



AGENDA

Town Planning Committee Tuesday, 1 February 2022 at 6:30 PM

Disclaimer

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

Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

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

Copyright

The Town wishes to advise that any plans or documents contained within this Agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction.



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

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

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

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

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

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

A Deputation invited to attend a Council meeting:

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

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

Procedure for Presentations

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

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

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

Procedure for Public Question Time

The Council extends a warm welcome to you in attending any meeting of the Council. Council is committed to involving the public in its decision making processes whenever possible, and the ability to ask questions during 'Public Question Time' is of critical importance in pursuing this public participation objective. Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to three (3) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

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

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

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

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

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

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Town Planning Committee will be held on 1 February 2022 at 6:30 PM in the Council Chamber, 135 Canning Highway, East Fremantle and your attendance is requested.



GARY TUFFIN
Chief Executive Officer

27 January 2022

AGENDA

1 DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

2 ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders, past and present."

3 ANNOUNCEMENT TO GALLERY

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

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

4.2 APOLOGIES

4.3 LEAVE OF ABSENCE

5 MEMORANDUM OF OUTSTANDING BUSINESS

6 DISCLOSURES OF INTEREST

6.1 FINANCIAL

6.2 PROXIMITY

6.3 IMPARTIALITY

7 PUBLIC QUESTION TIME

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

7.2 PUBLIC QUESTION TIME

8 PRESENTATIONS/DEPUTATIONS

8.1 PRESENTATIONS

8.2 DEPUTATIONS

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 TOWN PLANNING COMMITTEE (2 NOVEMBER 2021)

9.1 OFFICER RECOMMENDATION

That the minutes of the Town Planning Committee meeting held on 2 November 2021 be confirmed as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

11 REPORTS OF COMMITTEES

Reports start on the next page

11.1 CDAC REPORT -MEETING 061221

Report Reference Number	TPR-465
Planning Reference Code	CDAC 061221
Prepared by	A Malone
Supervised by	G Tuffin
Meeting date	Tuesday, 1 February 2022
Documents tabled	Minutes of Previous Meeting
Attachments	
	1. Minutes of the CDAC meeting of 6 December 2021

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

PURPOSE

To submit the minutes of the Community Design Advisory Committee meeting held on the 6 December 2021 for receipt by the Town Planning Committee.

EXECUTIVE SUMMARY

The Committee, at its meeting held on 6 December 2021, provided comment on planning applications listed for consideration at the February 2022 Town Planning Committee meeting. Comments relating to applications have been replicated and addressed in the individual reports.

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

OFFICER RECOMMENDATION

That the Minutes of the Community Design Advisory Committee meeting held on 6 December 2021 be received.

Minutes of a Community Design Advisory Committee Meeting, held at East Fremantle Town Hall, on Monday 6 December 2021 commencing at 6:10pm, closed at 7.05pm.

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 Don Whittington	
Mr David Tucker	
Mr Clinton Matthews	
Dr Jonathan Dalitz	
Ms Alex Wilson	
Andrew Malone	Executive Manager Regulatory Services
Mr James Bannerman	Planning Officer

3. APOLOGIES

Mr David Bennett
Mr Michael Norris

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 4 October 2021 were confirmed.

CARRIED UNANIMOUSLY

7. PRESENTATION

Nil.

8. BUSINESS
8.1 72 View Terrace
(Application P90/21 – 9 November 2021)
 Proposed two storey residence

Criteria	Criteria Description	Committee Recommendation
(a) Context and character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	Committee is concerned that the proposed dwelling is out of place with the character and context in East Fremantle.
(b) Landscape Quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.	Committee is concerned that the proposed vegetation shown on the plans are not water wise and verge plantings are not in alignment with the Town's policies.
(c) Built form and scale	Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Committee believes that the proposed design will set a poor precedent for this area and is an undesirable outcome for East Fremantle. The design appears to be very bulky and it was suggested that greater articulation should be incorporated into the front and side elevations. It was suggested that more refined elegance is required.
(d) Functionality and build quality	Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.	Committee believed that the design did not address ageing in residence. Openings into the toilets and bathrooms were believed to be too narrow and did not cater for aged or disabled residents. Litable hinges should be incorporated into the toilet and bathroom doors. The proposed lift is too far from the garage to enable easy movement of goods between the garage and kitchen. The kitchen had no close connection to the garage making it difficult to move shopping from the garage upstairs to the kitchen. The internal layout of the dwelling appeared to be disjointed and does not facilitate appropriate and practical use.
(e) Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.	Committee felt that the proposed building would have a very large ecological footprint because of use of large amounts of masonry. It was considered that the building would have good solar access to the north. A water wise garden planting native and indigenous species of vegetation should be considered.
(g) Legibility	Good design results in buildings and places that are legible, with clear	Committee believed that there was nothing iconic or memorable about the building. There are poor internal connections, internal spaces do not apply best practice design and the proposed lift is too far from the garage to enable easy movement of goods between the garage and kitchen.

