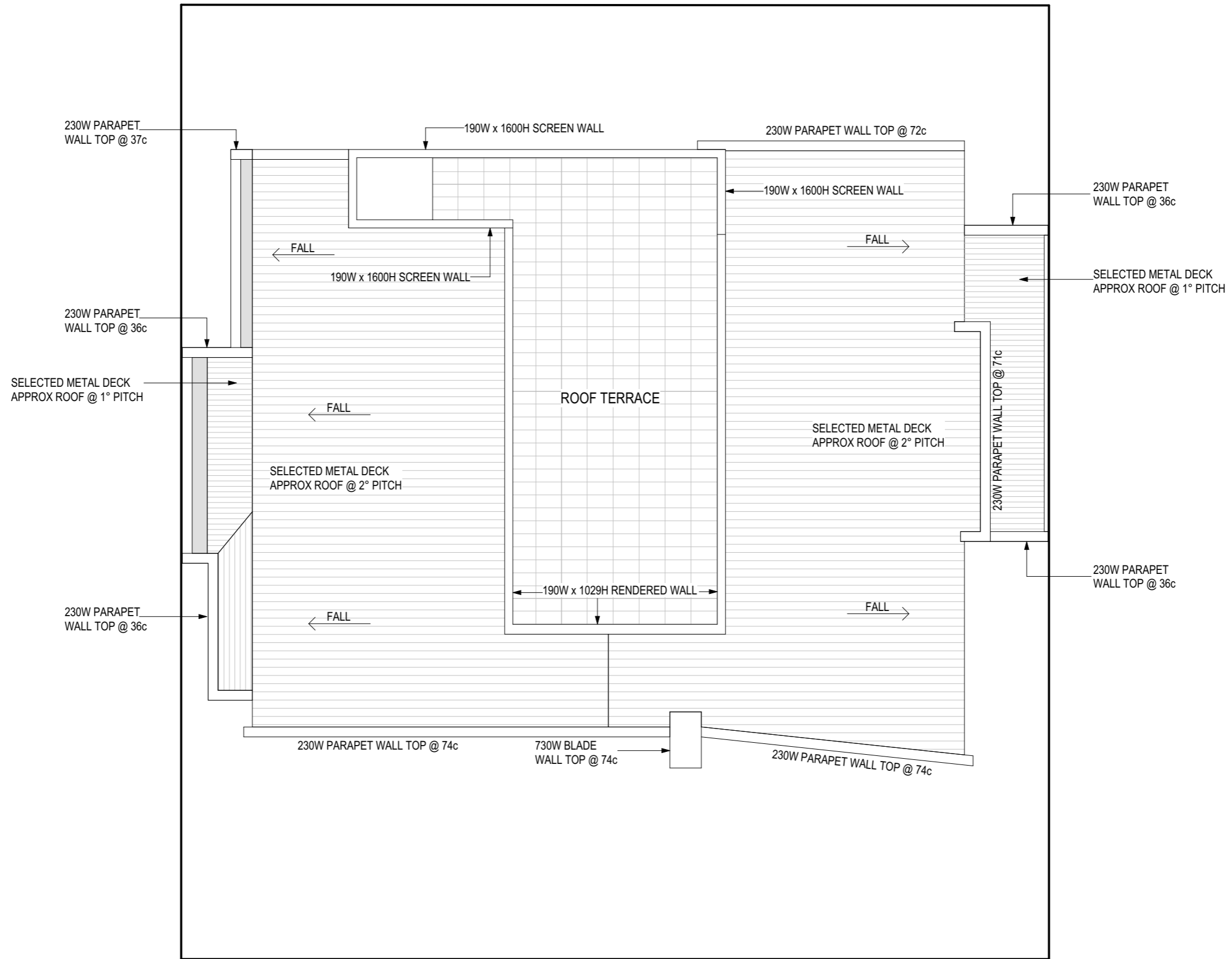
AMENDMENT	REV No	DATE
DA SET	DA02	08-10-21

WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT ROB AGOSTINO PH: 0422162714

SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE

CLIENT:  
**Mr & Mrs Dragicevich**  
 ADDRESS:  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.



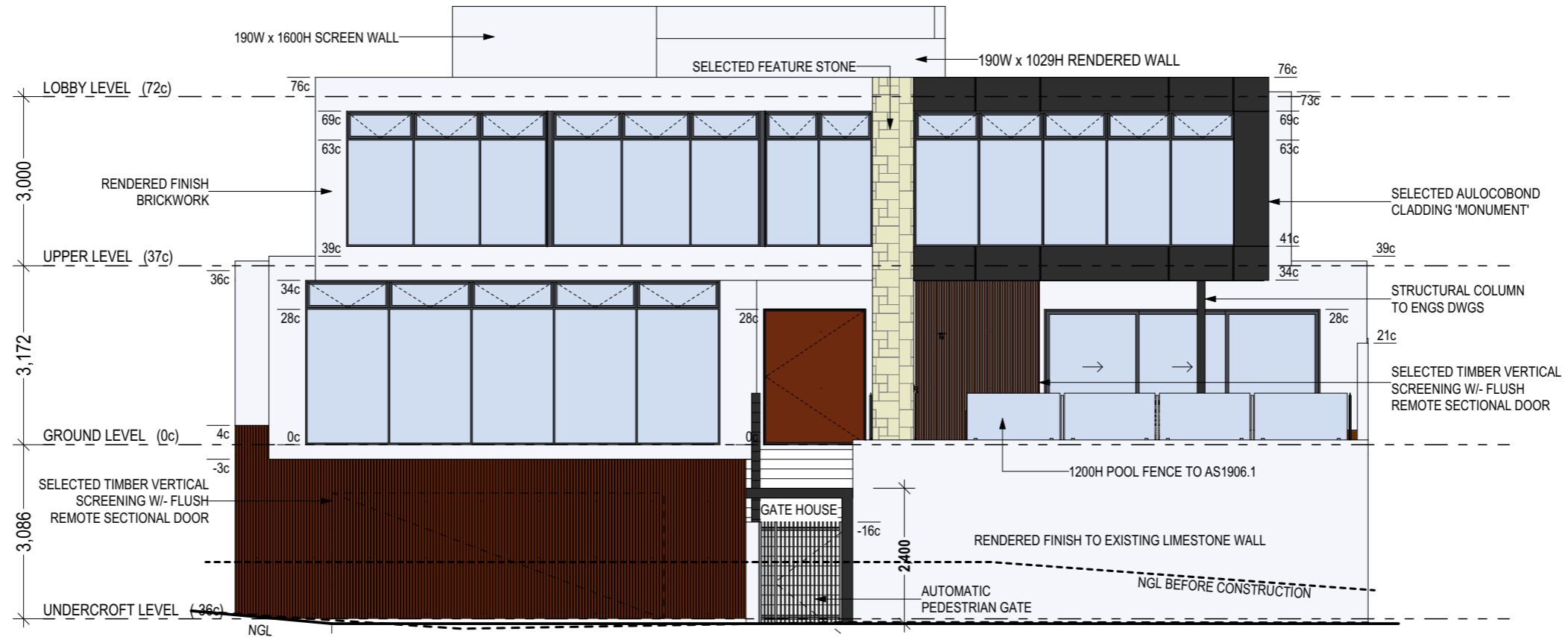


**ROOF LAYOUT  
1:100**



**CLIENT:**  
Mr & Mrs Dragicevich  
**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

<b>AMENDMENT</b>	<b>REV No</b>	<b>DATE</b>	<b>PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &amp;/OR CONTRACTORS DISCRETION ON SITE</b>	
DA SET	DA02	08-10-21	<b>JOB NUMBER</b> 21041	<b>DATE</b> JUN, 21
WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPENCIES TO CONTACT ROB AGOSTINO PH: 0422 162 714  SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE			<b>SCALE</b> 1:100	<b>SHEET</b> 9
			<b>© COPYRIGHT</b>	



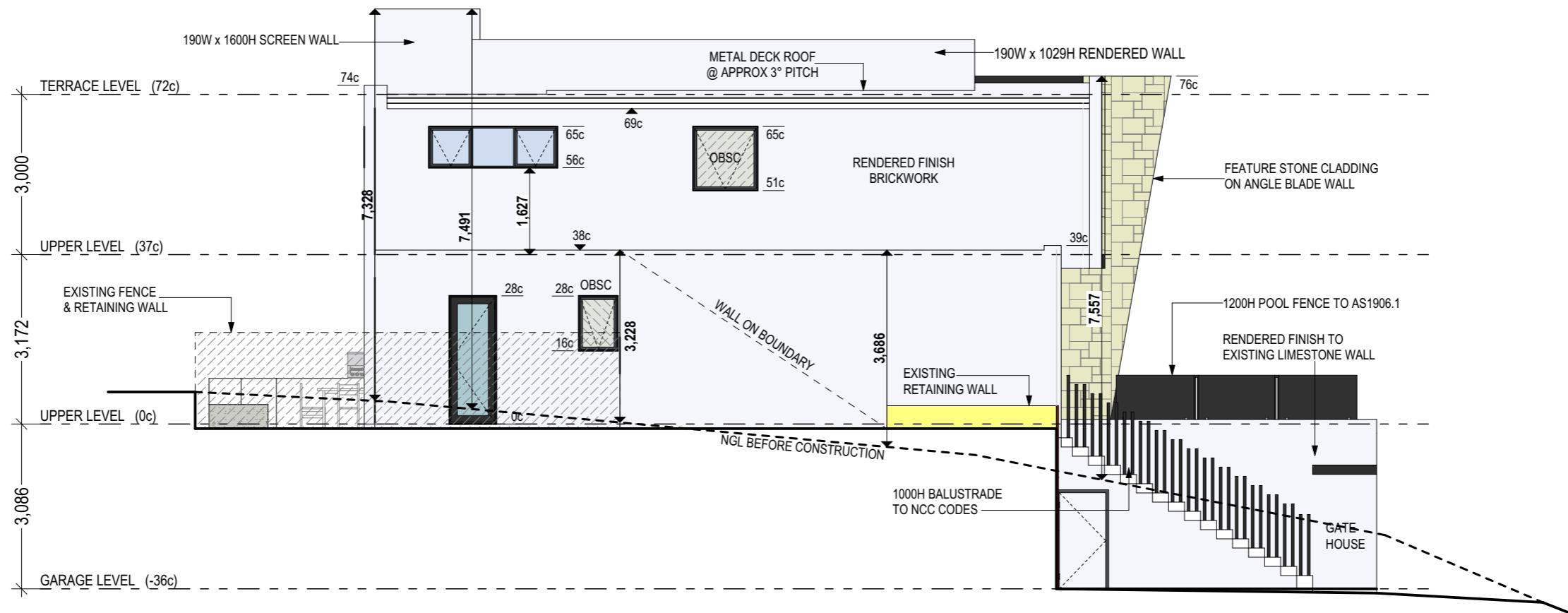
**ELEVATION 1**  
SCALE 1:100



**CLIENT:**  
Mr & Mrs Dragicevich  
**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

AMENDMENT	REV No	DATE	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	
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			SCALE	SHEET
			1:100	10

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**ELEVATION 2**

SCALE 1:100

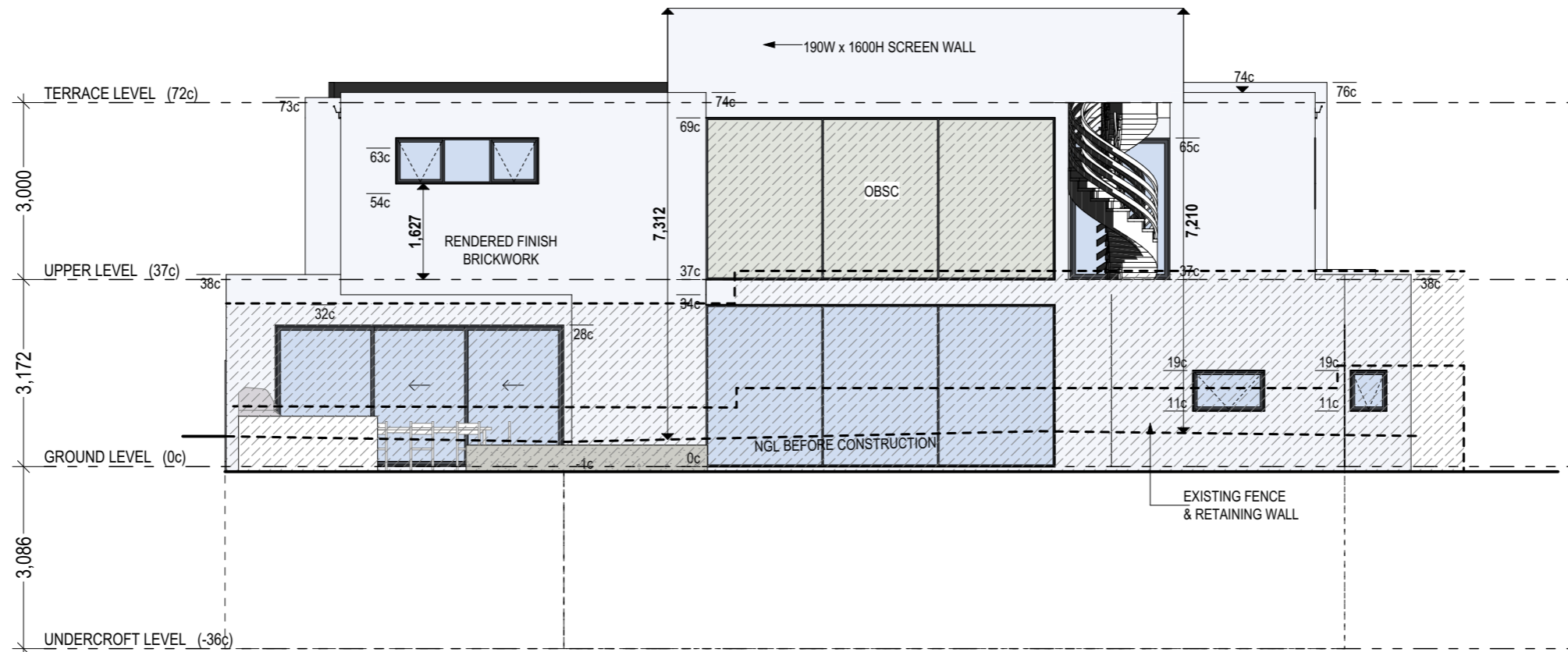


**CLIENT:**  
Mr & Mrs Dragicevich

**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

AMENDMENT	REV No	DATE	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	
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			SCALE	SHEET
			1:100	11

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**ELEVATION 3**

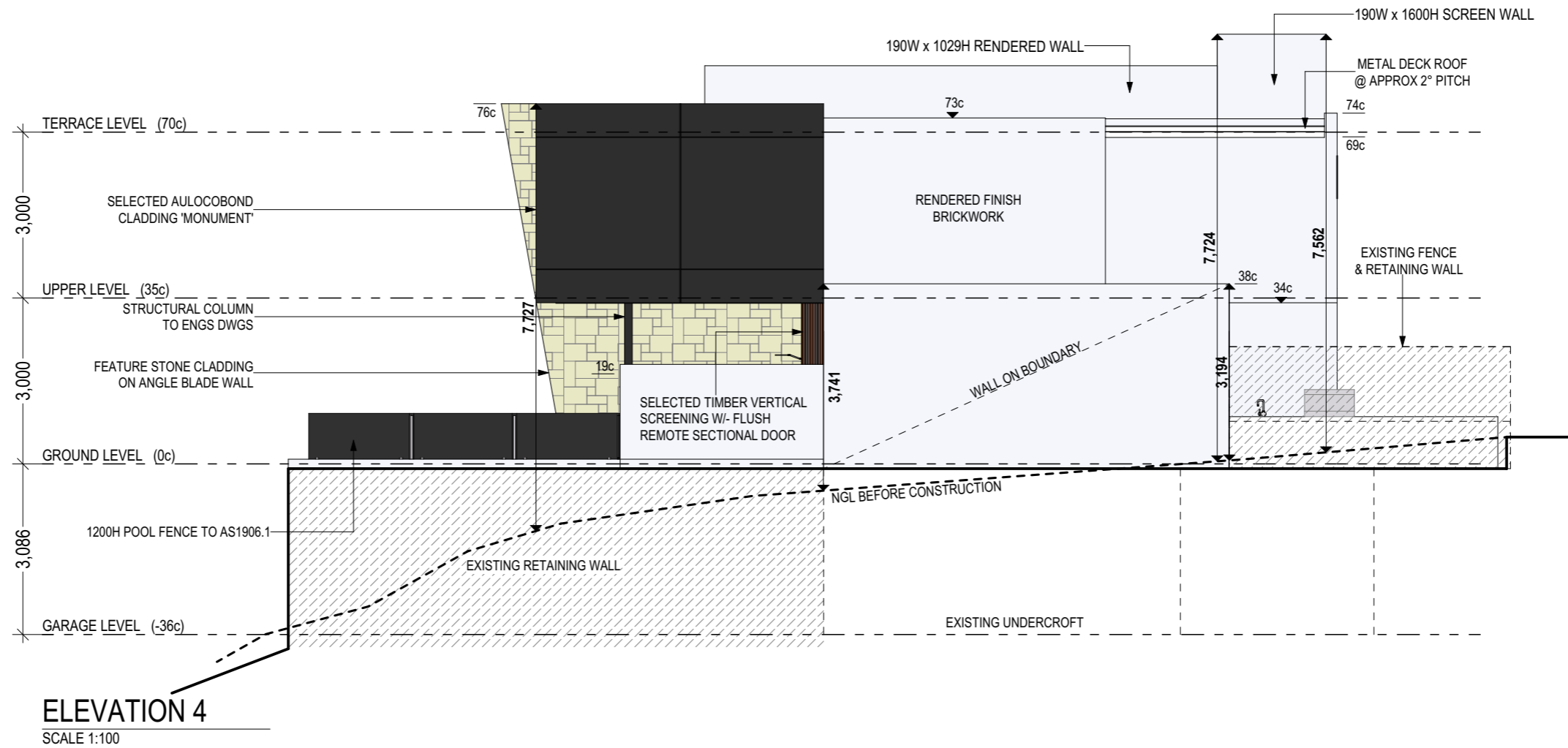
SCALE 1:100



**CLIENT:**  
**Mr & Mrs Dragicevich**  
**ADDRESS:**  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.

AMENDMENT	REV No	DATE	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	
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			SCALE	SHEET
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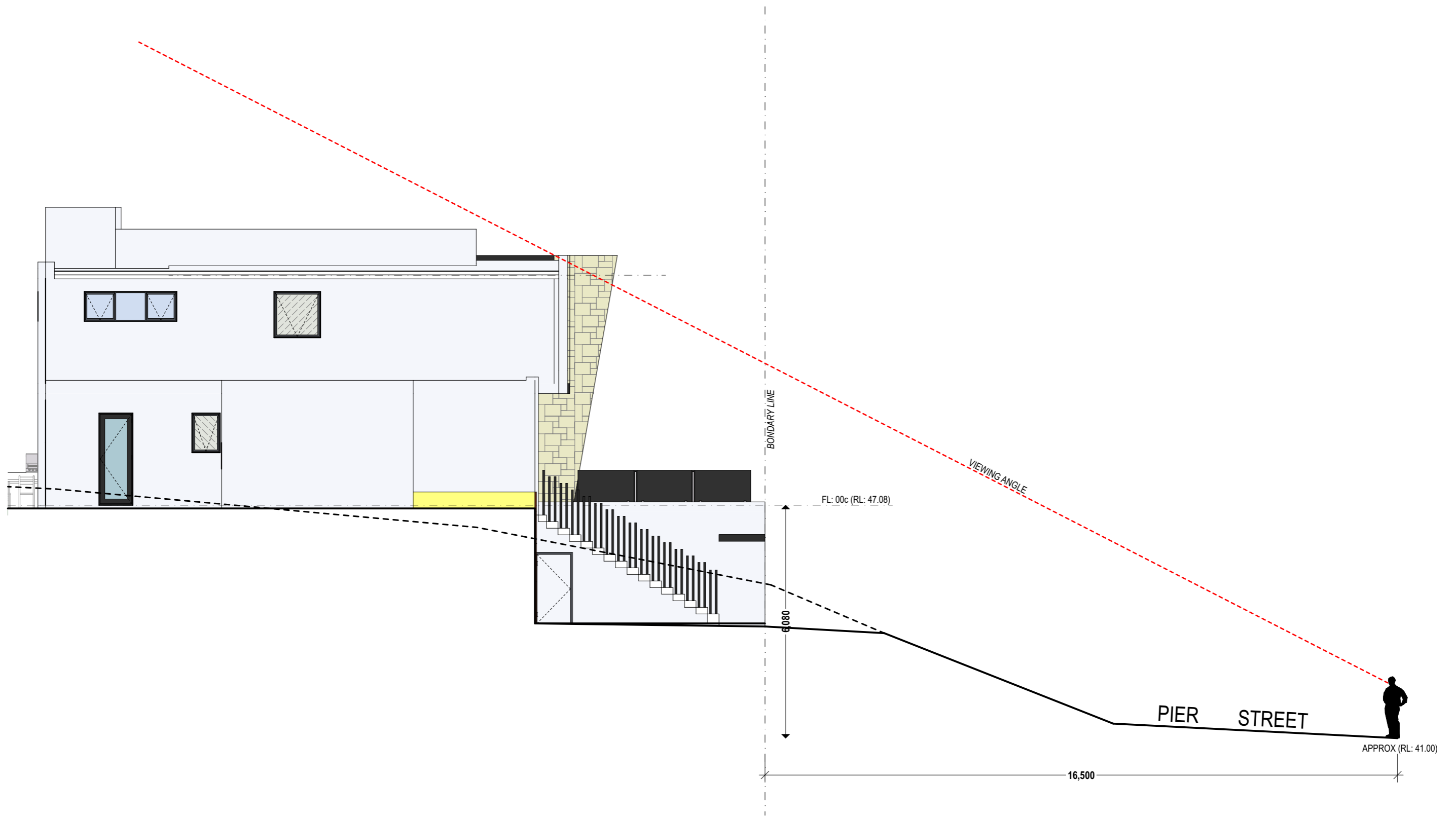


**CLIENT:**  
Mr & Mrs Dragicevich

**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

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			SCALE	SHEET
			1:100	13

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**VIEWING ANGLE ELEVATION**  
1:100

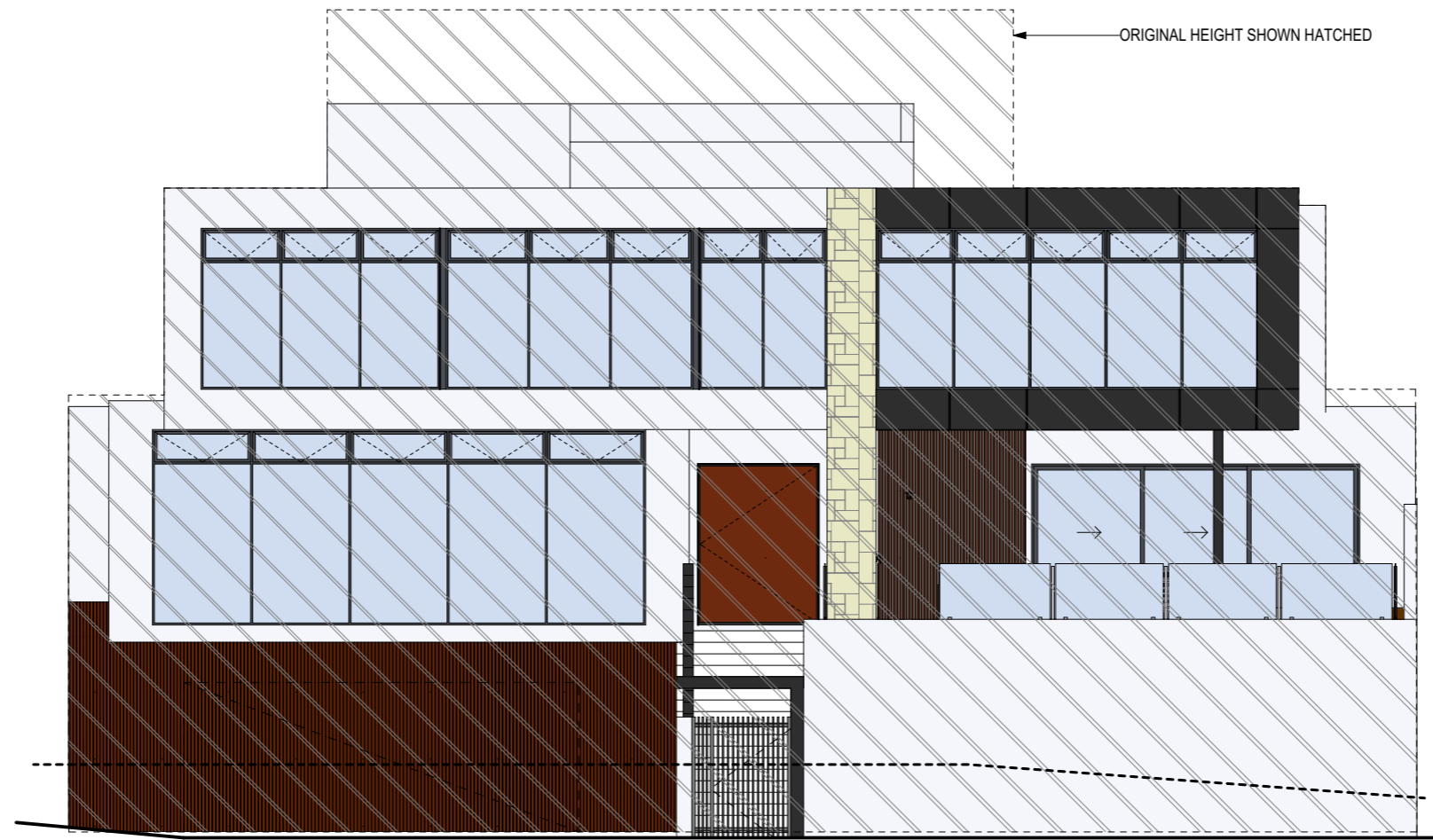


CLIENT:  
**Mr & Mrs Dragicevich**  
ADDRESS:  
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EAST FREMANTLE.