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	connections and memorable elements to help people find their way around.	
(h) Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	Committee believed that there was reasonable surveillance between the house and the street. There was concern that there was a spiral staircase to the roof terrace.
(i) Community	Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.	No comment
(j) Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	The proposal has limited positive aesthetic value.
Any other Comments?		Committee considered this to be a poor design. The Town does not want to encourage such design. It was felt that the proposed design does not fit with ageing in place principles.

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8.2 **14 George Street**
(Application P100/21 -1 December 2021)
 Proposed additions

Criteria	Criteria Description	Committee Recommendation
(a) Context and character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	Committee felt that the box design of the rear addition could be perceived as too prominent. There was concern about the overall height of the roof terrace including the roof top pergola and there was a need to reduce the height and impact of the building to surrounding dwellings. This would minimise the impact of the sharp edges of the design.
(b) Landscape Quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.	No comment
(c) Built form and scale	Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Committee was very concerned that there was insufficient separation between the original heritage dwelling and the new addition at the rear. It was felt that there needed to be a separation distance of between 0.5m and 1m to highlight the distinction between the original dwelling at the front and the new buildings at the rear. The dwelling is one of the oldest dwellings in the George Street Precinct. The heritage character of the dwelling should be retained and emphasised where possible. Committee question the ability to suitably utilise the boat/ trailer storage area. Turning circles and circulation area is limited. The area is not considered to be appropriately designed for functional use.
(d) Functionality and build quality	Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.	The Committee welcomed the proposed remediation works to the render from the top of the limestone walls on the exterior of the original building. It was recommended that a sacrificial lime rich mortar be utilised in any repairs to the existing limestone walls of the heritage dwelling.
(e) Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.	Committee welcomed the use of timber in the structure provided the timber was a long lasting and durable species that did not require replacement or repairs within a short period of time. The charred and normal timbers would assist in articulating the addition and the charred colour would assist in minimising the visual impact of the addition.
(g) Legibility	Good design results in buildings and places that are legible, with clear	The dwelling is one of the oldest dwellings in the George Street Precinct, therefore the dwelling should retain its legibility as a heritage dwelling with a clear distinction between the old dwelling

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	connections and memorable elements to help people find their way around.	and the addition. The heritage character of the dwelling should be retained and emphasised where possible.
(h) Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	The design of the proposal does not change the existing street surveillance.
(i) Community	Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.	No comment
(j) Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	
Any other Comments?		No comment

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8.3 10 Chauncy Street
(Application P99/21 – 25 November 2021)
Proposed partial demolition, alterations, and additions

Criteria	Criteria Description	Committee Recommendation
(a) Context and character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	Committee felt that proposed changes are welcome to the existing dwelling, however, the pitch and height of the addition was considered excessive and out of character with the surrounding area. It was considered the design would benefit from a reduced pitch and height.
(b) Landscape Quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.	No comment.
(c) Built form and scale	Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Committee was concerned that the upper storey design/profile was not proportional to the rest of the dwelling. Committee felt that the design would benefit from a reduction in height, as well as greater articulation of the front elevation surface on the upper storey.
(d) Functionality and build quality	Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.	No comment
(e) Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.	Committee welcomed the renovation and additions to the existing dwelling rather than demolition. Such practices promote more sustainable development.
(g) Legibility	Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.	No comment
(h) Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	No comment

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(i) Community	Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.	Committee felt that there was concern regarding lack of visual privacy screening incorporated into the design. It was recognised that there would be river views from the rear yard, but it was essential that neighbouring properties had some consideration regarding privacy.
(j) Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	Committee welcomed the renovation and retention of the original dwelling rather than full demolition, however, as discussed above did favour the inclusion of further articulation and reduced height and pitch of the addition.
Any other Comments?		No comment

9. OTHER

Nil

10. BUSINESS WITHOUT NOTICE BY PERMISSION OF THE MEETING

Nil

11. DATE & TIME OF NEXT MEETING

Monday 7 February 2022 at 6.00pm.

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12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

Reports start on the next page

12.1 10 CHAUNCY STREET – DEVELOPMENT APPLICATION – ALTERATIONS AND ADDITIONS

Owner	Shadi Assiyih Khosraviani
Applicant	Keen Architecture
Report Reference Number	TPR-322
Planning Reference Code	P99/21
Prepared by	James Bannerman
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	Tuesday, 1 February 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location plan and advertising
2. Site photos
3. Plans date stamped 14 January 2022
4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for partial demolition, alterations, and additions to an existing dwelling at 10 (Lot 5034) Chauncy Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes the demolition of parts of the existing dwelling and alterations and additions to be completed to the remaining dwelling. The following variations to the Residential Design Codes and the Residential Design Guidelines are proposed;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Dining, Kitchen, Laundry, Bedroom 2 – South East – 1.7m required, 1.252m provided;
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Master Bedroom – North West – 4.2m required, 1.38m provided;
- (iii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 8.1m provided; and
- (iv) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 8.1m required, 8.6m provided.

The proposed application is recommended for approval subject to conditions.

BACKGROUND

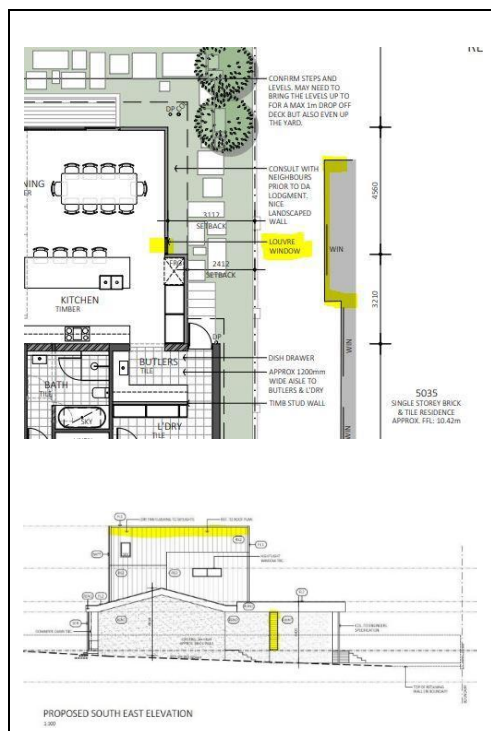
Zoning	Residential R17.5
Site Area	736m ²
Heritage	Not applicable
Fremantle Port Buffer	Not applicable
Previous Decisions of Council and/or History of Issue or Site	Development approval granted 7 January 2014 DA P177/14 for verandah and deck cover

CONSULTATION

Advertising

The proposal was advertised to the surrounding properties from 30 November to the 15 December 2021. One submission was received and is included below.

Submission	Applicant Response	Officer Response
<p>1. The previous redevelopment of the external Alfresco area approx. 5 years ago resulted in a significant noise issue when that space was being used by the previous residents, due to the use of tiles on the floor & walls & no windows (shutter only). These surface finishes have amplified the sound coming from this space even at what you would consider as normal conversation levels.</p> <p>We have a bedroom at the rear north west corner of our home that is immediately adjacent to this area. Consequently, on a number of occasions we had asked the previous tenants to keep the noise down when they were using the space into the night, as we were unable to sleep in that bedroom.</p> <p>We are obviously wary of any development that might compromise our use of that bedroom due to the noise levels from the proximity of the proposed kitchen/dining area (approx. 4-5 metres from the bedroom). Given the kitchen/dining area is a hub of activity in every home & the wall construction does not appear be brick, consequently we'd ask for consideration of modifying the louvre window openings into that kitchen area that faces south east to that bedroom.</p> <p>We have no issue with it being a window for natural lighting, but request consideration for glass bricks or other noise abatement measures to be accommodated into the construction to avoid a similar noise issue to that described above, as the bedroom window is in direct line with the proposed louvre windows.</p>	<p>Just to follow on from below, I can confirm the owners have met with the neighbours (No. 8) and alleviated their concerns and we note the following –</p> <ol style="list-style-type: none"> 1. The Dining louvre window will be opaque and restricted opening which will comply with a R Code “privacy screen” but will also allow some, albeit restricted, level of cross ventilation. 2. Height has been amended. We have reduced the pitch to 30 deg, (down 8 deg from the original proposal) which reduces the overall height by approx. 750mm from the original proposal. <p>To follow on from concerns –</p> <ol style="list-style-type: none"> 1. Height – as above. Reduced from 38 deg to 30 deg with an overall reduction of approx. 750mm. In order to maintain the desirable streetscape aesthetic, we still see a variation here over the 8.1m. Again, noting that the external wall height is unchanged from the existing conditions and there is no impact on significant views for any neighbours and other than above, which again has been alleviated, there have been no objections to this. 2. Please find attached the existing views from the master bedroom. Again, in terms of compliance we are actually making this a better scenario by changing this 	<ol style="list-style-type: none"> 1. Noise is not a planning matter that is dealt with through the Residential Design Codes or the Residential Design Guidelines. Noise is dealt with via state government regulations, however, in many cases normal everyday noise created by households is not considered an issue and homes are permitted to make a certain amount of noise as part of everyday life. 2. Noted. The current proposed height exceeds the maximum height of 8.1m permitted under the Residential Design Guidelines in areas where views are a relevant planning consideration. In this case the dwelling is already over height and the proposed roof has been designed so there is no significant increase in the bulk of the upper storey building or roof compared to the existing structure as