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			SCALE	SHEET
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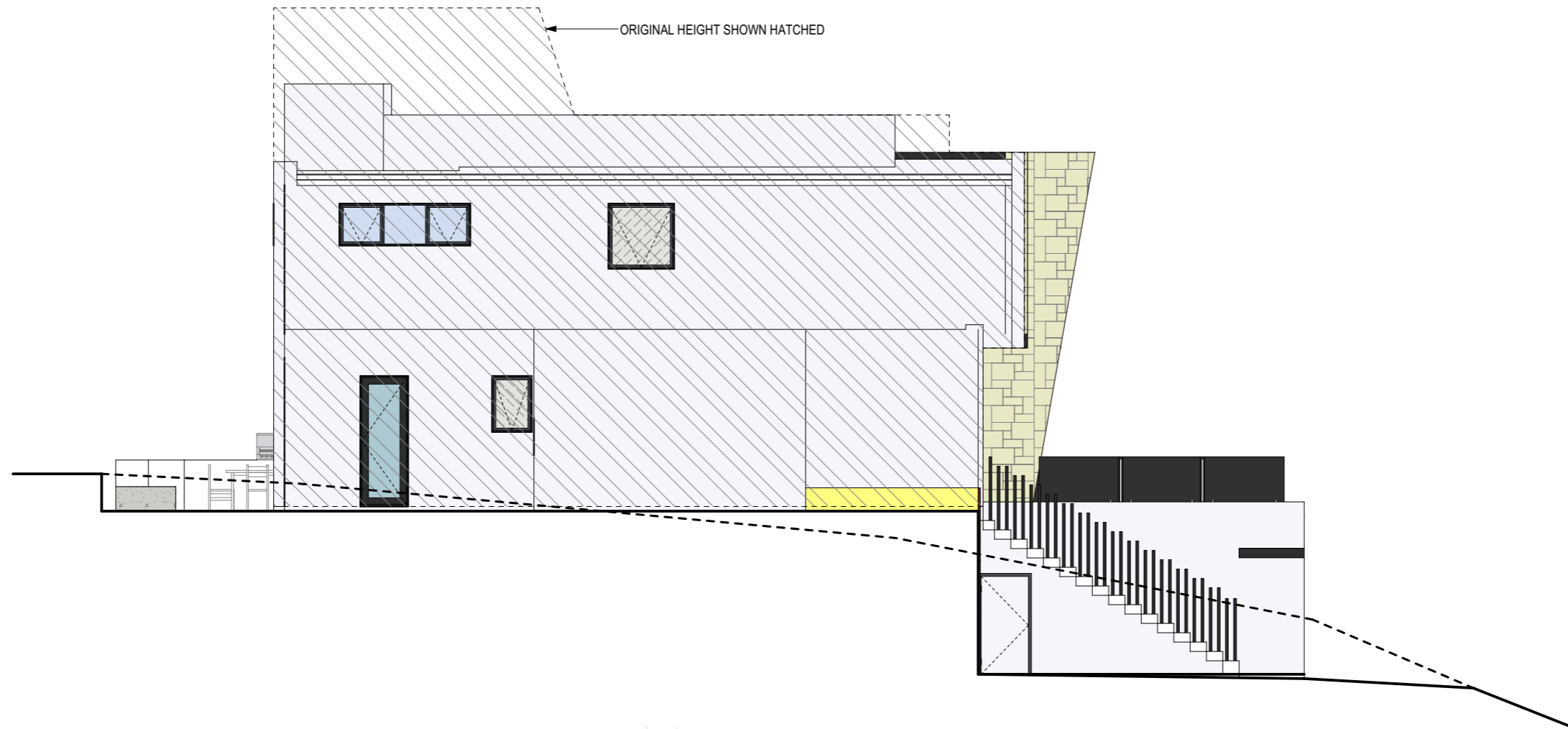
**ELEVATION 1- REDUCED HEIGHT  
1:100**



**CLIENT:**  
Mr & Mrs Dragicevich  
**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

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			SCALE	SHEET
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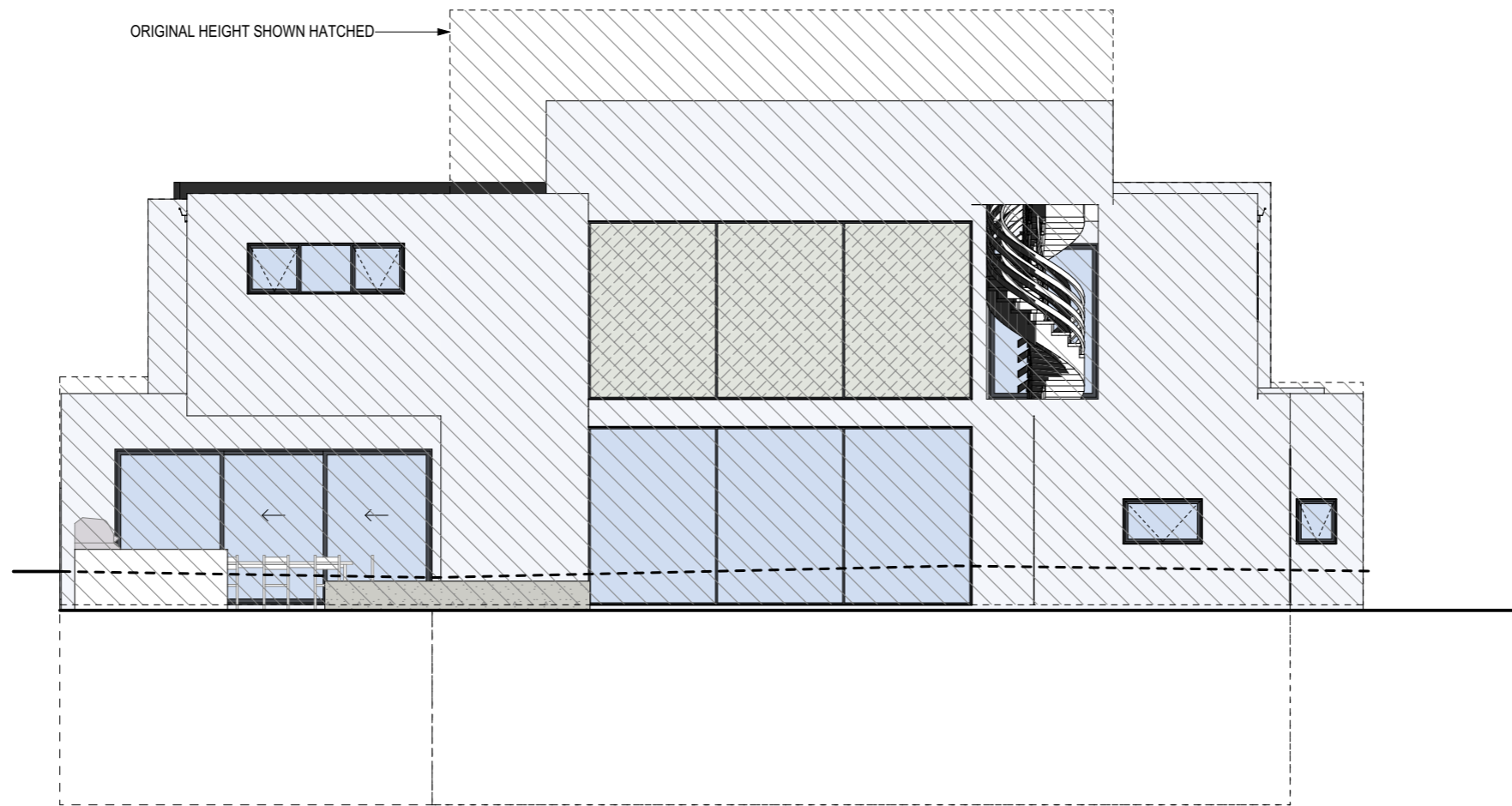
**ELEVATION 2- REDUCED HEIGHT**  
**1:100**



**CLIENT:**  
**Mr & Mrs Dragicevich**  
**ADDRESS:**  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.

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DA SET	DA02	08-10-21	JOB NUMBER	DATE
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			SCALE	SHEET
			1:100	16

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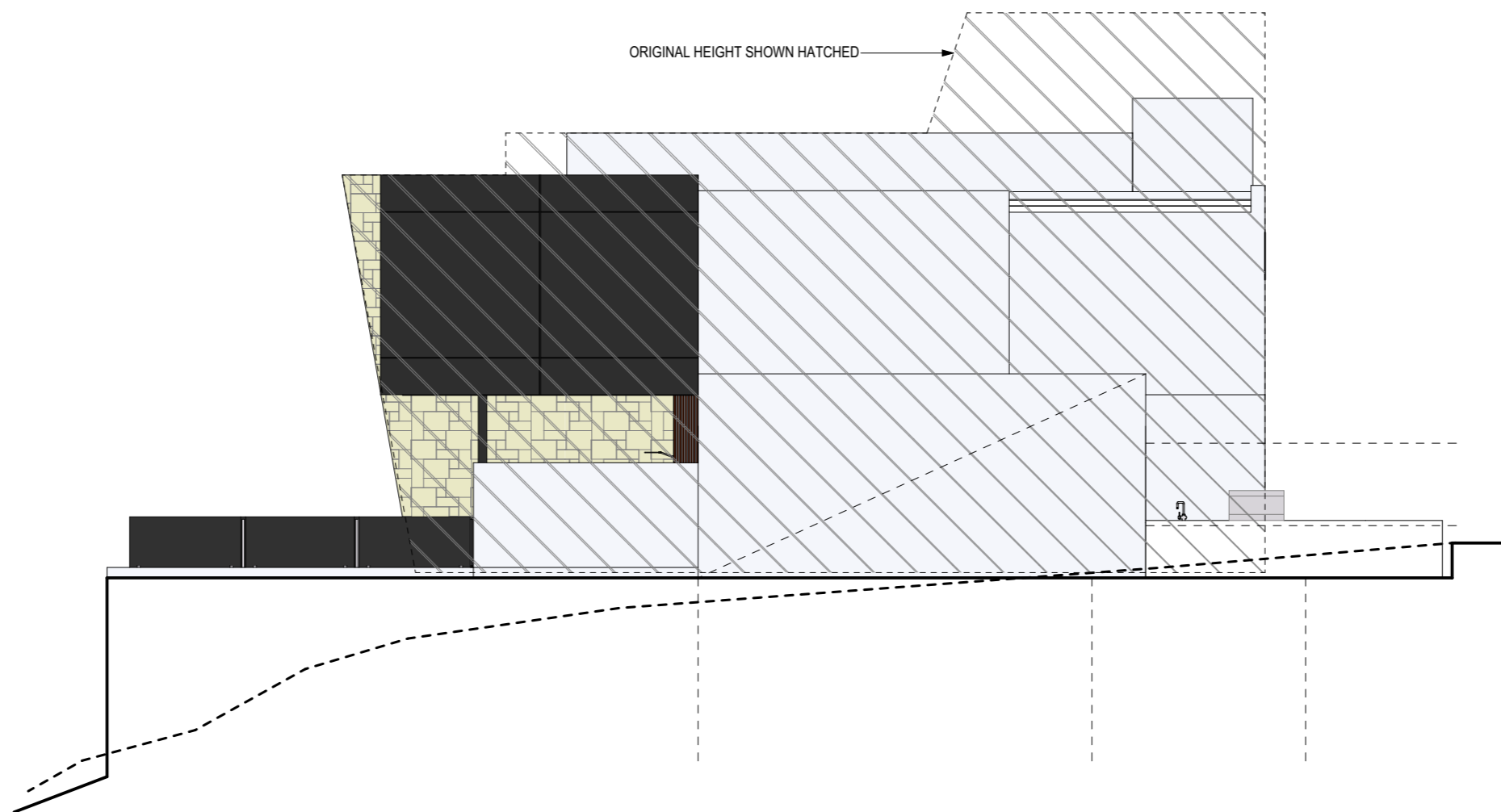
**ELEVATION 3- REDUCED HEIGHT**  
1:100



CLIENT:  
**Mr & Mrs Dragicevich**  
ADDRESS:  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

AMENDMENT	REV No	DATE	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	
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			SCALE	SHEET
			1:100	17

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**ELEVATION 4- REDUCED HEIGHT**  
1:100



**CLIENT:**  
Mr & Mrs Dragicevich  
**ADDRESS:**  
Strata Lot 2 #56A Pier Street,  
EAST FREMANTLE.

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			SCALE	SHEET
			1:100	18

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PIER STREET



CLIENT:  
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 ADDRESS:  
 Strata Lot 2 #56A Pier Street,  
 EAST FREMANTLE.

AMENDMENT	REV No	DATE	PLANS ARE SUBJECT TO CHANGE PENDING ON STRUCTURAL ENGINEERS &/OR CONTRACTORS DISCRETION ON SITE	
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			SCALE	SHEET
SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE			1:100, 1:0.82	19

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## Community Engagement Checklist

### Development Application P68/21 - 56A Pier Street

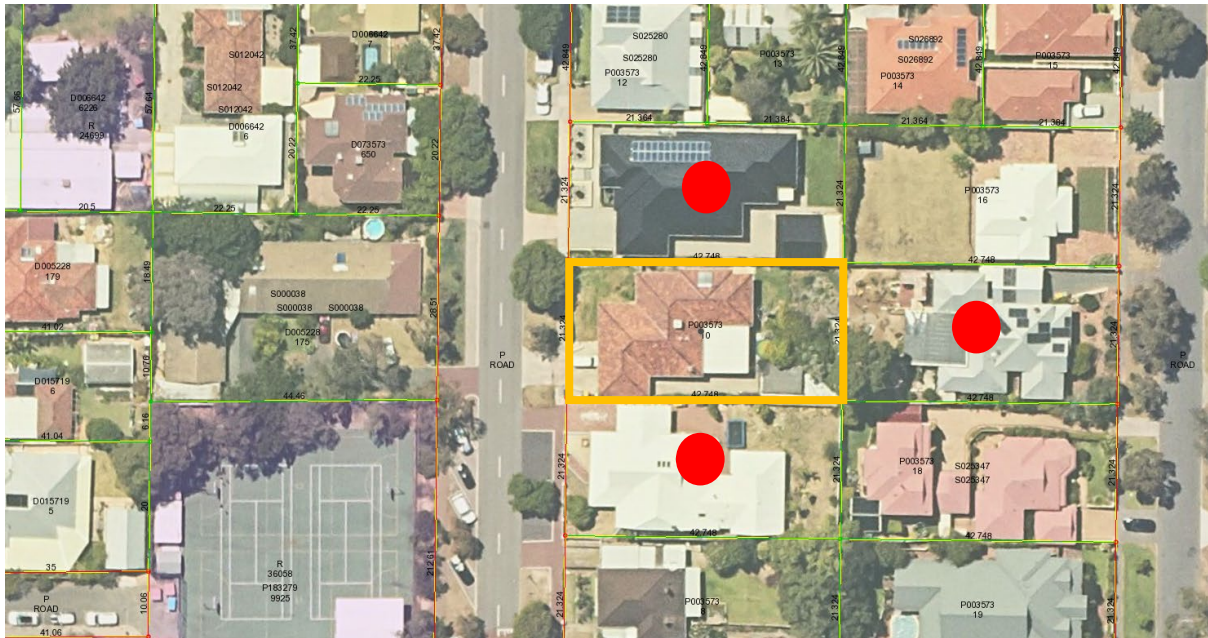
Project Name

<b>Objective of Engagement:</b>	Neighbour Consultation		
<b>Lead Officer:</b>	Regulatory Services		
<b>Timeline:</b>	<b>Start Date:</b>	26/08/2021	<b>Outcomes By:</b> 10/09/2021
Stakeholders			
<b>Stakeholders to be considered.</b>  <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 7 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		10/09/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			



### 46 Windsor Road East Fremantle – Location and Advertising Plan



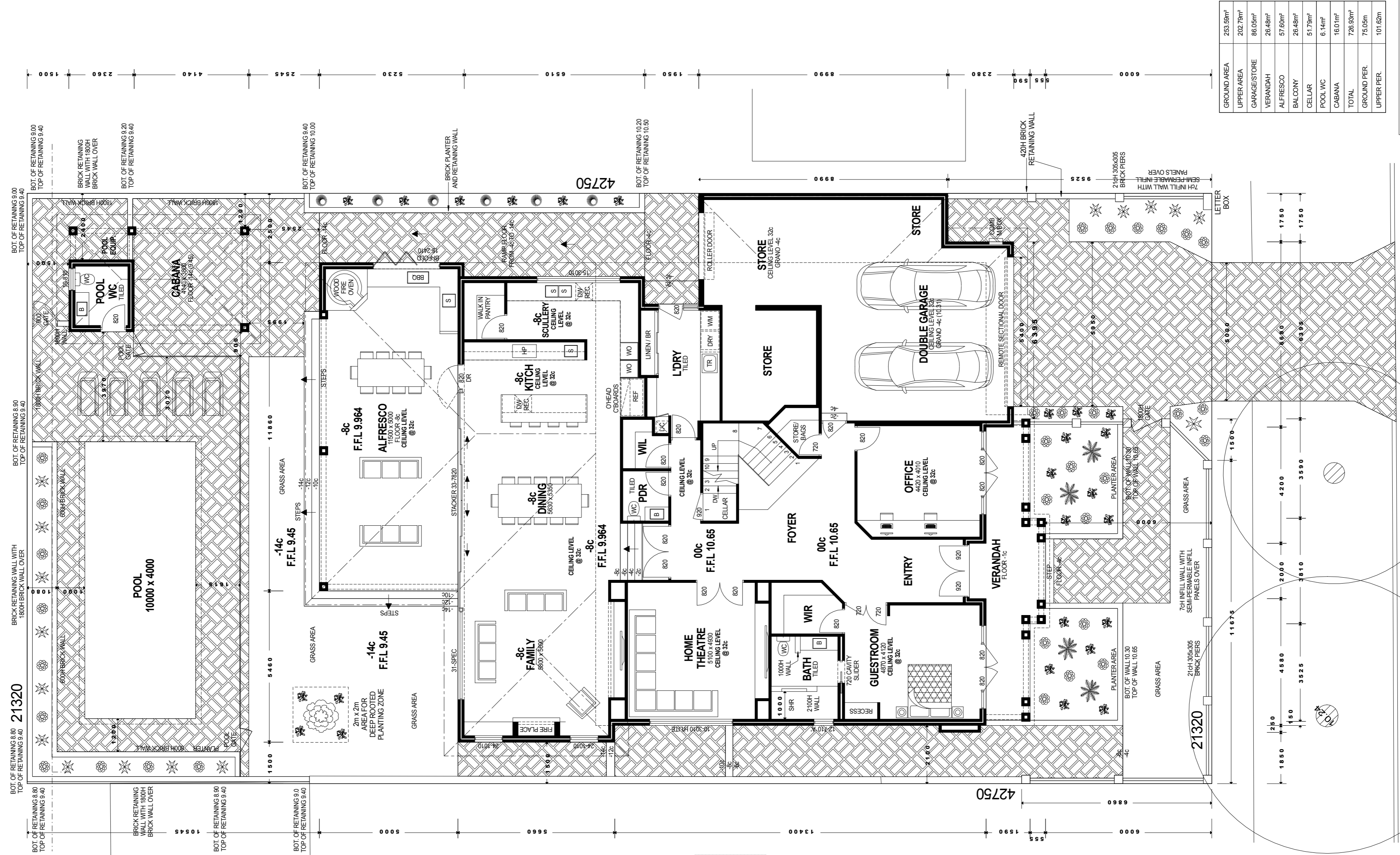
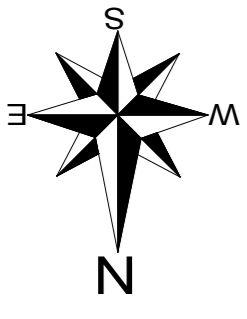


46 Windsor Road –Site Photos



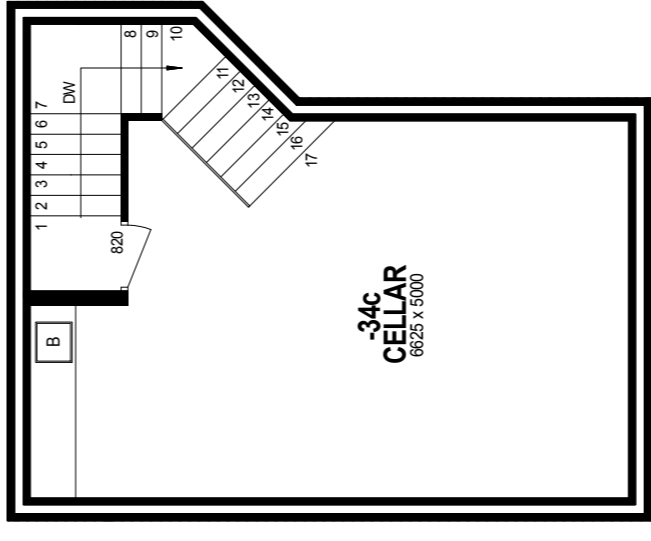
Landscaping Legend:

- Dianella Seaspray
- Red Kangaroo Paw
- Evergreen Magnolia
- Birds of Paradise
- Blue Flax Lily
- Chinese Tallow Tree



GROUND AREA	253.59m <sup>2</sup>
UPPER AREA	202.79m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
VERANDAH	26.48m <sup>2</sup>
ALFRESCO	57.60m <sup>2</sup>
BALCONY	26.48m <sup>2</sup>
CELLAR	51.79m <sup>2</sup>
POOL WC	6.14m <sup>2</sup>
CABANA	18.01m <sup>2</sup>
TOTAL	726.89m <sup>2</sup>
GROUND PER.	79.05m
UPPER PER.	101.62m

GROUND AREA	253.59m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
TOTAL AREA FOR SITE COVERAGE	339.64m <sup>2</sup>
ALFRESCO (WITH 2 OPEN SIDES)	57.60m <sup>2</sup>
TOTAL AREA OF SITE COVER	911.60m <sup>2</sup>
PERCENTAGE SITE COVER WITH ALFRESCO	37%
PERCENTAGE SITE COVER WITH ALFRESCO	43%



**robert galipodesign +construct**  
Residential Design

robert galipo-designer  
Unit 651 Forsyth Street, O'Connor WA 6162  
P 0410 371 722 E robert@robertgalipo.com.au  
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LOT 10, #46 WINDSOR ROAD, EAST FREMANTLE

SKETCH No.3  
DATE: 18/06/2021 SCALE 1:100 SUBJECT TO COUNCIL APPROVAL

**DISCLAIMER:**

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

**DISCLAIMER:**

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

**DISCLAIMER:**

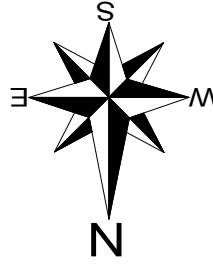
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**

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

**DISCLAIMER:**

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.