2. The ridge line height of the proposed gable roof on the upper floor (19.366) appears to be significantly higher than the current ridge line (17.834). We question whether this is within the current building height guidelines for the Town of East Fremantle, as we assume the current ridge line is at maximum height. With the current proposed height, we'd be looking at what appears to be a higher roof line through our kitchen/dining room windows, given the re-orientation of the roof apex on the south east elevation.

- area from an Unenclosed outdoor habitable space (7.5m req) to a Bedroom (4.5m). Again, I'd encourage any concerned Council/Planning members attend site to see the existing conditions. I cannot believe/understand that we would need bring this existing condition up to a current compliant scenario especially in the face of no objections from the neighbour (No.14) that's being overlooked, hence they are not concerned about any further/additional amenity issues.
3. A privacy screen has been added to the Lounge. Amended drawing attached.
 4. A privacy screen has been added to the Rear Deck. Amended drawing attached.
 5. A 'Balcony' as per the R Code definition requires access from an internal room which we do not have and are not proposing. Furthermore, this is not an 'Unenclosed outdoor active habitable space' as per Visual Privacy principals and the 'Habitable Room/Space' definition. This is not a usable / habitable area and as such there are no overlooking issues here.
 6. Revised shadow diagram attached noting total overshadowing including the existing is 2.53%.

From here, our position is the only discretions we are asking for are Height and potentially overlooking from the Master Bed. On balance, this is a very respectful development very much in line with the policy objectives and we would love to

a result of rotating the roof 90 degrees from the existing roof design.

It is noted that following discussions with the applicant the height has been reduced such that the maximum roof height is 8.6m. Visual privacy and overlooking considerations have also been addressed.

	hear that this is now supportable for approval.	
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Community Design Advisory Committee (CDAC)

The development application was referred to CDAC and the following recommendations were made.

Criteria	Criteria Description	Committee Recommendation
<i>(a) Context and character</i>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	<i>Committee felt that proposed changes are welcome to the existing dwelling, however, the pitch and height of the addition was considered excessive and out of character with the surrounding area. It was considered the design would benefit from a reduced pitch and height.</i>
<i>(b) Landscape Quality</i>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.</i>	<i>No comment.</i>
<i>(c) Built form and scale</i>	<i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	<i>Committee was concerned that the upper storey design/profile was not proportional to the rest of the dwelling. Committee felt that the design would benefit from a reduction in height, as well as greater articulation of the front elevation surface on the upper storey.</i>
<i>(d) Functionality and build quality</i>	<i>Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.</i>	<i>No comment</i>
<i>(e) Sustainability</i>	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i>	<i>Committee welcomed the renovation and additions to the existing dwelling rather than demolition. Such practices promote more sustainable development.</i>
<i>(g) Legibility</i>	<i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	<i>No comment</i>
<i>(h) Safety</i>	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	<i>No comment</i>
<i>(i) Community</i>	<i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support</i>	<i>Committee felt that there was concern regarding lack of visual privacy screening incorporated into the design. It was recognised that there would be river</i>

	<i>a diverse range of people and facilitate social interaction.</i>	<i>views form the rear yard, but it was essential that neighbouring properties had some consideration regarding privacy.</i>
<i>(j) Aesthetics</i>	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	<i>Committee welcomed the renovation and retention of the original dwelling rather than full demolition, however, as discussed above did favour the inclusion of further articulation and reduced height and pitch of the addition.</i>
<i>Any other Comments?</i>		<i>No comment</i>

Applicant Response

No formal response was provided to CDAC’s comments, however, following discussions with the applicant the plans have been amended to address issues raised by the Committee.

Officer Response

Amended plans were submitted that responded to comments made by CDAC.

External Consultation

N/A

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town’s character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	Retaining wall 6m Upper storey 11.14m Ground floor 9m	A A A
Minor incursions	6m	4m (letter box) 4.7m (entry stairs)	D D
Lot Boundary Setbacks			
Garage – northwest wall	1m	1.3m	A
Deck, stairs, dining – north east	1.5m	>1.5m	A
Dining, kitchen, laundry, bedroom 2 – south east	1.7m	1.252m	D
Master bedroom – north west	1.6m	1.38m	D
Master bedroom – north east	4.5m	15.383m	A
Master bedroom – south east	1.6m	>1.6m	A
Open Space	50%	68%	A
Car Parking	1-2 car bays	2 car bays	A
Site Works			N/A
Overshadowing	25%	2.53%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	29.7 degrees	A
Materials and colours	Colours and materials shown		A
Landscaping	Landscaping plan required	Provided	A
Front fence	1.8m high & 60% visual permeability		N/A
Pergolas			N/A

Footpaths and crossovers	Condition		
Wall height	5.6m	8.1mm	D
Roof height	8.1m	8.6m	D
Garages and carport	Incorporated into front facade	Incorporated into front facade	A

This development application proposes the partial demolition of an existing dwelling and alterations and additions to be undertaken at 10 (Lot 5034) Chauncy Street, East Fremantle. The property is not heritage listed. There was one submission from advertising and matters that were raised by the submitters have been addressed in the submission table above. Four variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks, wall, and roof height.

Lot Boundary Setbacks - Dining, Kitchen, Laundry, Bedroom 2 – South East

The wall of the dining room, kitchen, laundry, and bedroom 2 located on the south eastern side of the property is 18.1m long and 4.405m high without major openings. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1.7m from the boundary. In this case it is located 1.252m from the boundary which can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts from building bulk on adjoining properties,
- Adequate sunlight and ventilation can access the building and open spaces on the site and adjoining properties, and
- Minimal overlooking or loss of privacy on adjoining properties.

The reduced lot boundary setback is marginally less than what is required according to the deemed to comply requirements of the Residential Design Codes. It does not result in a loss of sunlight, ventilation, or privacy. A significant proportion of this wall is existing, however, due to minimal articulation the whole wall length has to be assessed as one length of wall. For these reasons the reduced lot boundary setback can be supported. It is noted that attempts have been made as much as possible to utilise the existing footprint of the dwelling and mitigate impacts on surrounding properties

Lot Boundary Setbacks – Master Bedroom – North West

The wall of the master bedroom on the north western side of the dwelling is 10.09m long and 7.774m high with major openings from a void attached to a bedroom. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 4.2m from the boundary. In this case it is located 1.38m from the boundary which can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts from building bulk on adjoining properties,
- Adequate sunlight and ventilation can access the building and open spaces on the site and adjoining properties, and
- Minimal overlooking or loss of privacy on adjoining properties.

The reduced lot boundary setback is less than what is required according to the deemed to comply requirements of the Residential Design Codes. It does not result in a loss of sunlight, ventilation, or privacy. Again, it is noted that attempts have been made to reduce the amount of materials that are removed as part of the demolition and alterations and additions. For these reasons the reduced lot boundary setback can be supported.