**NOTE:**  
 Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.

**NOTE:**  
 Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

Sewer Junction  
 Inv: 6.8 Depth: 1.9  
 NOTE: UP

OVER SHADOWING CALCULATIONS
TOTAL AREA OVER SHADOWING 114.7m <sup>2</sup>
TOTAL PERCENTAGE OF OVER SHADOWING = 12.60%

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 15.95m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 98.75m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 15.95m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 98.75m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 15.95m<sup>2</sup>

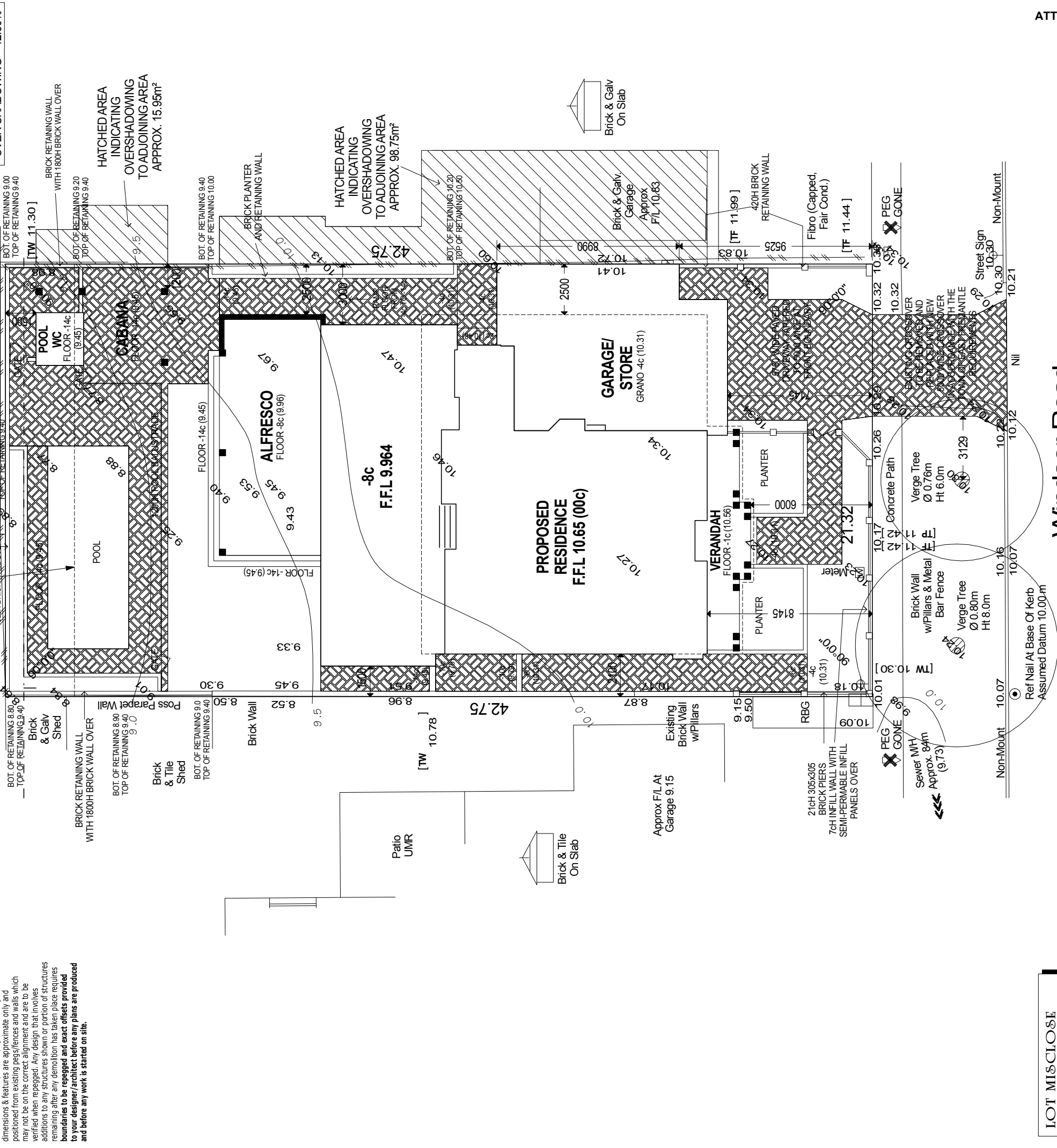
HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 98.75m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 15.95m<sup>2</sup>

HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 98.75m<sup>2</sup>

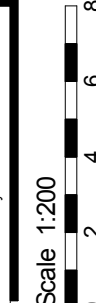
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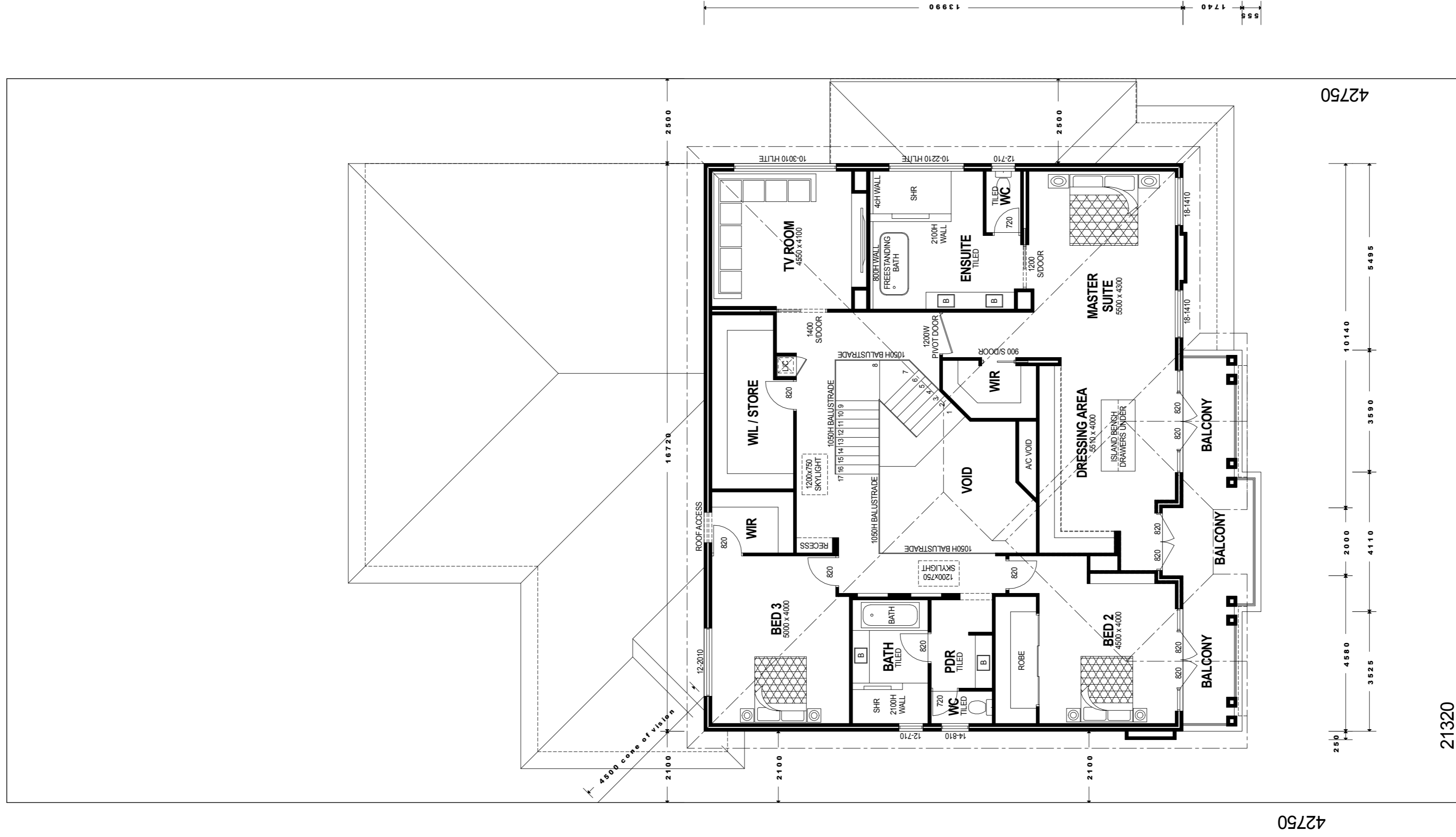
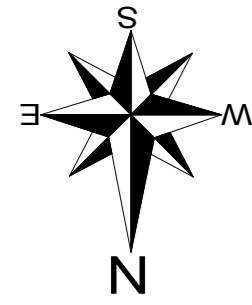
HATCHED AREA INDICATING OVERSHADOWING TO ADJOINING AREA APPROX. 98.75m<sup>2</sup>



LOT MISCLOSE  
 0.000 m

SOIL DESCRIPTION  
 Sand  
 Refer to Survey





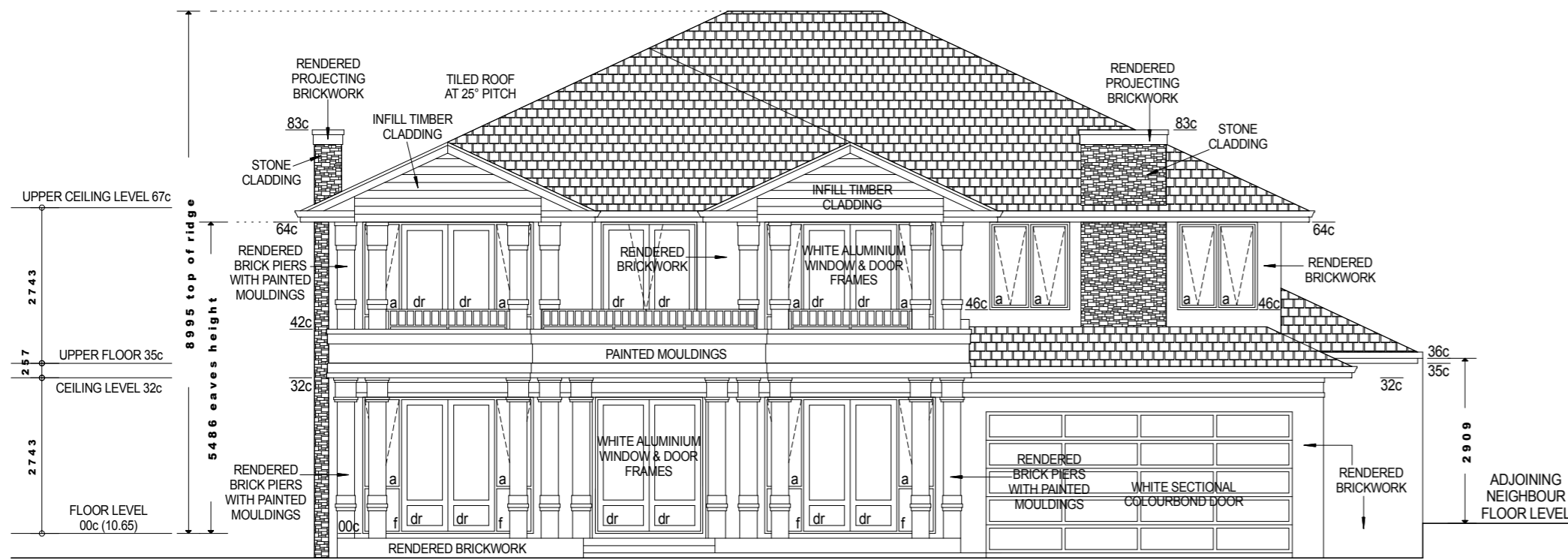
GROUND AREA	253.59m <sup>2</sup>
UPPER AREA	202.79m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
VERANDAH	26.48m <sup>2</sup>
ALFRESCO	57.60m <sup>2</sup>
BALCONY	26.48m <sup>2</sup>
CELLAR	51.79m <sup>2</sup>
POOL WC	6.14m <sup>2</sup>
CABANA	16.01m <sup>2</sup>
TOTAL	726.93m <sup>2</sup>
GROUND PER.	75.05m
UPPER PER.	101.62m

**robert galipo design**  
**+construct**  
Residential Design

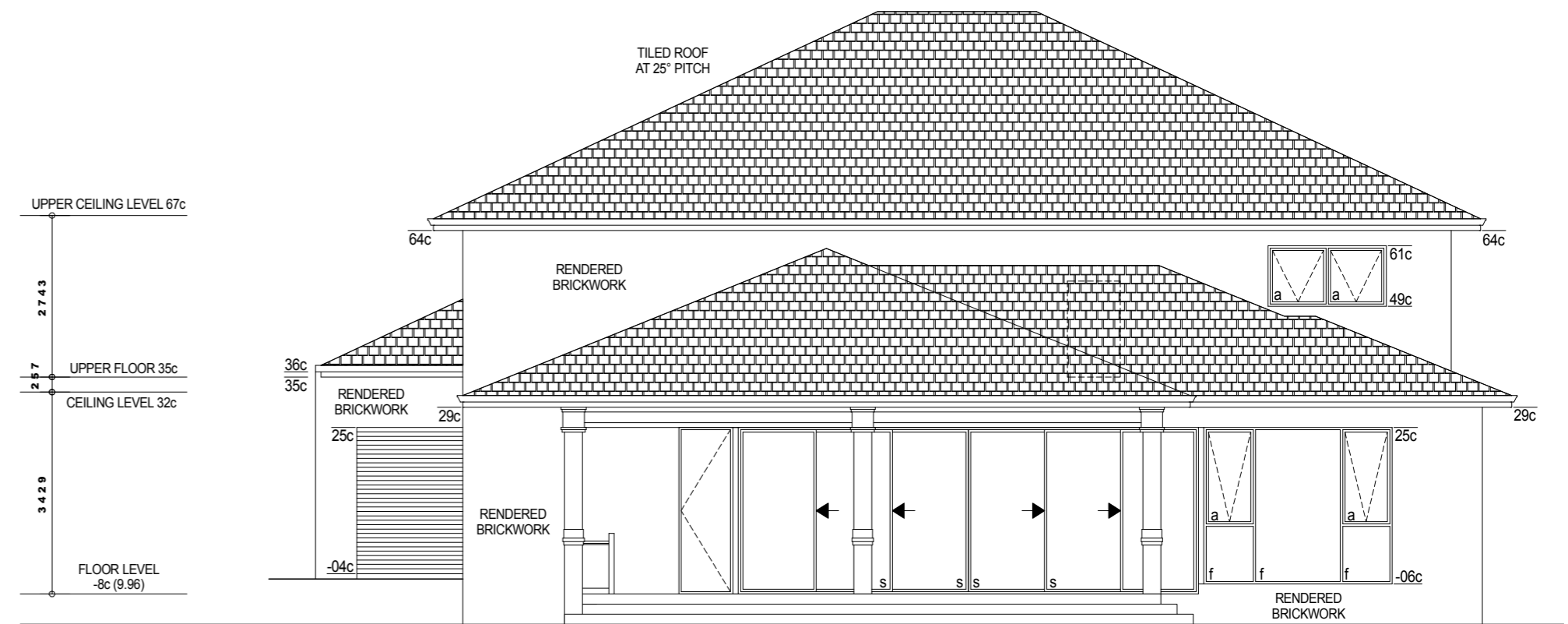
**robert galipo-designer**  
Unit 651 Forsyth Street O'Connor WA 6162  
P 0810 371 722 E rober@galipo.com.au  
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LOT 10, #46 WINDSOR ROAD, EAST FREMANTLE

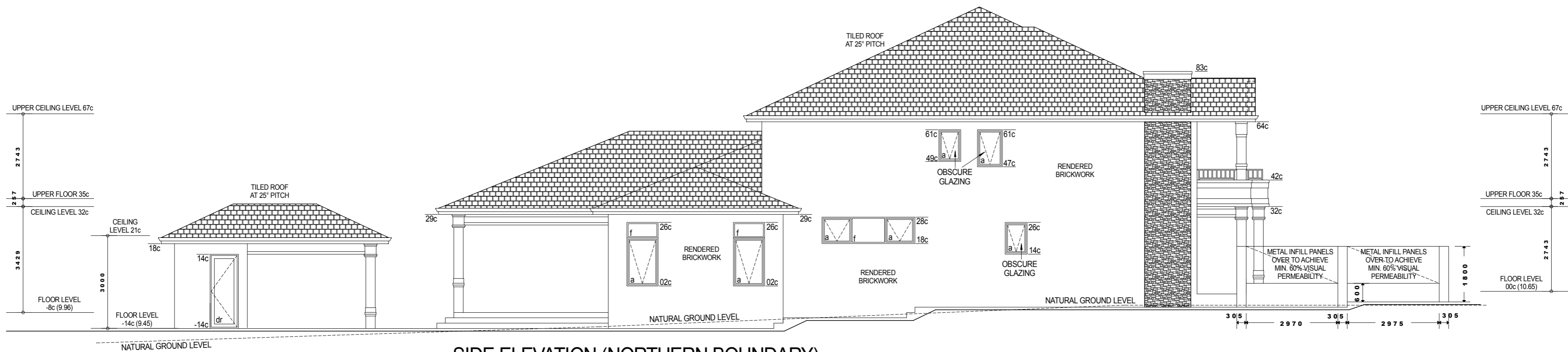




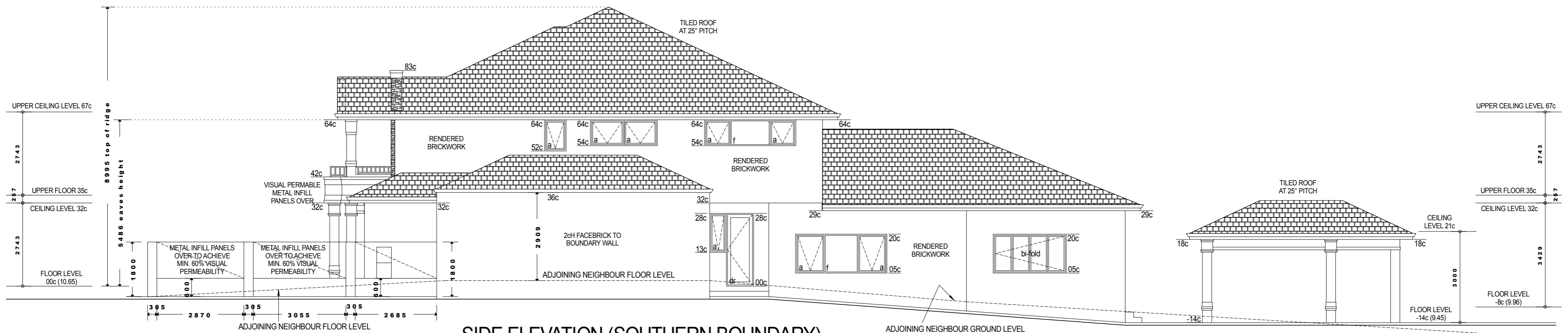
FRONT ELEVATION (WESTERN BOUNDARY)



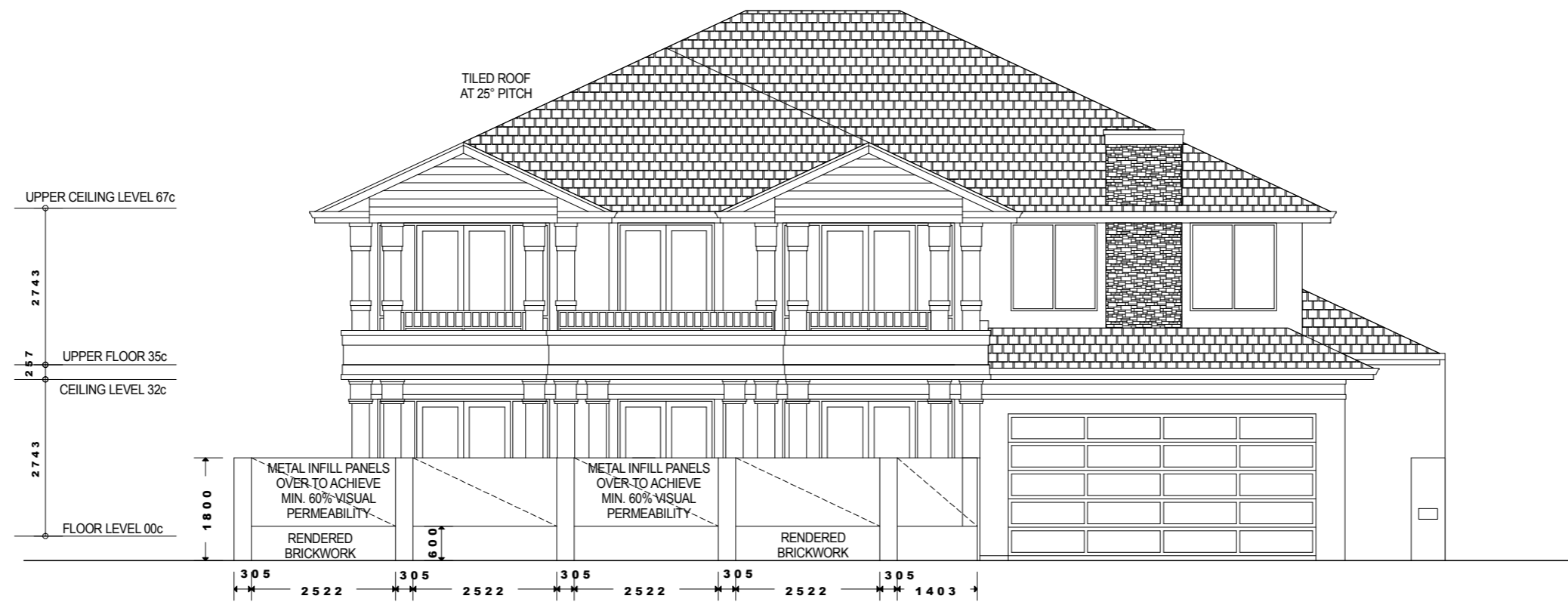
REAR ELEVATION (EASTERN BOUNDARY)



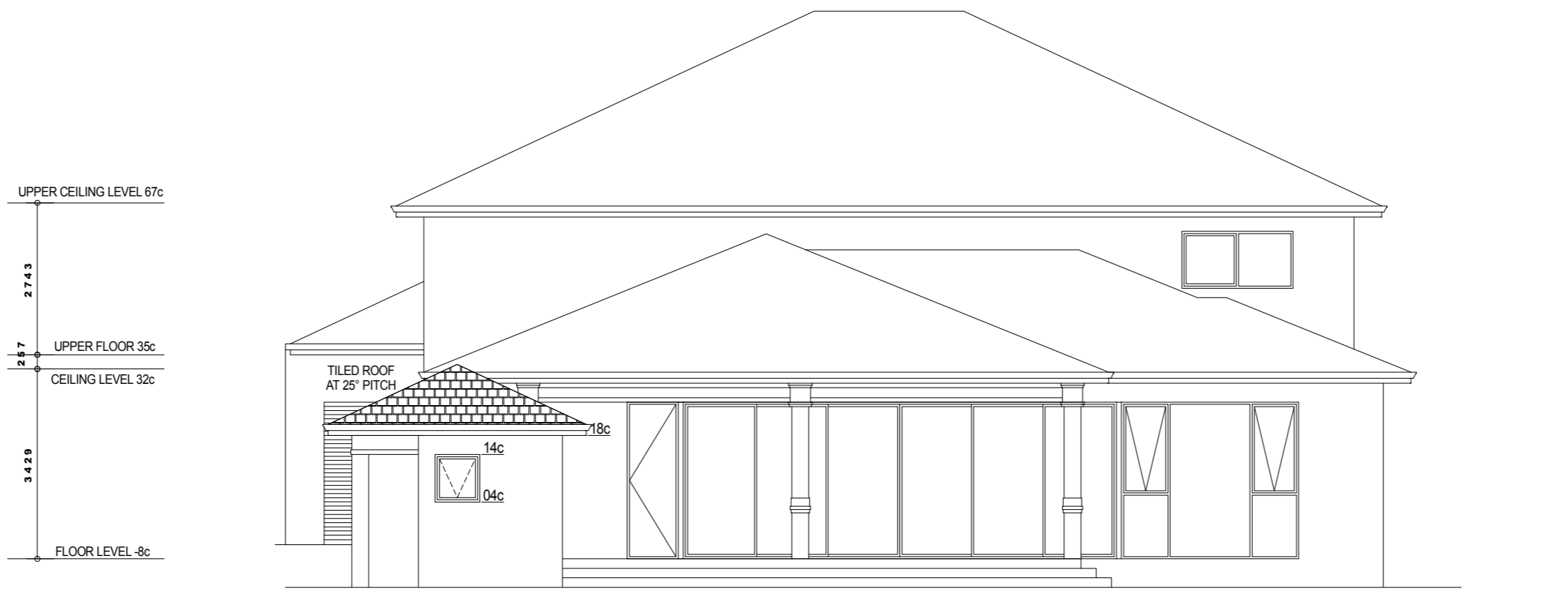
SIDE ELEVATION (NORTHERN BOUNDARY)



SIDE ELEVATION (SOUTHERN BOUNDARY)



FRONT BOUNDARY WALL ELEVATION



REAR CABANA ELEVATION





LINEA WEATHERBOARD  
(COLOUR LIGHT GREY,  
GREY PAIL)

TIMBER BALUSTRADE  
(COLOUR WHITE)

BRISTLE ROOFING  
(BLACK IN COLOUR)

ARCHITECTURAL MOULDINGS  
(COLOUR GREY PAIL)

STONE CLADDING  
(COUNTRY LEDGESTONE  
ECHO RIDGE OR  
SIMILAR)

RENDERED BRICK  
PIERS (COLOUR MENISCUS)

SECTIONAL PANEL  
LIFT DOOR  
WHITE IN COLOUR.

ALUMINIUM  
WINDOW & DOOR  
FRAMES (COLOUR WHITE)

TYPICAL ELEVATION FOR 46 WINDSOR ROAD, EAST FREMANTLE





## Community Engagement Checklist

### Development Application P72/21 - 46 Windsor Road

Project Name

<b>Objective of Engagement:</b>	Neighbour Consultation		
<b>Lead Officer:</b>	Regulatory Services		
<b>Timeline:</b>	<b>Start Date:</b>	9/09/2021	<b>Outcomes By:</b> 24/09/2021
Stakeholders			
<b>Stakeholders to be considered.</b>  <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 3 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>



Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		24/09/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

## Submission Marco & Aleisha Falso Item 13.3 – 46 Windsor Road

(Received 1 November 2021)

We are confident that this residential proposal is a positive contribution to the amenity of the street and community.

This is to be our dream family home in the area we have looked and being part of the community for some years, therefore prior to purchasing and demolishing we researched the area and the types of homes within the area to see if our vision and streetscape would fit within. We quickly found a vast range and number of large 2 storey homes dotted throughout the precinct; many example of Hamptons, Heritage, Bungalows and many modern and unique homes aswell, and many with single storey homes on either side like ours.

The character of the neighbourhood is not at risk as there is no consistent streetscape in the Richmond precinct, and there are already many other examples of similar 'Hamptons ' style homes being built in Alexandra Rd, and another in Gill St, both with very similar bulk and scale to our design.

Therefore we feel our design contributes positively to the streetscape and will fit in and compliment the surrounding properties, and the precinct. And of course as time passes the number of sites being redeveloped with larger 2 storey homes will only increase due to the increase in land values and ageing homes.

We also note we have had the home designed with the following factors in mind:

- **"LPA 3.7 .6.2** – stipulates to NOT replicate traditional building form – ie. Not to try replicate/imitate/faux heritage qualities etc" So naturally our design is not heritage, therefore we have designed ours as a modern 'Hamptons' style home. We feel it blends and compliments as we have provided a lot of elevation detail with mouldings and brick corbelling, giving architectural interest
- **"LPA 3.7.4.2** New developments are to maintain the prevailing ground level of the site to minimise cutting and filling The house that was recently demolished was previously built at road level. We have kept these levels after demolition for our new home. New design has taken this natural ground levels into account. We have also substantially lowered the rear Living & Alfresco areas of the design to also take into account the decline in natural ground level of the site previously. **NOTE:** we purchased this property in particular rather than another option, as this had the existing home at road level, as we knew we wanted to re-build new home at same natural level.
- Local Planning Strategy states " NO specific designs characteristic of the precinct. With regard to development standards a high degree of flexibility is required for the precinct since the existing development exhibits so much variety".
- The northern aspect of the site had been utilised with the alfresco, pool and living areas all utilising the northern sun.
- "Verandah and Porches are encouraged" - we have designed large verandah and Porch to front elevation for visual interest and western sun cooling efficiency.

### ***In relation to the comments made by CDAC:***

After discussing the comments with our designer Rob Galipo and holding a meeting with James Bannerman ,

We came to the conclusion that lowering the home was not an option for the following reasons:

1. It is poor building practice to lower the home unnecessarily.

2. We do not want to have any storm-water flooding issues as has recently happened to some neighbours, and others we know, with this year's excess rain and flooding. We have minimised this risk of this by designing accordingly , but also in keeping with the natural ground levels of the site.
3. Both neighbours either side, have NOT made any comments/objections to the heights of the proposal including walls and overall build height. The CDAC had concern of the Northern neighbour, yet they have not made any comment.

**We also note:** prior to design we discussed our 2 storey design with our Northern neighbour and we spoke with them about NOT having bedroom windows on the Northern side Upper Floor for their privacy. We agreed with this in principle, hence no bedroom windows on Northern Upper Floor, only obscure bathroom and WC windows.

There is also no overshadowing issues from northern sun to the Northern neighbour, and very minimal to southern - only over their small garage, not with no negative impact on them.

- 4 .The Southern neighbours home is actually built up substantially higher than road level approx 1m+, therefore the overall difference in bulk/scale will not be as imposing as the CDAC comments may imply (**picture to clarify attached**)
5. The northern Neighbour has excavated to lower their site for their build to allow for a flat single level level home on their rear sloping block, therefore this accentuates our site as ours was previously NOT excavated and was/is at road/natural level. We should therefore not be penalised for our design being at the natural existing ground level, because they chose to excavate lower.
6. There is nothing to say that either side of our property, or any home in the area will build a new 2 storey or renovate and extend up to multilevel large bulk/scale home in the future.This is inevitable as property values increase and homes age.
7. The dwelling is NOT over the 10m maximum roof height as per clause 5.1.6 Table 3 Category B height requirements.
8. (**LPA 3.7.4.2**) New developments are to maintain the prevailing ground level of the site to minimise cutting and filling””.

Other notes to mention;

- Garage opening has now been reduced to the required 30%.
- Northern wall setback has now been adjusted to the required 2.1m for upper level
- Additional Northern feature chimney added for visual architectural interest from northern and N/W viewpoints.
- We feel our design does complement the existing heritage homes as we provide a lot on intricate detailed mouldings to the verandah and elevations for architectural interest - this detail blends with the heritage style well, but is not in trying to imitate the heritage home in anyway as per guidelines in **LPA 3.7 .6.2**
- All remaining comments/variatioins are minimal and will have very few negative impacts on neighbours and streetscape.



Kind regards,

Marco & Aleisha Falso

76 Oakover Street – Location and Advertising Plan

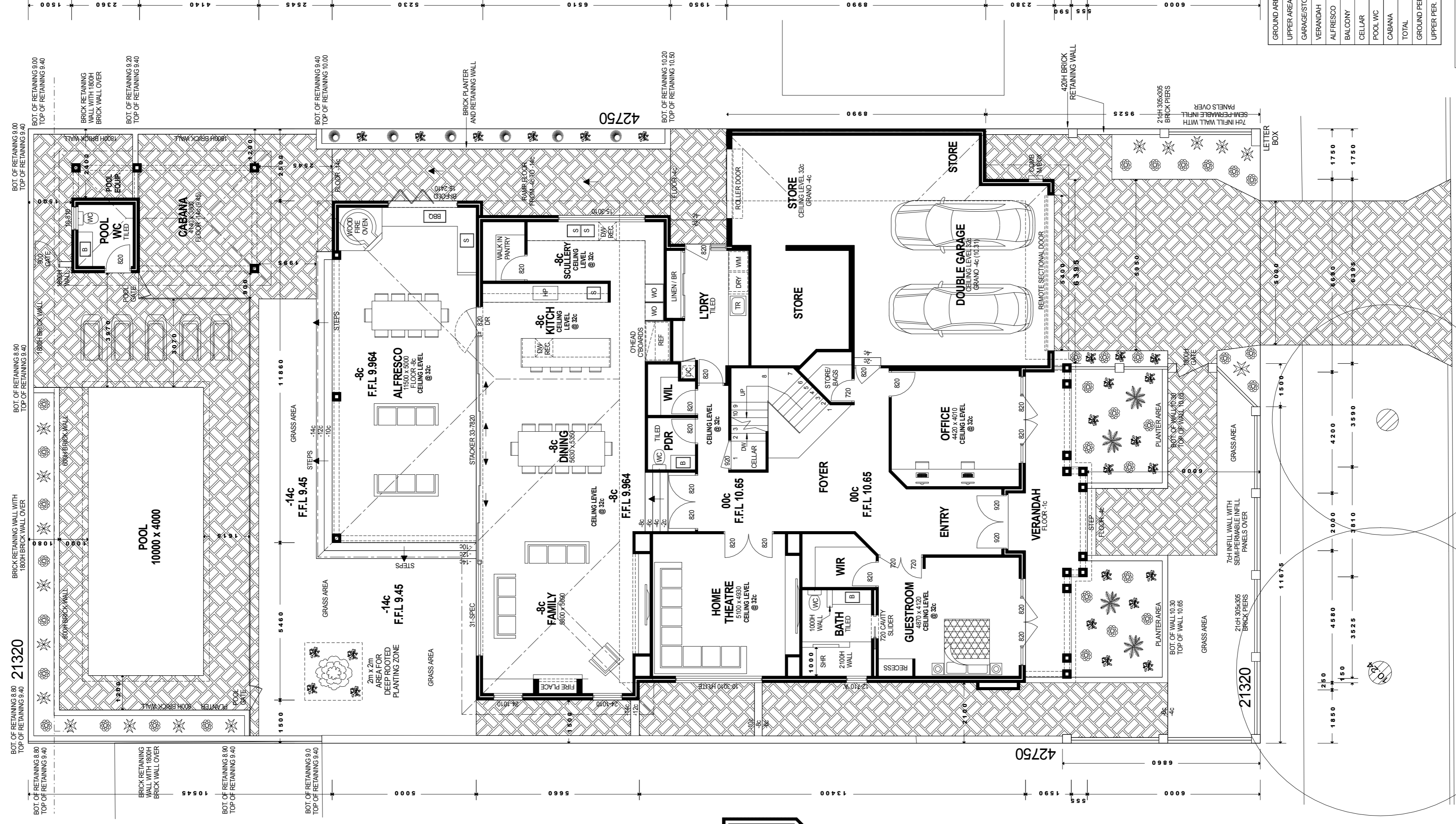
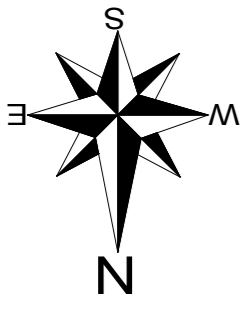




76 Oakover Street – Site Photos

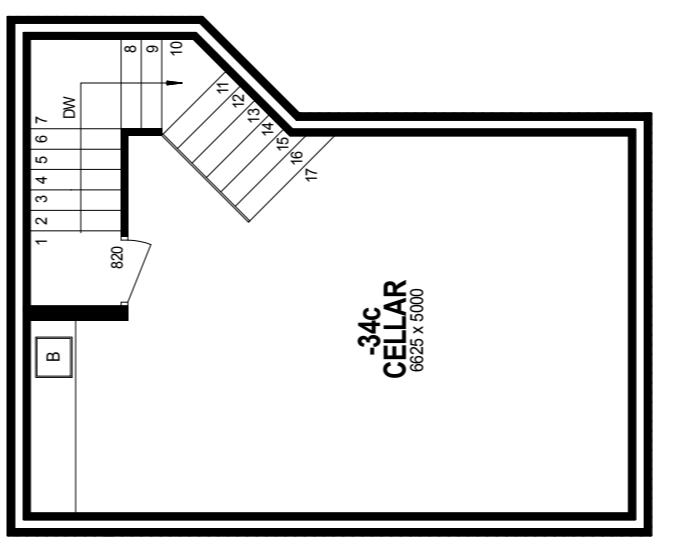


- Landscaping Legend:**
- Dianella Seaspray
  - Red Kangaroo Paw
  - Evergreen Magnolia
  - Birds of Paradise
  - Blue Flax Lily
  - Chinese Tallow Tree



GROUND AREA	253.59m <sup>2</sup>
UPPER AREA	202.79m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
VERANDAH	26.48m <sup>2</sup>
ALFRESCO	57.60m <sup>2</sup>
BALCONY	26.48m <sup>2</sup>
CELLAR	51.79m <sup>2</sup>
POOL WC	6.14m <sup>2</sup>
CABANA	18.00m <sup>2</sup>
TOTAL	726.89m <sup>2</sup>
GROUND PER.	79.05m
UPPER PER.	101.62m

GROUND AREA	253.59m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
TOTAL AREA FOR SITE COVERAGE	339.64m <sup>2</sup>
ALFRESCO (WITH 2 OPEN SIDES)	57.60m <sup>2</sup>
TOTAL AREA OF SITE COVER	911.60m <sup>2</sup>
PERCENTAGE SITE COVER WITH ALFRESCO	37%
PERCENTAGE SITE COVER WITH ALFRESCO	43%



**robertgalipodesign +construct**  
Residential Design

robert galipo-designer  
Unit 651 Forsyth Street, O'Connor WA 6162  
P 0410 371 722 E rober@robertgalipo.com.au  
©Copyright of Robert Galipo Design Pty Ltd

LOT 10, #46 WINDSOR ROAD, EAST FREMANTLE

SKETCH No.3  
DATE: 18/06/2021 SCALE 1:100 SUBJECT TO COUNCIL APPROVAL

# COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia  
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998  
 Email: perth@cottage.com.au Website: www.cottage.com.au  
 J/N: 495036 DATE: 31 Mar 21 SCALE: 1:200 DRAWN: T.Currey

Builder: Robert Galipo Design & Construct  
 CLIENT:  
 LOT 10 #46 Windsor Road, East Fremantle

Plan3573

LEGEND	SEC DOME
☉	Power Pole
⊕	Phone Pits
⊗	Water Corn
[ TP 10.00 ]	Top Pillar/Post
[ TR 10.00 ]	Top Wall
[ TF 10.00 ]	Top Retaining



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

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

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

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

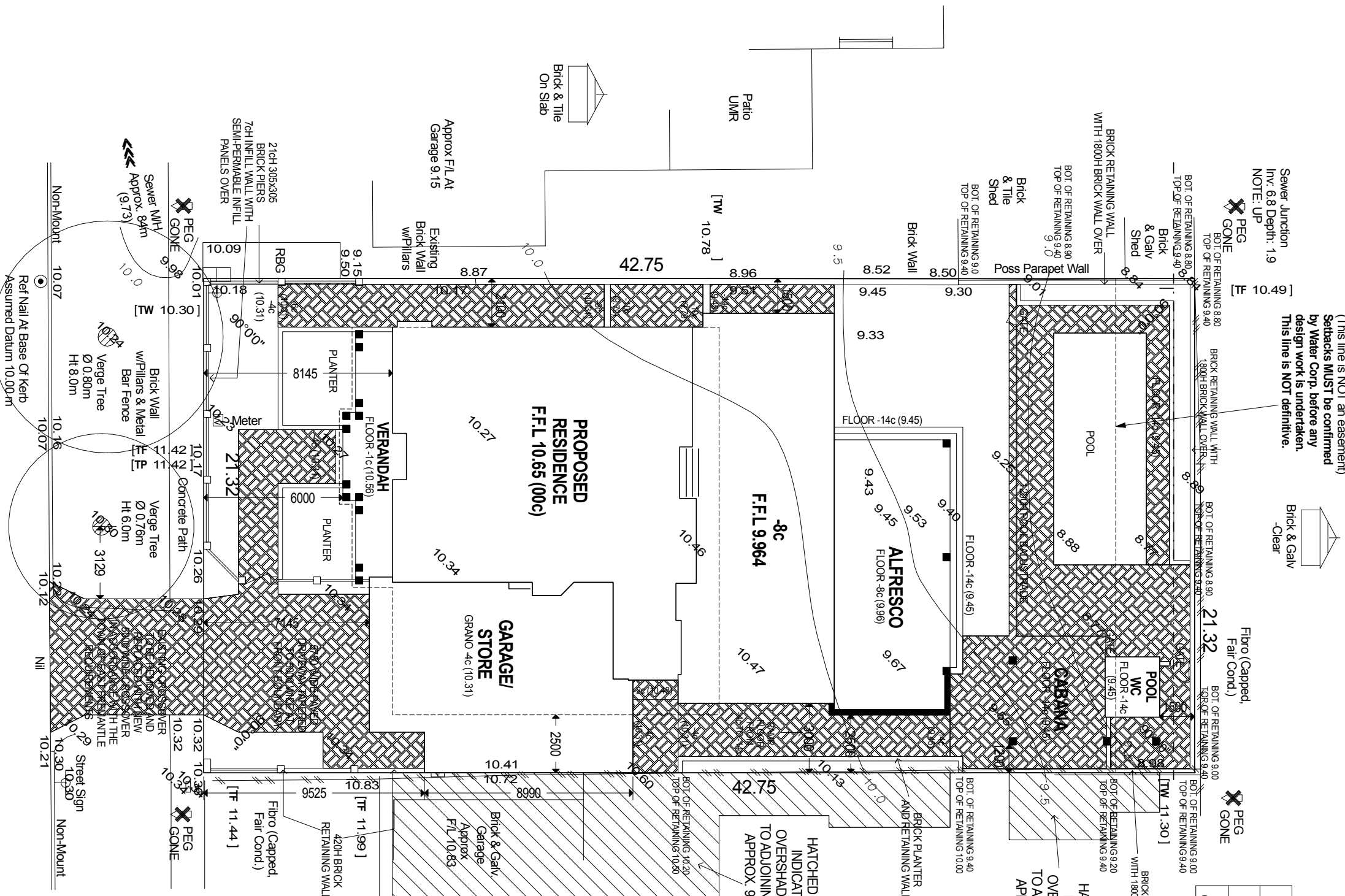
**DISCLAIMER:**  
 Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and may not be on the correct alignment and are to be verified when engaged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

OLD AREA	NEW AREA
[ TP 10.00 ]	Water Corn
[ TR 10.00 ]	Top Wall
[ TF 10.00 ]	Top Retaining