Maximum Wall Height

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.17.4.1.3 A1.4 the maximum permissible wall height is 5.6m. In this case the maximum wall height is approximately 8.1m. The wall height can be supported because it is of a compatible and form, bulk, and scale to traditional development in the immediate locality in accordance with performance criteria 3.7.17.4.1.3 P1. The development has wall heights that are similar to the existing property with some modifications, therefore wall heights are comparable with the proposed development. An attempt has been made to restrict the size of the upper storey such that it is no larger in surface area than the upper storey of the existing dwelling. For this reason, the variation can be supported

Maximum Roof Height

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.17.4.1.3 A1.4 the maximum permissible roof height is 8.1m. In this case the maximum roof height is approximately 8.6m. The roof height can be supported because it is of a compatible form, bulk, and scale to traditional development in the immediate locality in accordance with performance criteria 3.7.17.4.1.3 P1. The development has a roof height that is more than the existing property with some modifications. The change in the roof design is such that although higher it has less bulk from the front of the lot because of the change in pitch and the rotation of the roof such that is aligned with the side boundaries rather than the front boundary. It is considered the proposed roof height can be supported.

CONCLUSION

The proponents have worked with the Town to produce what is considered a more acceptable design. Visual privacy issues have been resolved and the roof height has been reduced from the original proposal. The design was presented to CDAC and received one submission from neighbouring property owners. The applicant has responded with an amended design that addresses matters brought up by CDAC and in the submission from advertising. There are minimal variations that are being requested.

Based on the preceding assessment the proposed development can be supported subject to conditions being included in the final recommendation.

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

OFFICER RECOMMENDATION

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Dining, Kitchen, Laundry, Bedroom 2 – South East – 1.7m required, 1.252m provided,**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Master Bedroom – North West – 4.2m required, 1.38m provided,**
- (iii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 8.1m provided, and**
- (iv) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 8.1m required, 8.6m provided**

for alterations and additions at No. 10 (Lot 5034) Chauncy Street, East Fremantle, in accordance with the plans date stamped received 14 January 2022, subject to the following conditions:

- (1) Visual privacy screening or glazing is to be installed in the locations indicated on the plans that achieves the following:
 - a) 75% obscurity,
 - b) permanent,
 - c) durable,
 - d) fixed, and
 - e) to a minimum height of 1.6m from the finished floor level.
- (2) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 10 January 2022 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (3) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (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.

- a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This 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

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

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

- d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- e) *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).*
- f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