**NOTE:**  
 Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.

**NOTE:**  
 Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

OVER SHADOWING CALCULATIONS
TOTAL AREA OVER SHADOWING 114.7m <sup>2</sup>
TOTAL PERCENTAGE OF OVER SHADOWING = 12.60%



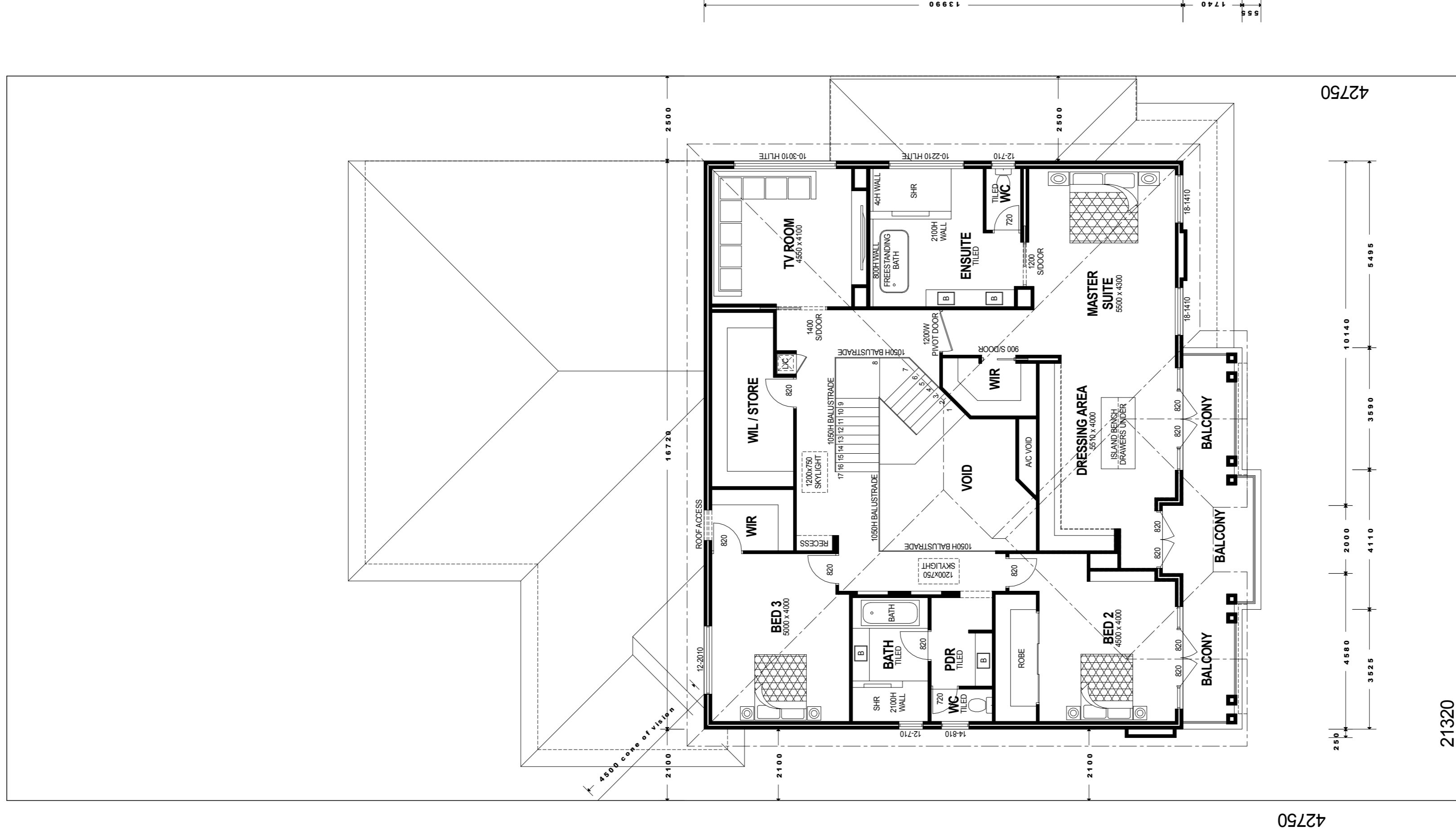
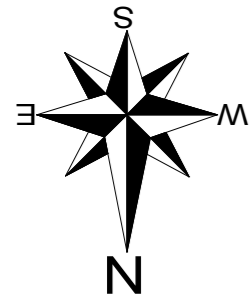
Windsor Road  
 Bitumen

ITEM 13.3

LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey







GROUND AREA	253.59m <sup>2</sup>
UPPER AREA	202.79m <sup>2</sup>
GARAGE/STORE	86.05m <sup>2</sup>
VERANDAH	26.48m <sup>2</sup>
ALFRESCO	57.60m <sup>2</sup>
BALCONY	26.48m <sup>2</sup>
CELLAR	51.79m <sup>2</sup>
POOL WC	6.14m <sup>2</sup>
CABANA	16.01m <sup>2</sup>
TOTAL	726.93m <sup>2</sup>
GROUND PER.	75.06m
UPPER PER.	101.62m

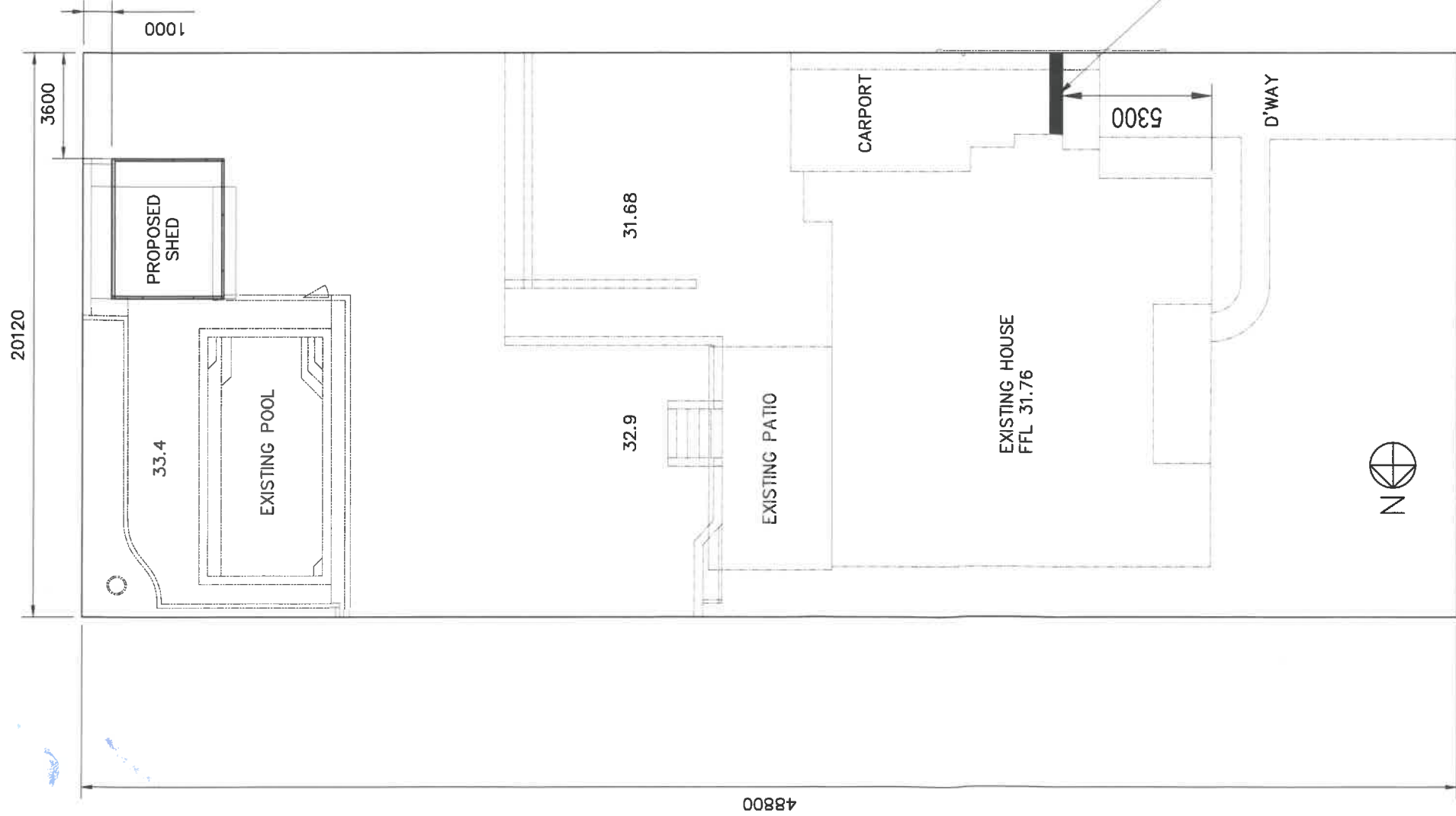
**robertgalipodesign  
+construct**  
Residential Design

robert galipo-designer  
Unit 851 Forsyth Street, O'Connor WA 6162  
P 0810 371 722 E robert@rgd.com.au  
© Copyright of Robert Galipo Design Pty Ltd.

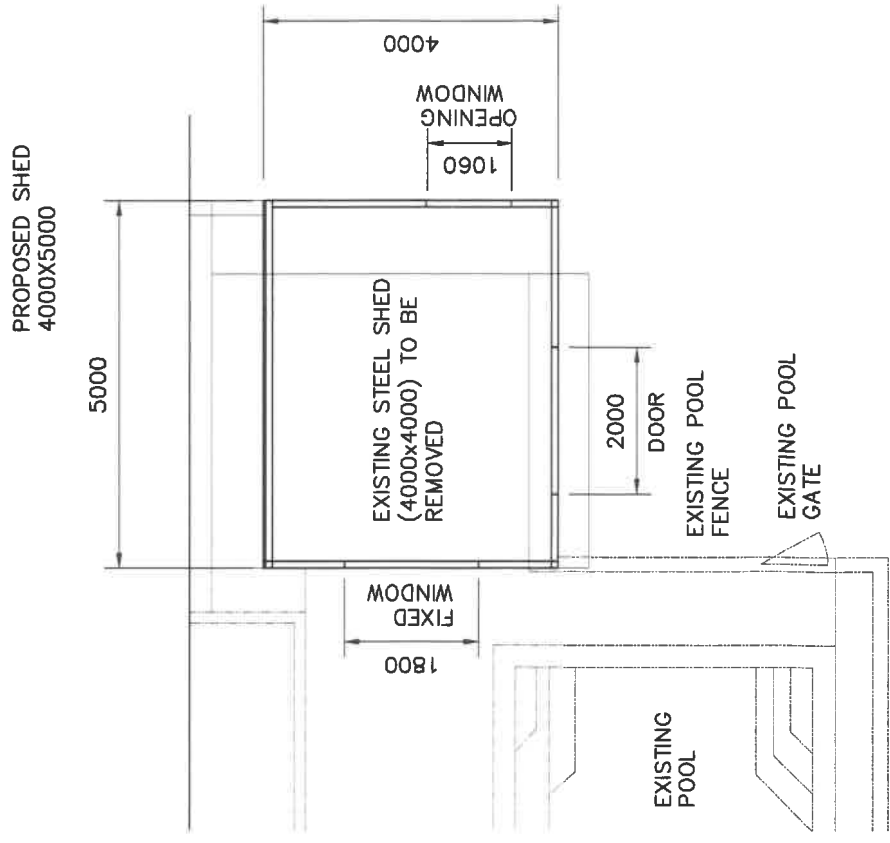
LOT 10, #46 WINDSOR ROAD, EAST FREMANTLE

SKETCH No.3  
DATE : 16/08/2021 | SCALE 1:100 | SUBJECT TO COUNCIL APPROVAL

Town of East Fremantle  
- 7 SEP 2021  
RECEIVED



SITE PLAN ON 76 OAKOVER ST  
EAST FREMANTLE  
SCALE 1:200



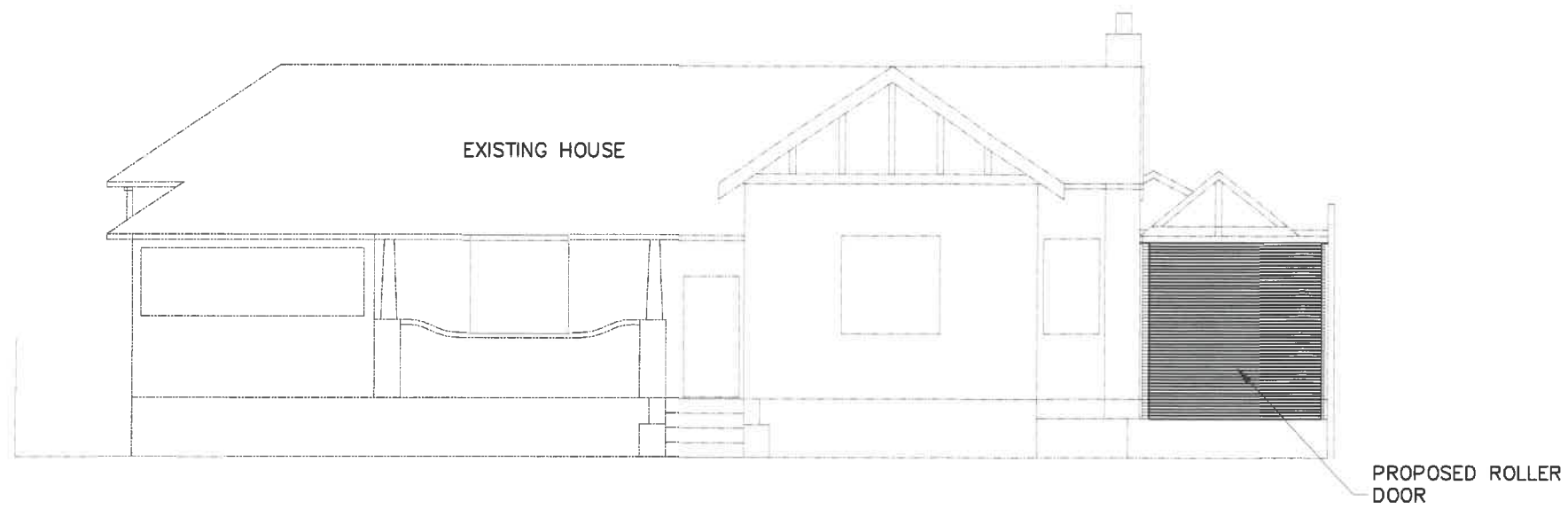
SHED PLAN  
SCALE 1:100

TOWN OF EAST FREMANTLE  
PLANNING APPLICATION  
DATE: - 8 SEP 2021  
No: P 07 5 - 2 1  
RECEIVED

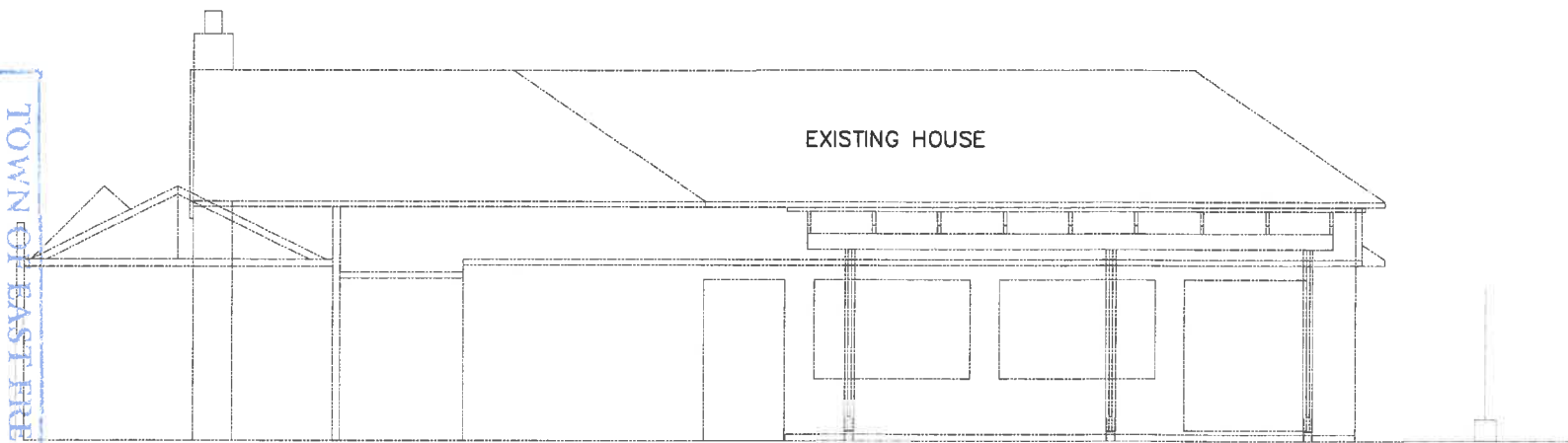
EXISTING RESIDENCE  
76 OAKOVER ST  
EAST FREMANTLE

DRAWING TITLE  
SITE PLAN FOR  
PROPOSED SHED &  
ROLLER DOOR

SCALE: AS SHOWN  
DATE: AUG 2021  
REV: A



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

NOTES

GENERAL

- ROLLER DOOR COLOUR - SURFMIST TO MATCH EXISTING HOUSE

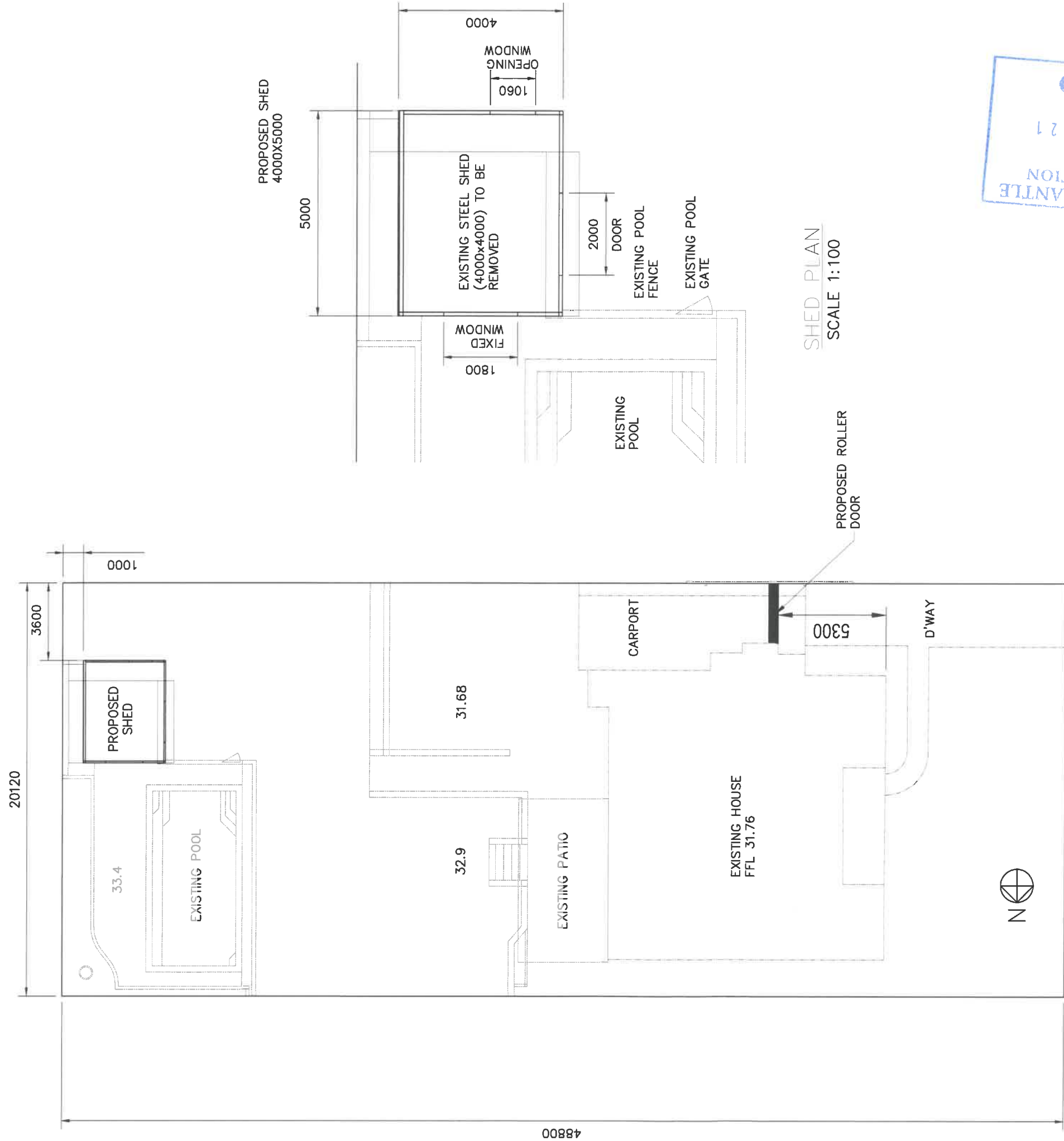
RECEIVED  
 - 8 SEP 2021 P 07 5 - 2 1  
 DATE  
 TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION  
 No

RECEIVED  
 - 7 SEP 2021  
 Town of East Fremantle

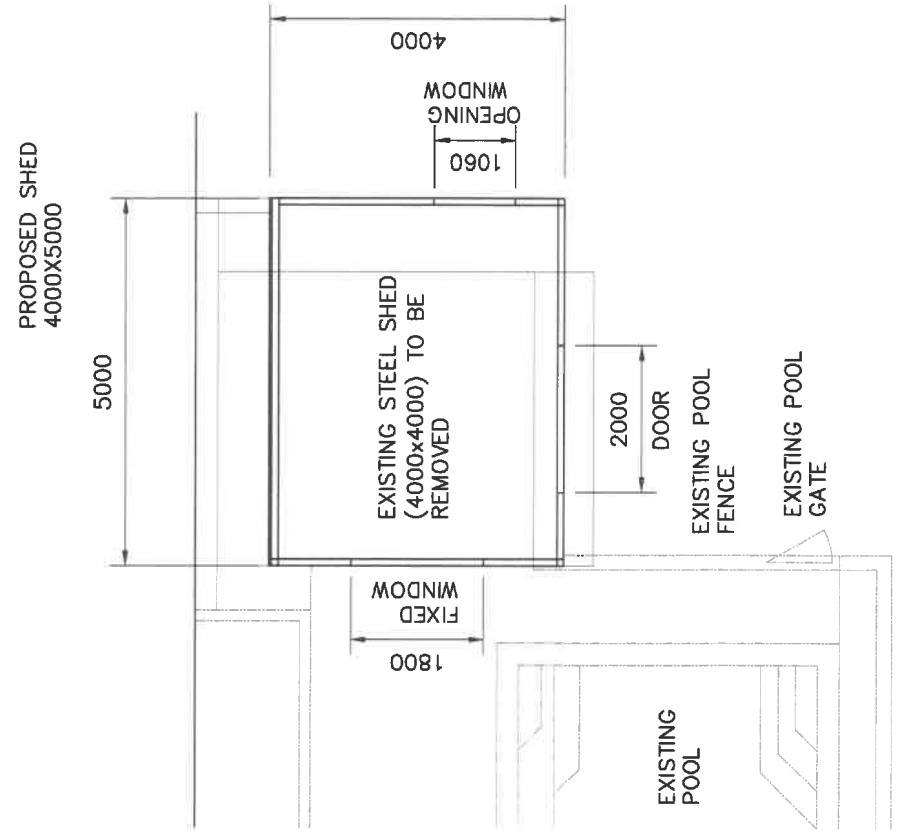
EXISTING RESIDENCE  
 76 OAKOVER ST  
 EAST FREMANTLE

DRAWING TITLE  
 ELEVATIONS FOR  
 PROPOSED ROLLER DOOR

SCALE: AS SHOWN  
 DATE: AUG 2021  
 REV: A



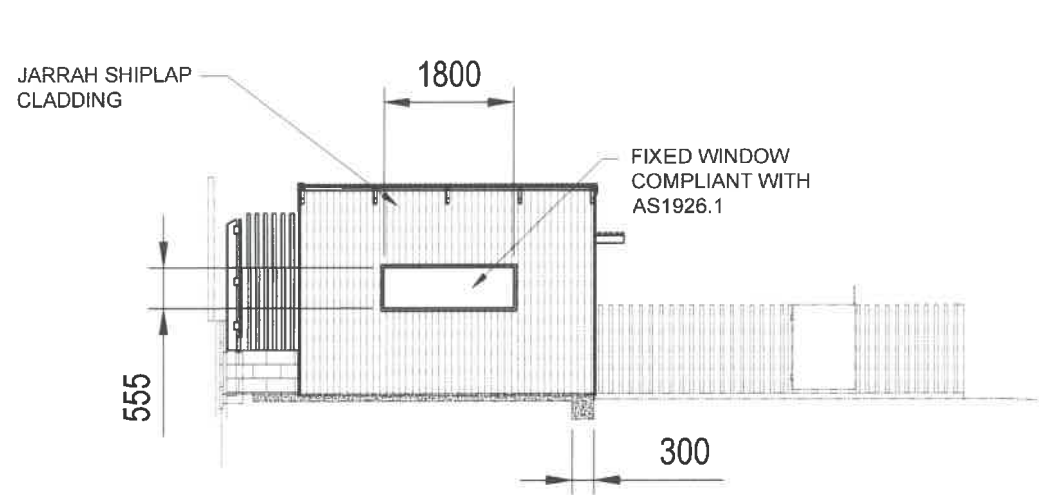
SITE PLAN ON 76 OAKOVER ST  
 EAST FREMANTLE  
 SCALE 1:200



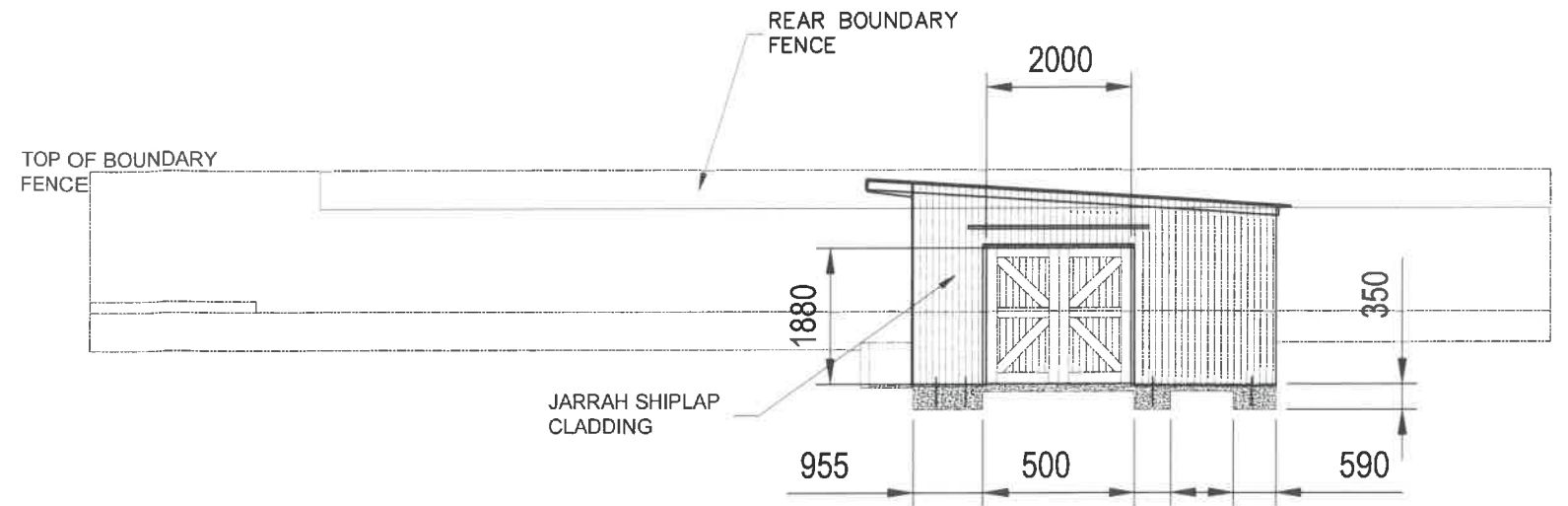
SHED PLAN  
 SCALE 1:100



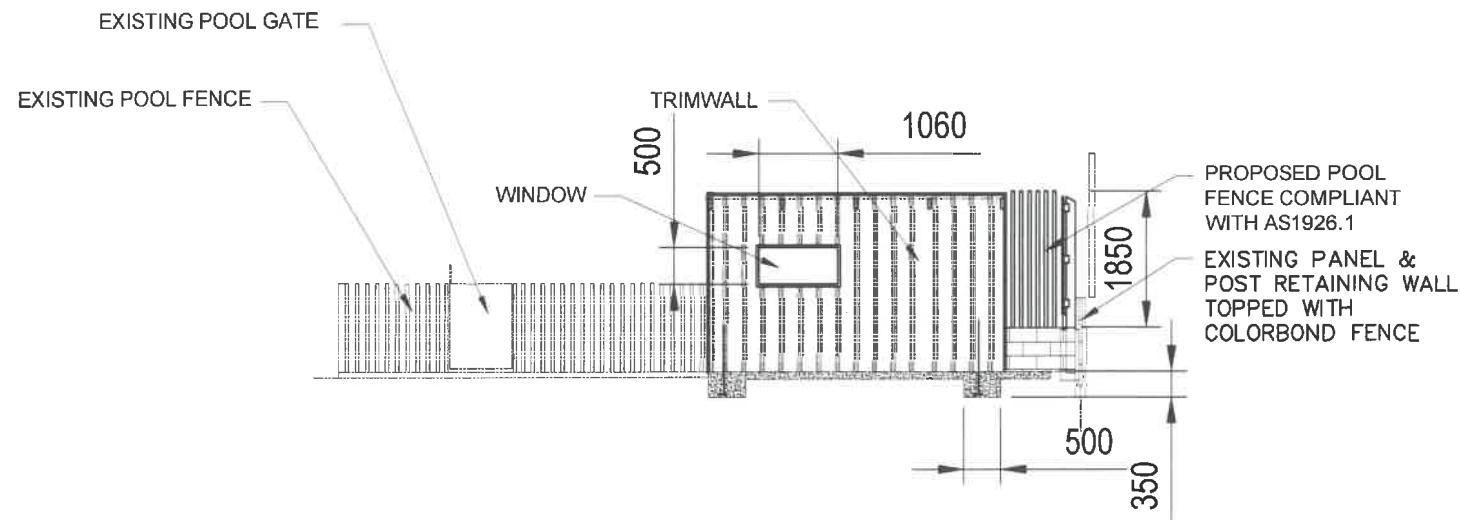
<p>EXISTING RESIDENCE          76 OAKOVER ST          EAST FREMANTLE</p>	<p>DRAWING TITLE          SITE PLAN FOR          PROPOSED SHED &amp;          ROLLER DOOR</p>	<p>SCALE: AS SHOWN          DATE: AUG 2021          REV: A</p>
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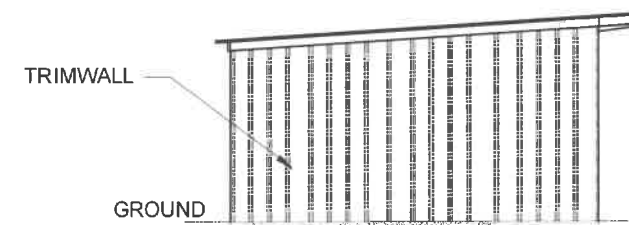
NORTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



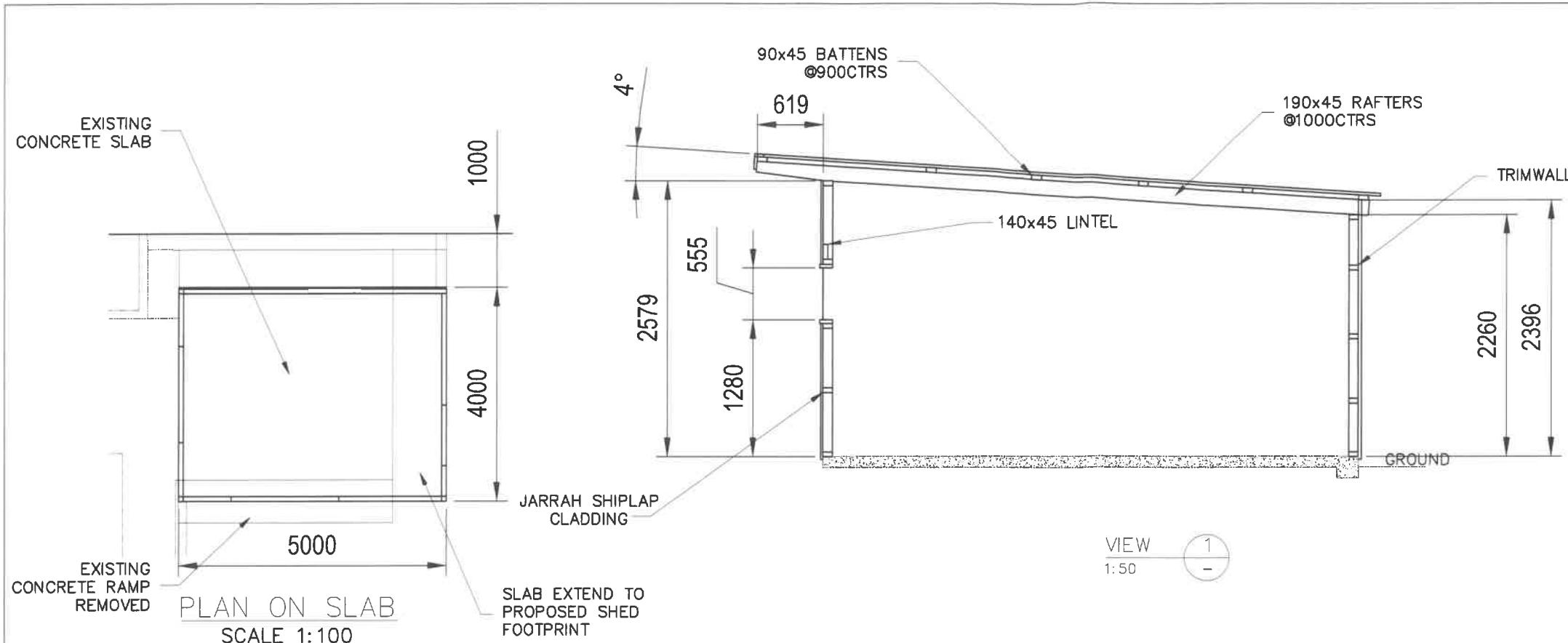
SOUTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

TOWN OF EAST FREMANTLE  
PLANNING APPLICATION  
DATE: - 8 SEP 2021 P 07 5 - 2 1  
**RECEIVED**

EXISTING RESIDENCE 76 OAKOVER ST EAST FREMANTLE	DRAWING TITLE ELEVATIONS FOR PROPOSED SHED	SCALE: AS SHOWN
		DATE: AUG 2021
		REV: A



**NOTES**

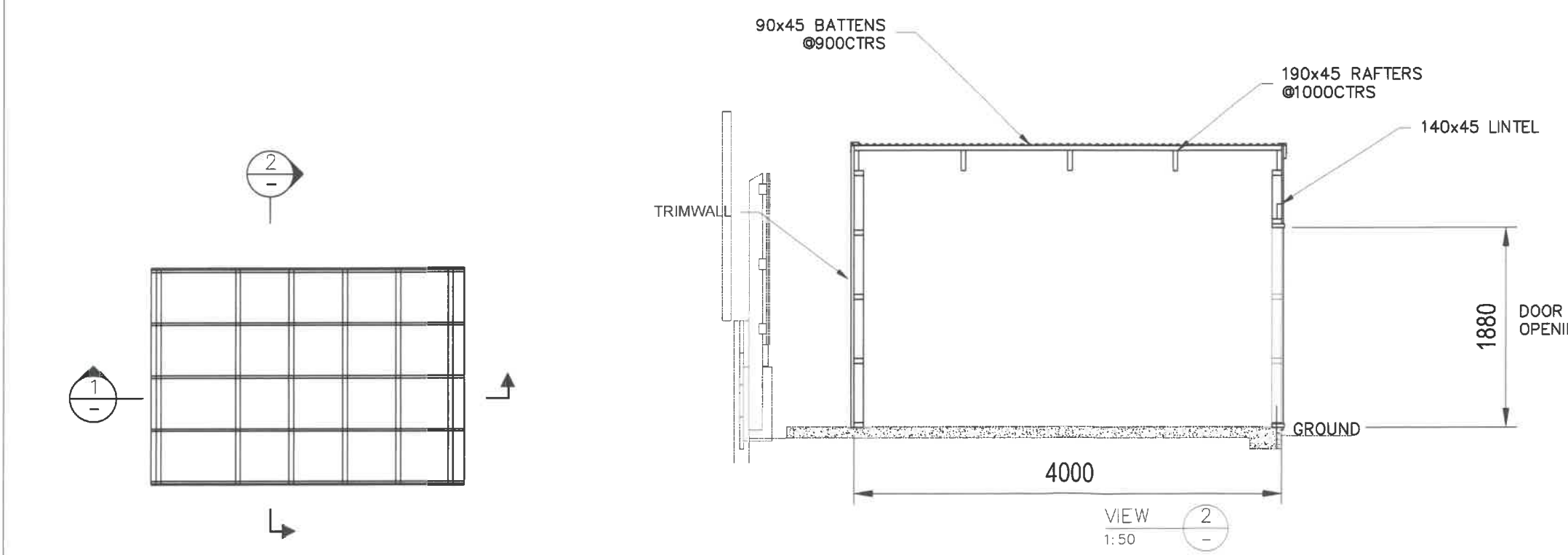
**GENERAL**  
 -ALL TIMBER SHALL BE MGP10 TREATED TO H3 UNO  
 -TIMBER FRAMING SHALL GENERALLY COMPLY TO AS 1684  
 -ALL FASTENERS AND FIXTURES SHALL BE GALVANIZED STEEL  
 -WALL BRACING GALVANIZED TENSIONED STRAPPING  
 -ROOF BRACING GALVANIZED TENSIONED STRAPPING

**FLOOR**  
 -EXISTING 100MM SLAB EXTENDED WITH ADDITIONAL MASS FOOTING, 20MPA  
 -10MM PIER BOLTS HD GALV CAST INTO FOOTING WITH BASE PLATE & THREADED TOP

**WALLS**  
 -TIMBER FRAMING 90x45 AT 600 CTRS  
 -JARRAH SHIPLAP CLADDING 90X19 OVER FOIL SARKING N&W  
 -BLUESCOPE "TRIMWALL" SHEETING OVER FOIL SARKING E&S

**ROOF**  
 -BLUESCOPE "CUSTOM ORB" ZINC SHEETING  
 -"RANCELINE" GUTTER 0.6mm "IRONSTONE"  
 -"ANTICON" FOIL BLANKET UNDER ROOF SHEETING  
 -BATTENS 90x45 AT 900 CTRS, FIXED WITH TYPE 17 1/14G 100mm BUGEL SCREWS  
 -RAFTERS 190x45 AT 900 CTRS  
 -RAFTERS SECURED WITH TRIPLE GRIPS OR MULTI GRIPS AND APPROPRIATE FASTNERS

**PAINT**  
 -JARRAH SHIPLAP CLADDING NATURAL LEFT TO WEATHER  
 -FLASHING "IRONSTONE" TO MATCH EXISTING HOUSE



TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION  
 DATE: - 8 SEP 2021 PG: P 07 5 - 2 1  
**RECEIVED**

EXISTING RESIDENCE	DRAWING TITLE	SCALE: AS SHOWN
76 OAKOVER ST EAST FREMANTLE	DETAILS FOR PROPOSED SHED	DATE: AUG 2021
		REV: A





## Community Engagement Checklist

### Development Application P75/21 - 76 Oakover Street

Project Name

<b>Objective of Engagement:</b>	Neighbour consultation		
<b>Lead Officer:</b>	Regulatory Services		
<b>Timeline:</b>	<b>Start Date:</b>	17/09/2021	<b>Outcomes By:</b> 4/10/2021
Stakeholders			
<b>Stakeholders to be considered.</b>  <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
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	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
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Community Engagement Plan			
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4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	4/10/2021	<input checked="" type="checkbox"/> Advertised to 3 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		4/10/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			



### 88 Hubble Street – Location and Advertising Plan



**88 Hubble Street – Site Photos**





## PLACE RECORD FORM



PRECINCT	Plympton
ADDRESS	88 Hubble Street
PROPERTY NAME	N/A
LOT NO	Lot 283
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1890
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 88 Hubble Street is a single storey house constructed in limestone and brick with an 'M' format corrugated iron roof. It is a fine expression of the Federation Bungalow style. It is asymmetrically planned with an offset bay window. The bay features three single pane double hung sash windows. The facade features a full width hipped roofed verandah supported on chamfered timber posts with a cast metal frieze. There is a central door and hopper light that is flanked by side lights and a pair of double hung sash windows.</p> <p>There are additions to the rear.</p>

	<p>The place is consistent with the pattern of development in Plympton and plays an important role in the pattern of development of a working class suburb.</p>
HISTORICAL NOTES	<p>Plympton is a cohesive precinct where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of homes for workers and their families with a high concentration of small lots with timber, brick and stone cottages.</p>
OWNERS	<p>Unknown</p>
HISTORIC THEME	<p>Demographic Settlements - Residential Subdivision</p>
CONSTRUCTION MATERIALS	<p>Walls - Limestone and brickwork Roof - Corrugated roof sheeting</p>
PHYSICAL SETTING	<p>The house is located on a gently sloping site and has a low limestone and timber picket fence on the front boundary.</p>
STATEMENT OF SIGNIFICANCE	<p>No 88 Hubble Street is a single storey house constructed in limestone and brick with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as a fine Federation Bungalow and it retains a high degree of authenticity and a high degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	<p>No 88 Hubble Street has considerable aesthetic value as a Federation Bungalow. It retains the basic characteristics of the period.</p>
HISTORIC SIGNIFICANCE	<p>No 88 Hubble 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.</p>
SCIENTIFIC SIGNIFICANCE	<p>N/A</p>
SOCIAL SIGNIFICANCE	<p>No 88 Hubble Street has considerable social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.</p>
RARITY	<p>No 88 Hubble Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.</p>
CONDITION	<p>No 88 Hubble Street is in good condition.</p>
INTEGRITY	<p>No 88 Hubble Street retains a high degree of integrity.</p>
AUTHENTICITY	<p>No 88 Hubble Street retains a high degree of authenticity.</p>
MAIN SOURCES	

# PROPOSED ALTERATIONS AND ADDITIONS

DEVELOPMENT APPLICATION

FOR

VICKY & BEN ARNOLD

AT

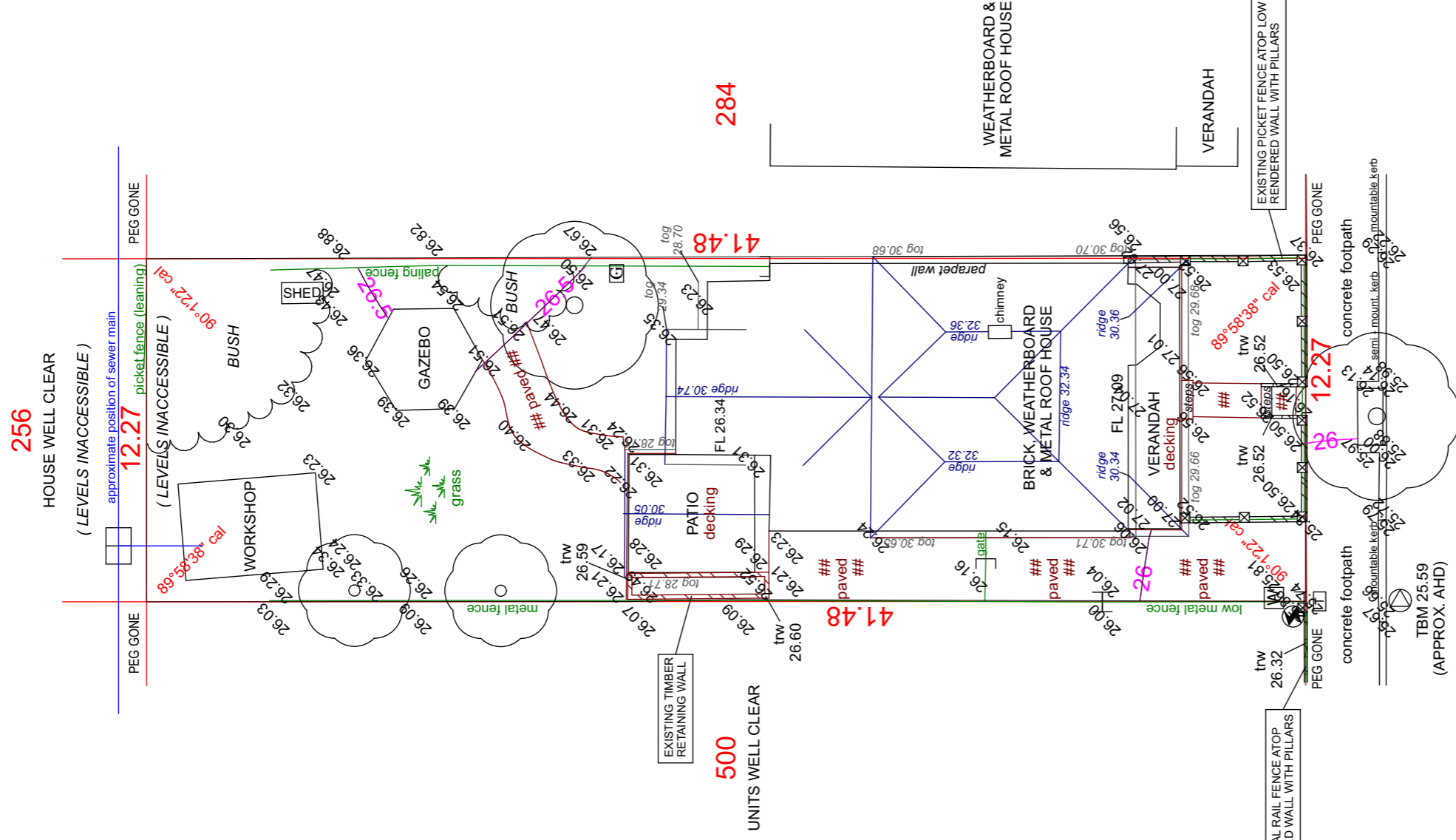
LOT 283 (#88) HUBBLE STREET, EAST FREMANTLE

PAGE No	PAGE
A00	COVER SHEET
A01	EXISTING SITE PLAN
A02	EXISTING FLOOR PLAN
A03	EXISTING ELEVATIONS
A04	EXISTING ELEVATIONS
A05	SITE PLAN
A06	GROUND FLOOR PLAN
A07	FIRST FLOOR PLAN
A08	ELEVATIONS
A09	ELEVATIONS
A10	ELEVATIONS + SECTIONS
A11	STREETSCAPE PERSPECTIVES

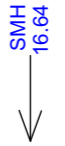
LOT No: 283  
AREA : 508m<sup>2</sup>



POSITION OF FEATURES HAVE BEEN SURVEYED  
IN RELATION TO BOUNDARIES.  
REPEG RECOMMENDED PRIOR TO CONSTRUCTION.



HUBBLE STREET



AUSTRALIAN HEIGHT DATUM (AHD)  
DERIVED FROM SEWER MANHOLE  
0426 LID LEVEL.

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED.  
PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION  
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING. ALL SEWER DETAILS PLOTTED  
FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT.  
REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.

SCALE: 0 5 10 15 20

SITE PLAN 1:200 at A3

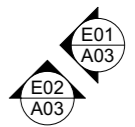
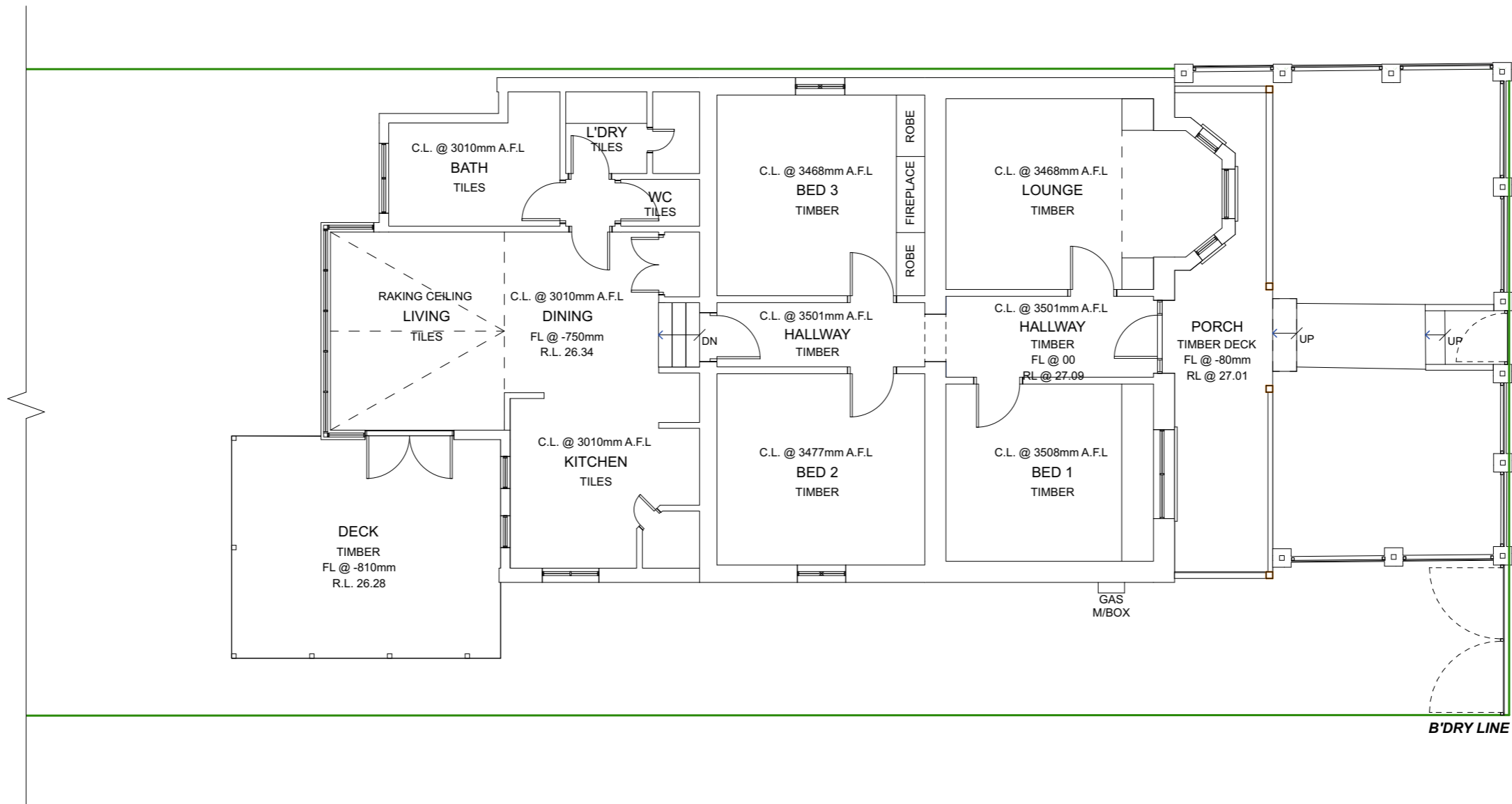
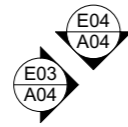
<b>IMPORTANT NOTE:</b> Check title for easements, caveats & covenants. Plumbing contractors to confirm sewer depths before pipe laying. All sewer details plotted from information supplied by Water Corporation Spatial Information Management. Refer to the disclaimer note on Water Corp E-PLAN. REF NO: 70536 FILE NO: 5131 DATE: 27.11.20 DRAWN: AC	
<b>SURVEYOR SITE INSPECTION REPORT</b>	
ELECTRICITY: UNDERGROUND	GAS: YES
PHONE: YES	WATER: YES (LHS)
SEWERAGE: YES (NO JUNCTION TO LOT)	
ROAD: BITUMEN	
KERB: MOUNTABLE (cracked) / SEMI MOUNTABLE (cracked)	
FOOTPATH: CONCRETE (cracked)	
VEGETATION: ESTABLISHED GARDENS & TREES, THICK BUSH	
SOIL: SAND & POSSIBLE LIMESTONE AT DEPTH	
VIEWS: NIL	
REPEG: REQUIRED	REPEG TYPE: OLD SURVEY AREA

<b>R. G. LESTER &amp; ASSOCIATES</b> LICENSED LAND & ENGINEERING SURVEYORS NORTH BEACH PLAZA SHOP 7/11 NORTH BEACH ROAD NORTH BEACH WA 6020 PH: 9448 5009 FX: 9203 6722 admin@lestersurveys.com.au	
<b>TITLE DETAILS</b> LOT NOS: 283 C/T VOL: 1628 Plan: 1432 FOL: 964	
NBN TELECOM PIT POWER DOME POWER POLE FENCE END PILLAR TOP OF GUTTER TOP OF RETAINING WALL	TREE PALM TREE TREE STUMP STREET LAMP GRATED DRAIN SIDE ENTRY PIT DRAINAGE MANHOLE
GAS HYDRANT STOP VALVE PRE-LAID WATER PIPE WATER METER IRRIGATION SEWERAGE MANHOLE SEWERAGE INSPECTION LID	

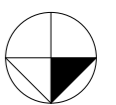
DESIGNER:	DALECKI DESIGN
CLIENT / S:	
SITE ADDRESS:	LOT 283 (#88) HUBBLE STREET, EAST FREMANTLE
Local Authority:	TOWN OF EAST FREMANTLE
VARIATIONS (all sheets)	DWN DATE CHK SHEET No:
	1 of 1
JOB No:	70536

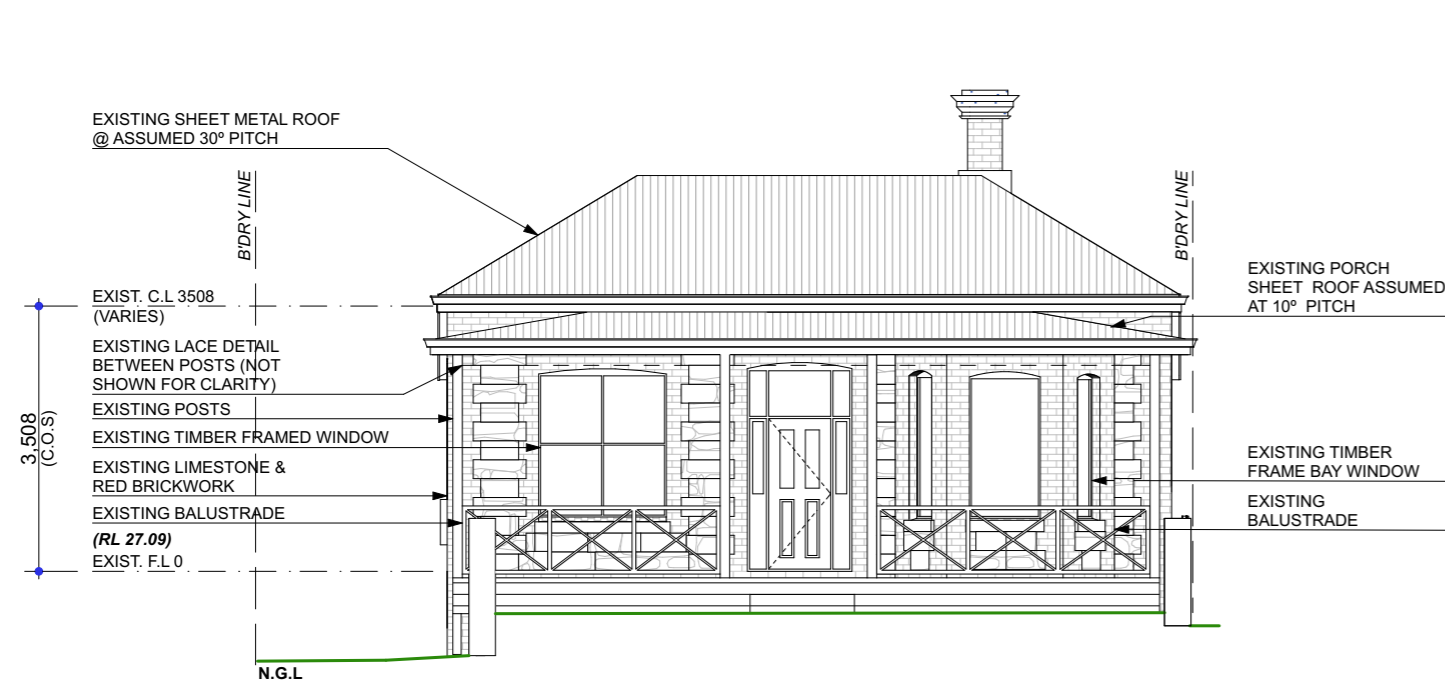
NOTES	Block located about 1800m from the ocean. Block located about 800m from harbour.
SIGNED CLIENT / S	
WITNESS	
SIGNED BUILDER	
WITNESS	
DATE	

Y:170536HUBBLE:SKF



EXISTING FLOOR AREAS	
EXISTING ALFRESCO	21.29
EXISTING PORCH	15.20
EXISTING RESIDENCE	144.14
<b>TOTAL EXISTING AREAS</b>	<b>180.63 m<sup>2</sup></b>

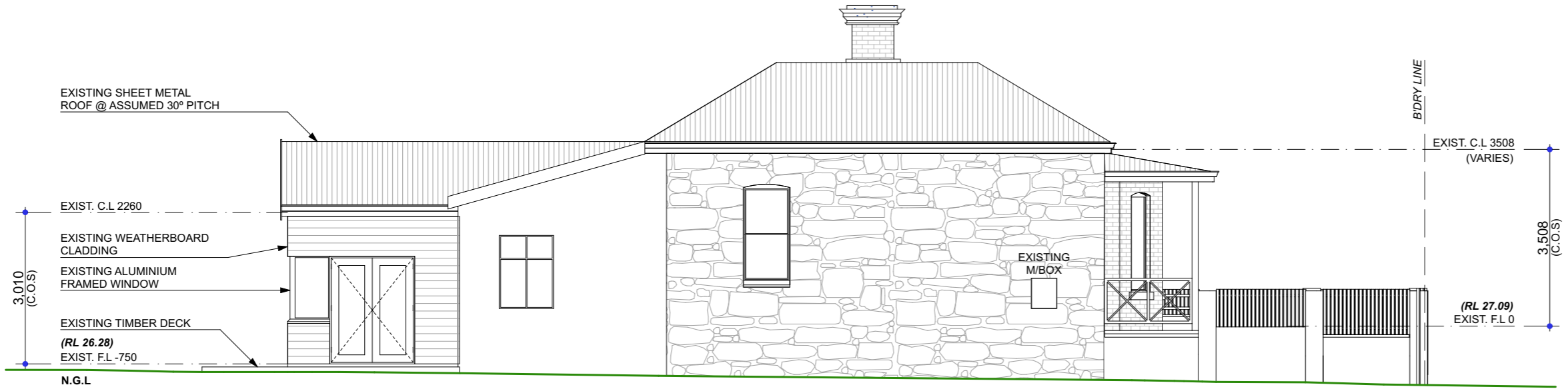




**E01**  
**A02** **EXISTING ELEVATION 01 - WEST**  
1:100



**E05** **EXISTING STREETSCAPE ELEVATION**  
1:100

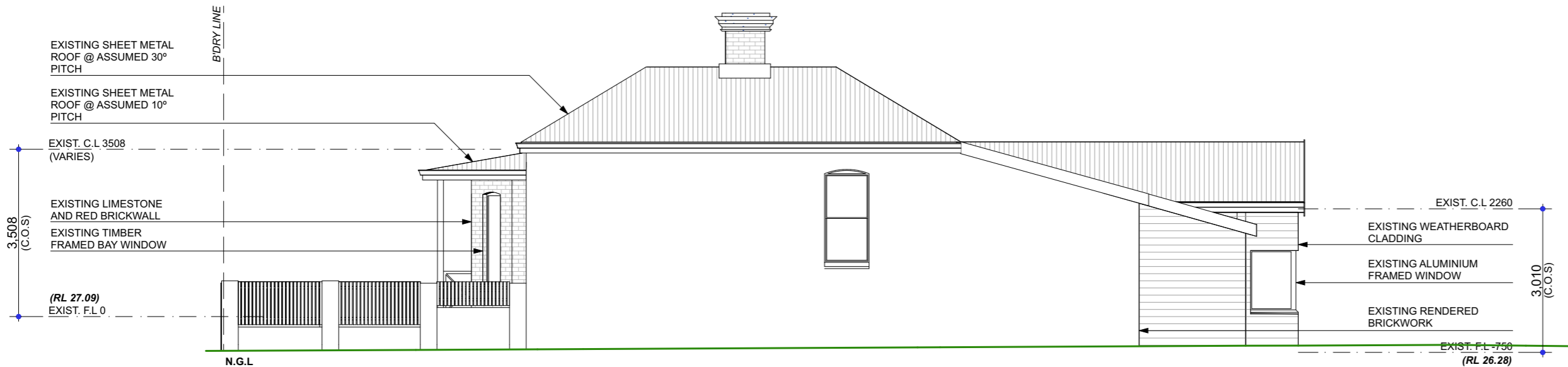


**E02**  
**A02** **EXISTING ELEVATION 02 - NORTH**  
1:100





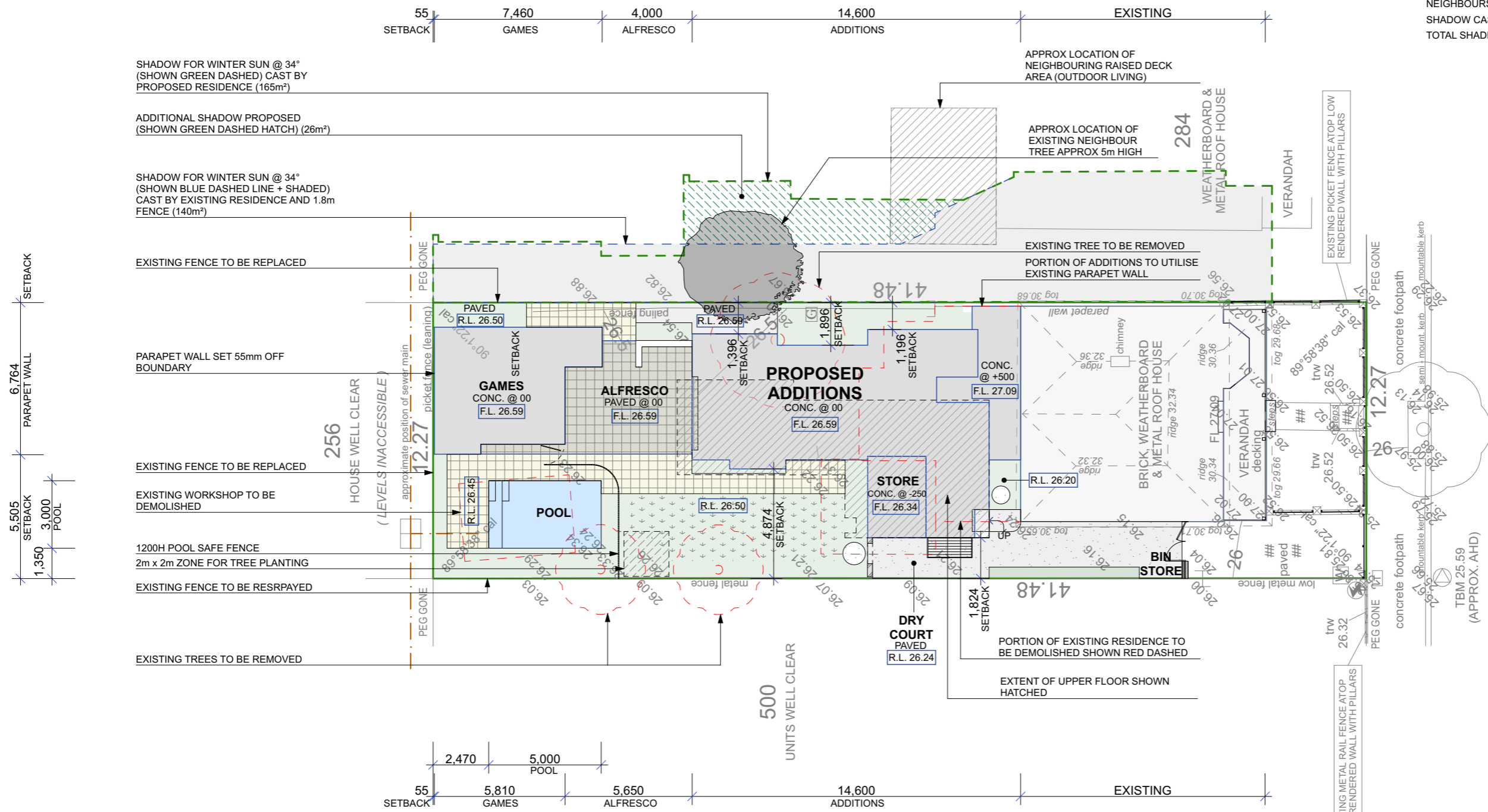
**E03**  
**A02** **EXISTING ELEVATION 03 - EAST** 1:100



**E04**  
**A02** **EXISTING ELEVATION 04 - SOUTH** 1:100

SITE AREAS:		
TOTAL LOT AREA	508m <sup>2</sup>	
BUILDING AREA (SITE COVER)	234m <sup>2</sup>	46%
OPEN SPACE	274m <sup>2</sup>	54%

SHADOW AREAS :		
NEIGHBOURS LOT AREA (APPROX.)	509m <sup>2</sup>	
SHADOW CAST (BY PROPOSED RESIDENCE)	165m <sup>2</sup>	
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	32%	



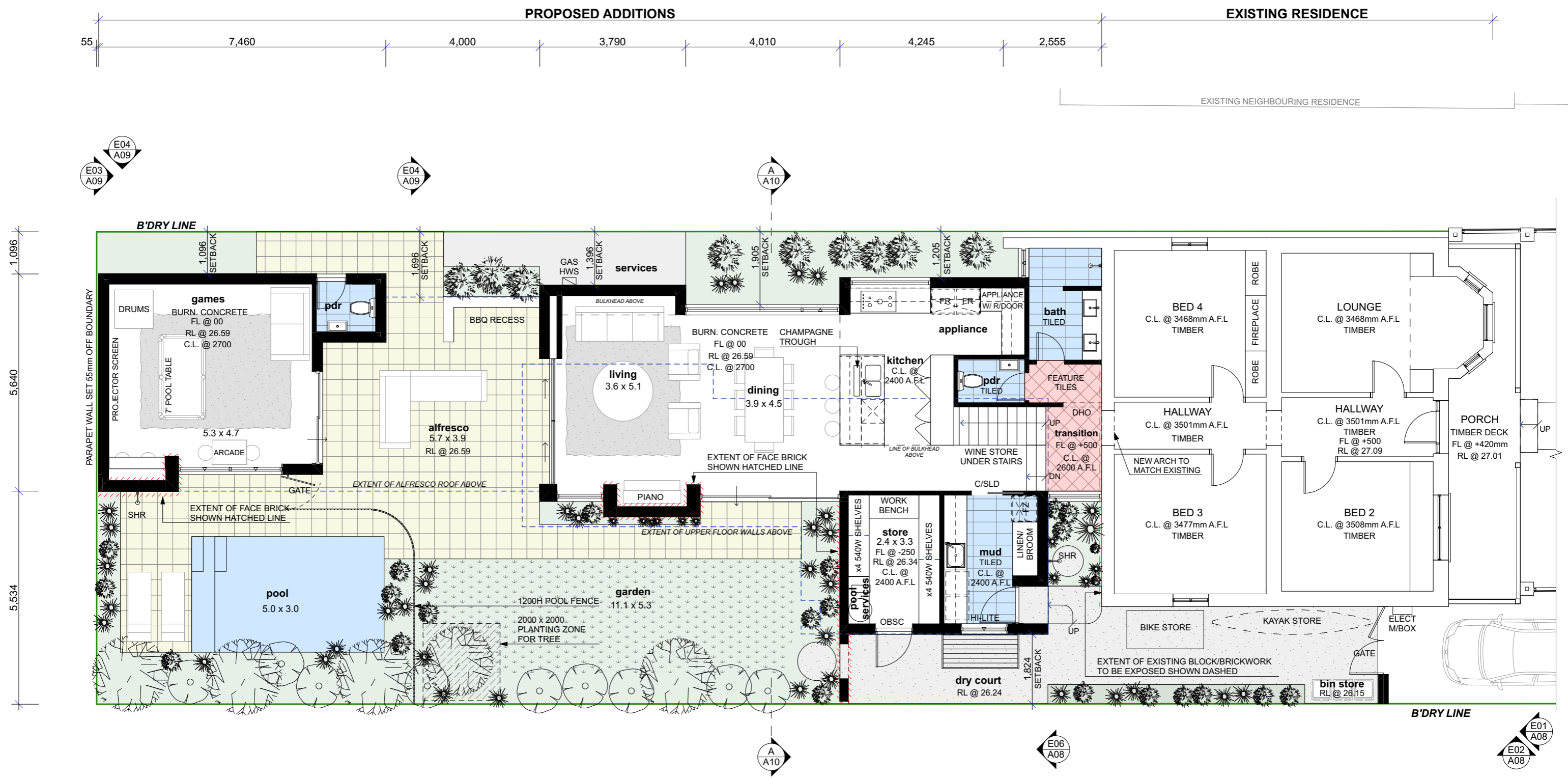
GROUND FLOOR AREAS	
ADDITIONS ALFRESCO	28.17
ADDITIONS GAMES	34.04
ADDITIONS GROUND FLOOR	92.85
ADDITIONS STORE	9.34
EXISTING GROUND FLOOR	89.13
EXISTING PORCH	15.20
<b>TOTAL GROUND FLOOR AREAS</b>	<b>268.73 m<sup>2</sup></b>

FIRST FLOOR AREAS	
ADDITIONS FIRST FLOOR	67.89
<b>TOTAL FIRST FLOOR AREAS</b>	<b>67.89 m<sup>2</sup></b>

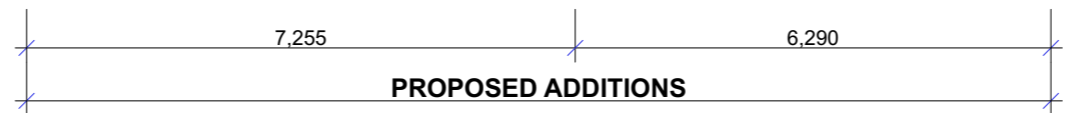
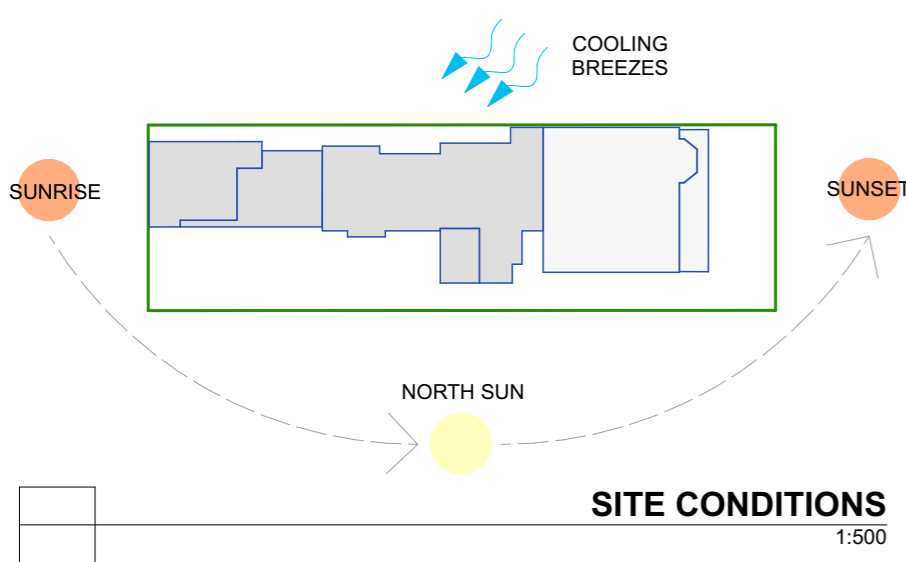
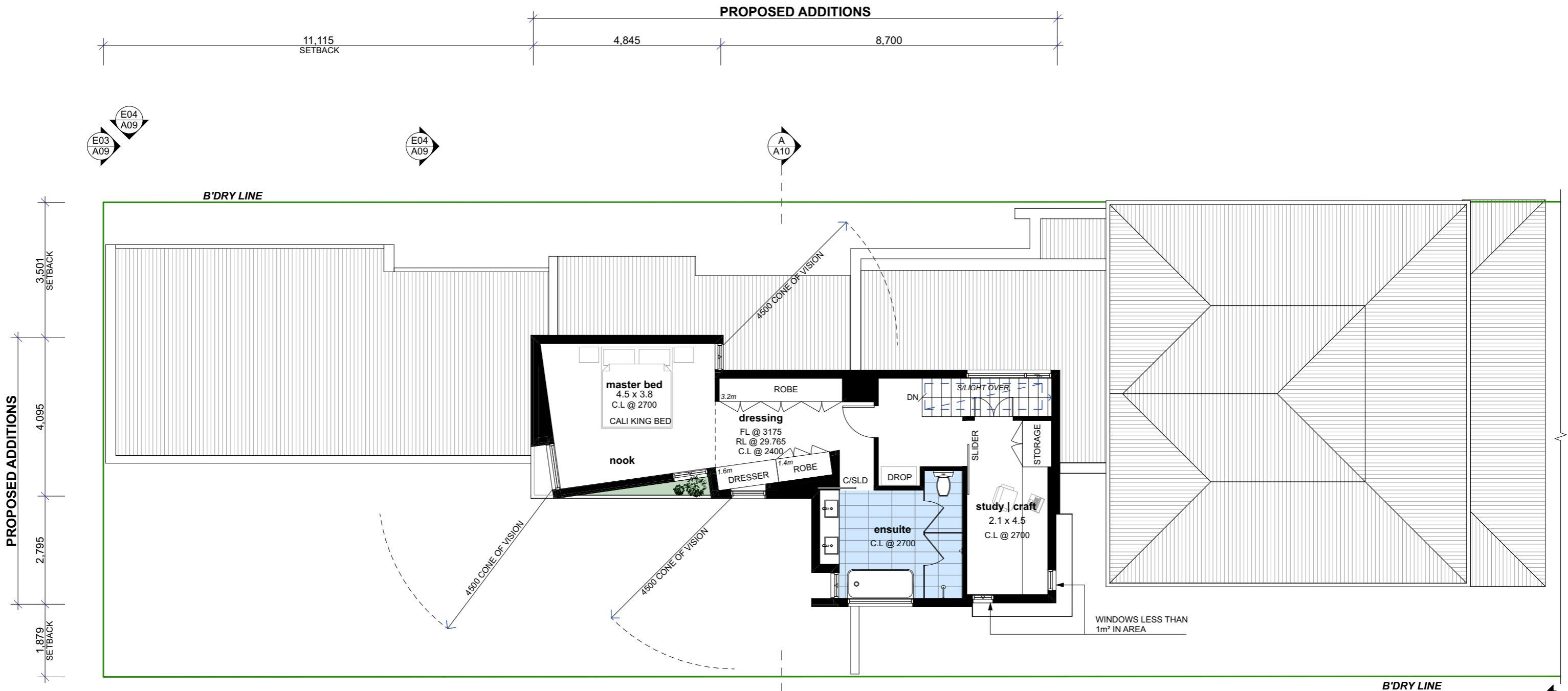
<b>TOTAL LIVING AREAS</b>	<b>283.91 m<sup>2</sup></b>
---------------------------	-----------------------------

<b>TOTAL BUILDING AREAS</b>	<b>336.62 m<sup>2</sup></b>
-----------------------------	-----------------------------





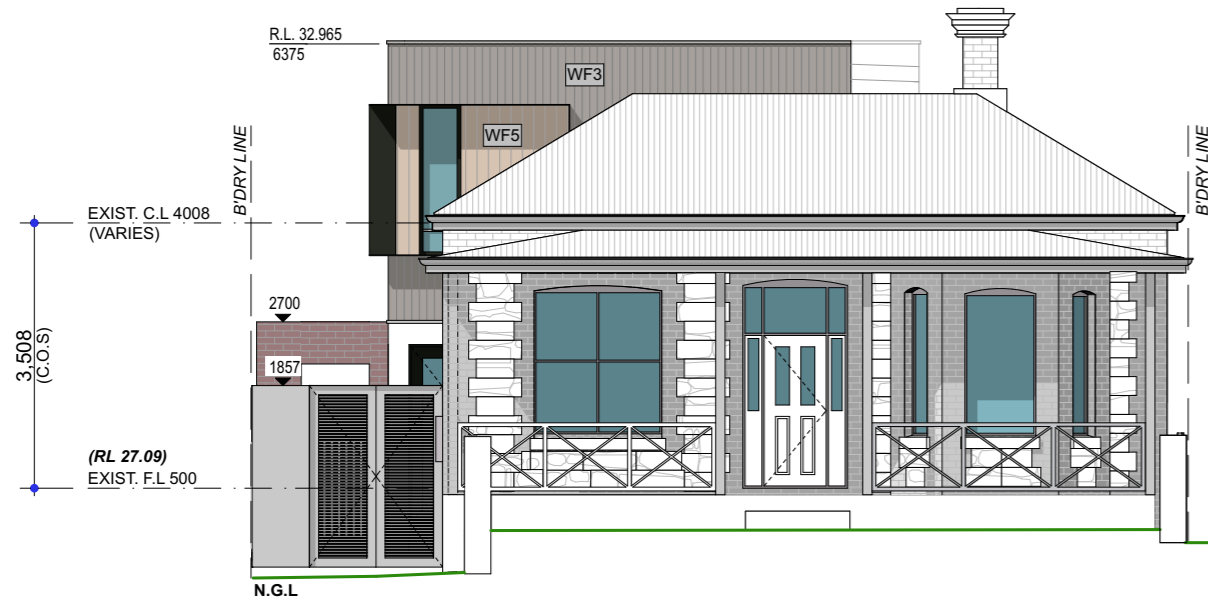
BUILDING AREAS	
GROUND FLOOR AREAS	
ADDITIONS ALFRESCO	28.17
ADDITIONS GAMES	34.04
ADDITIONS GROUND FLOOR	92.85
ADDITIONS STORE	9.34
EXISTING GROUND FLOOR	89.13
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<b>TOTAL GROUND FLOOR AREAS</b>	<b>268.73 m<sup>2</sup></b>
FIRST FLOOR AREAS	
ADDITIONS FIRST FLOOR	67.89
<b>TOTAL FIRST FLOOR AREAS</b>	<b>67.89 m<sup>2</sup></b>
<b>TOTAL LIVING AREAS</b>	<b>283.91 m<sup>2</sup></b>
<b>TOTAL BUILDING AREAS</b>	<b>336.62 m<sup>2</sup></b>



BUILDING AREAS	
<b>GROUND FLOOR AREAS</b>	
ADDITIONS ALFRESCO	28.17
ADDITIONS GAMES	34.04
ADDITIONS GROUND FLOOR	92.85
ADDITIONS STORE	9.34
EXISTING GROUND FLOOR	89.13
EXISTING PORCH	15.20
<b>TOTAL GROUND FLOOR AREAS</b>	<b>268.73 m<sup>2</sup></b>
<b>FIRST FLOOR AREAS</b>	
ADDITIONS FIRST FLOOR	67.89
<b>TOTAL FIRST FLOOR AREAS</b>	<b>67.89 m<sup>2</sup></b>
<b>TOTAL LIVING AREAS</b>	<b>283.91 m<sup>2</sup></b>
<b>TOTAL BUILDING AREAS</b>	<b>336.62 m<sup>2</sup></b>







**E01**  
**A06** **ELEVATION 01 - WEST**  
1:100



**E06**  
**A06** **ELEVATION 06 - WEST (NO EXISTING)**  
1:100



**E02**  
**A06** **ELEVATION 02 - NORTH**  
1:100

**EXTERNAL FINISHES SCHEDULE:**

- WF1** RENDERED FINISH - COLOUR: WHITE
- WF2** RENDERED FINISH - COLOUR: DARK GREY
- WF3** COLORBOND CUSTOM ORB CLADDING - COLOUR: COLORBOND BASSALT
- WF4** RECYCLED FACE BRICKWORK
- WF5** TIMBER CLADDING - NATURAL OIL FINISH
- DOWNPIPES - COLOUR: TO MATCH BACKING WALL
- WINDOW FRAMES - COLOUR: CHARCOAL LUSTRE
- GUTTER & FASCIA - COLOUR: COLORBOND BASSALT
- PAVING : NATURAL STONE PAVERS

**DALECKIDESIGN**

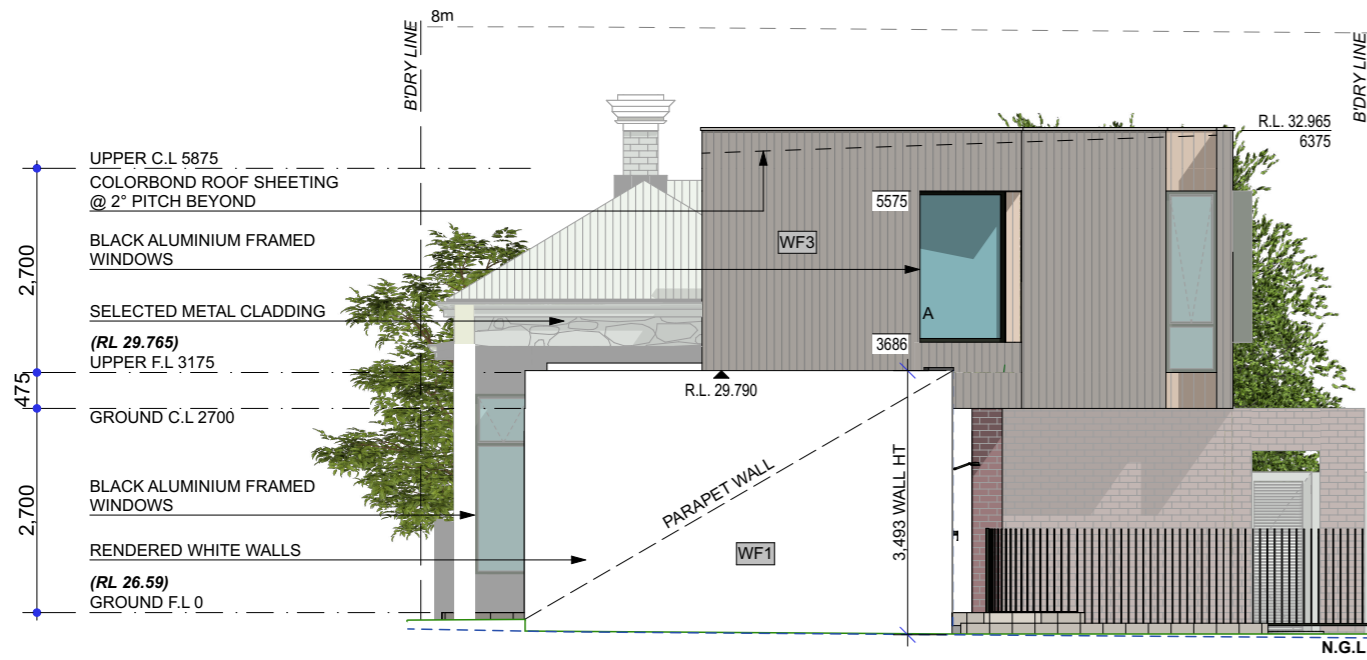
VICKY & BEN ARNOLD  
LOT 283 (#88) HUBBLE STREET,  
EAST FREMANTLE

**ELEVATIONS**  
REV. DD-04 DESCRIPTION DA AMENDMENTS

DATE 18/10/21

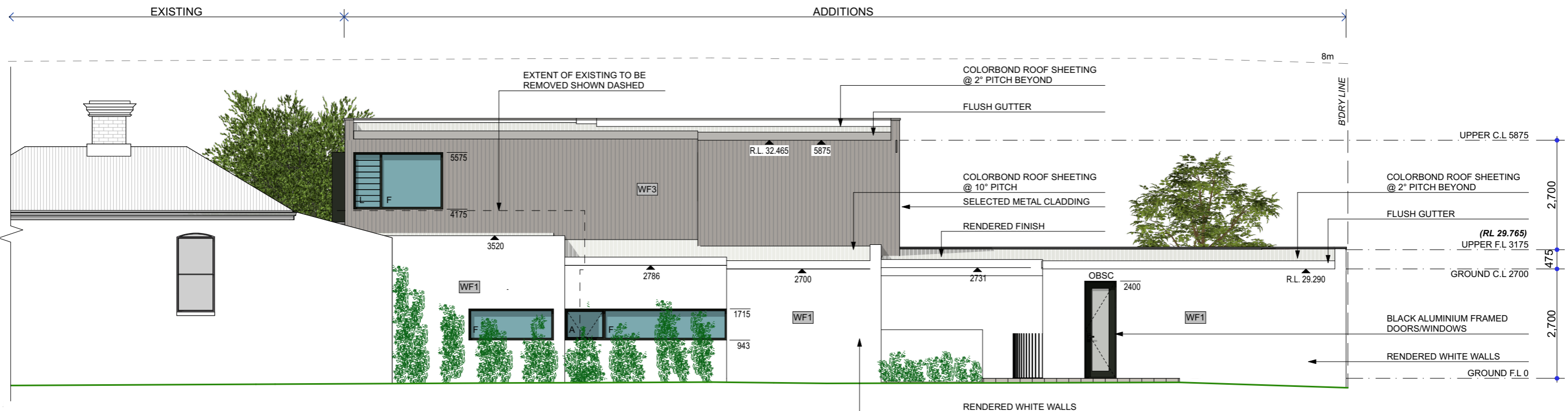
JOB NO.: 204-20  
REV: DD-04  
DRAWN: SR  
SCALE @ A3: 1:100

PAGE NO.:  
**A08**  
OF A 10



**E03**  
**A06** **ELEVATION 03 - EAST** 1:100

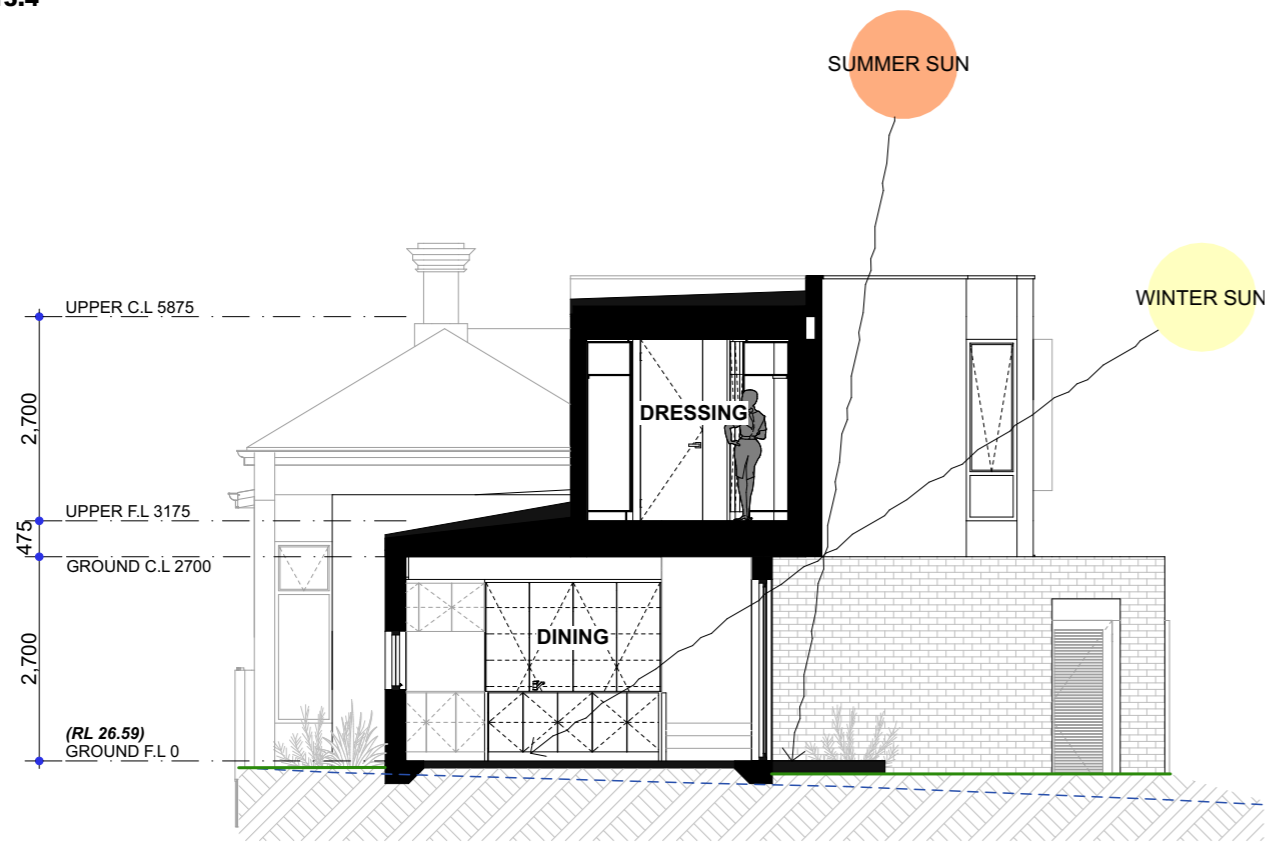
**E05**  
**A06** **ELEVATION 05 - EAST (NO GAMES)** 1:100



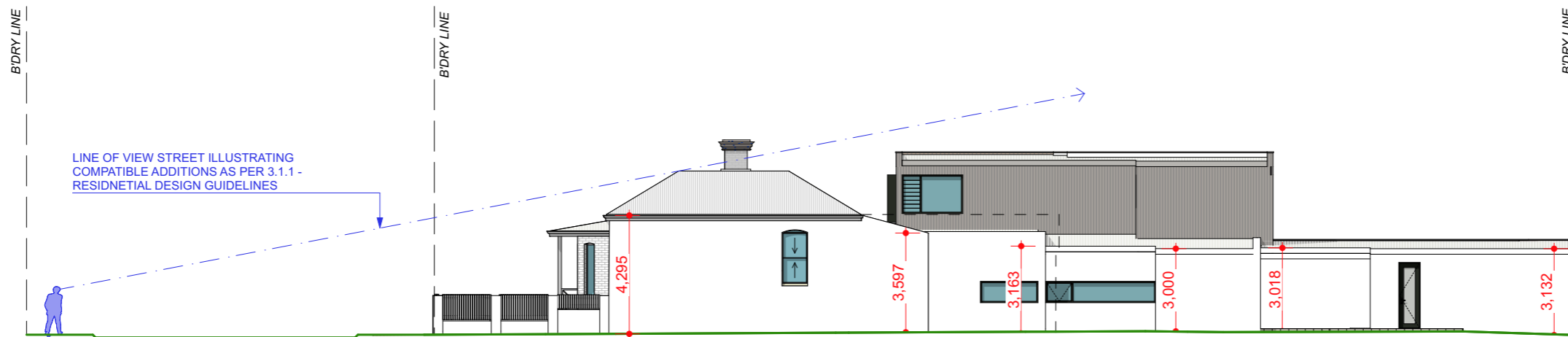
**E04**  
**A06** **ELEVATION 04 - SOUTH** 1:100

**EXTERNAL FINISHES SCHEDULE:**

- WF1** RENDERED FINISH - COLOUR: WHITE
- WF2** RENDERED FINISH - COLOUR: DARK GREY
- WF3** COLORBOND CUSTOM ORB CLADDING - COLOUR: COLORBOND BASSALT
- WF4** RECYCLED FACE BRICKWORK
- WF5** TIMBER CLADDING - NATURAL OIL FINISH
- DOWNPIPES - COLOUR: TO MATCH BACKING WALL
- WINDOW FRAMES - COLOUR: CHARCOAL LUSTRE
- GUTTER & FASCIA - COLOUR: COLORBOND BASSALT
- PAVING : NATURAL STONE PAVERS



**A-A**  
**A06** SECTION A  
1:100



CALCULATION OF GF SOUTHERN WALL HEIGHT:	
EXISTING:	4.295m
KITCHEN:	3.597m
DINING:	3.000m
ALFRESCO:	3.018m
GAMES:	3.132m
<b>AVERAGE:</b>	<b>3.368m</b>

**E04**  
**A06** ELEVATION 04 - SOUTH  
1:200









## Community Engagement Checklist

### Development Application P73/21 - 88 Hubble Street

Project Name

<b>Objective of Engagement:</b>	Neighbour consultation		
<b>Lead Officer:</b>	Regulatory Services		
<b>Timeline:</b>	<b>Start Date:</b>	17/09/2021	<b>Outcomes By:</b> 4/10/2021
Stakeholders			
<b>Stakeholders to be considered.</b>  <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	4/10/2021	<input checked="" type="checkbox"/> Advertised to 9 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		4/10/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			