REPORT ATTACHMENTS

Attachments start on the next page

10 Chauncy Street – Location and Advertising Plan

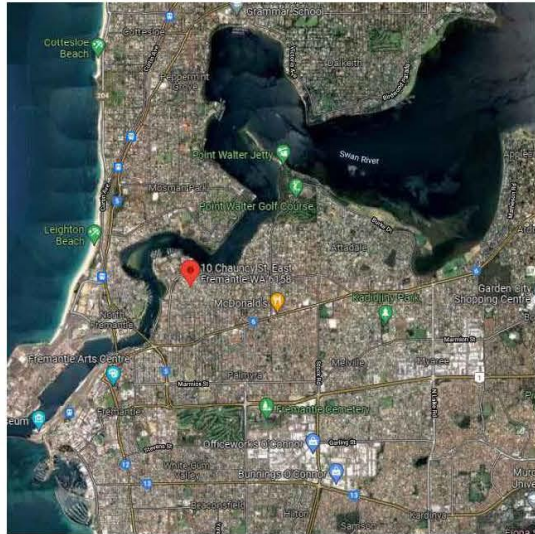


10 Chauncy – Site Photos



DEVELOPMENT APPLICATION

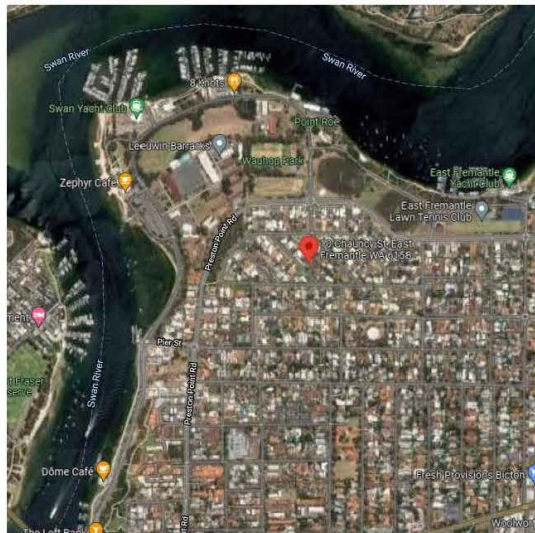
keen
architecture



ARTISTIC IMPRESSION - NOT TO SCALE



EXISTING STREET VIEW - PHOTO - NOT TO SCALE



ARTISTIC IMPRESSION - NOT TO SCALE



EXISTING AGAINST PROPOSED - ARTISTIC IMPRESSION - NOT TO SCALE



LOCATION DIAGRAM



ARTISTIC IMPRESSION - NOT TO SCALE



PROPOSED STREET VIEW - ARTISTIC IMPRESSION - NOT TO SCALE

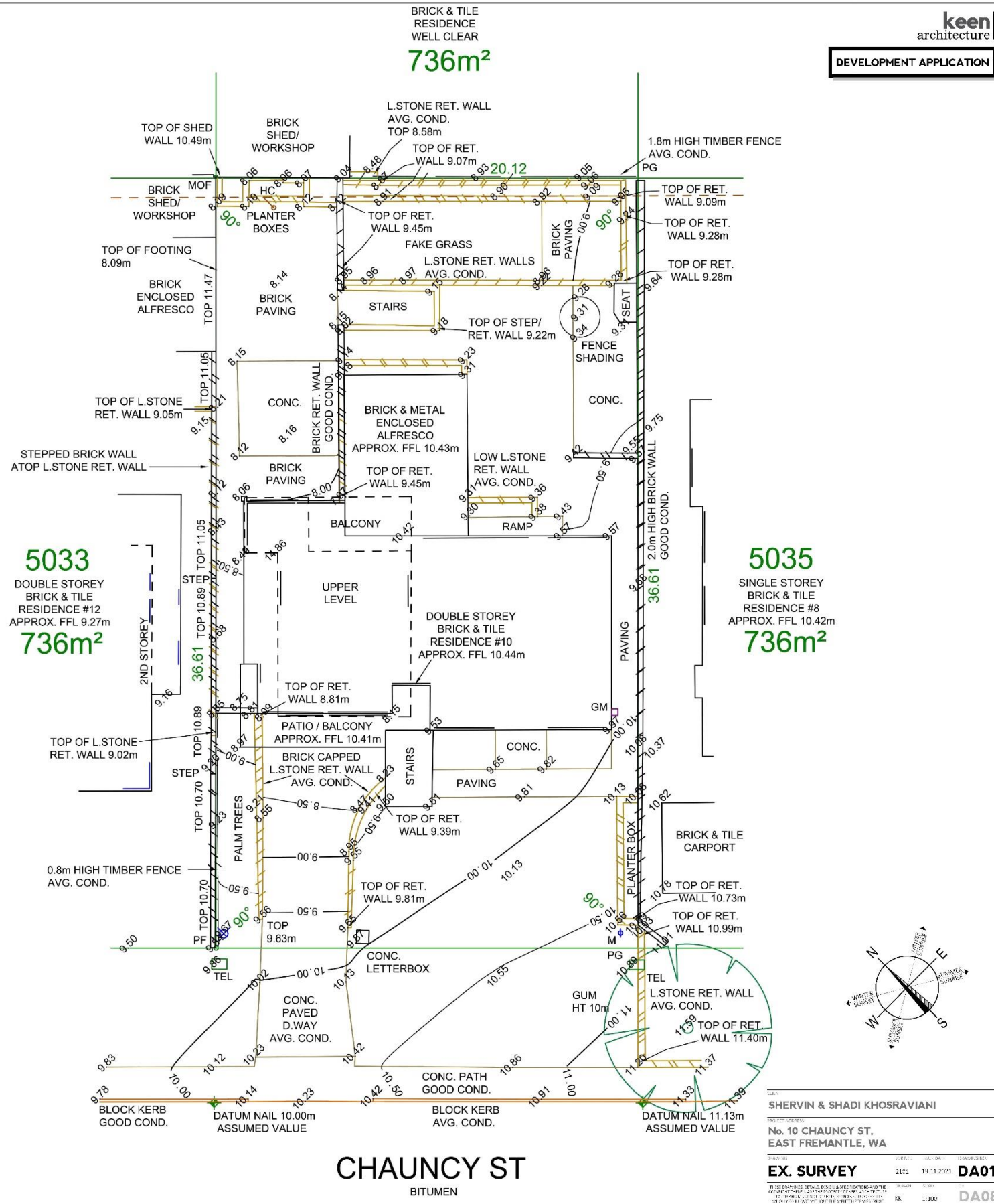
SHERVIN & SHADI KHOSRAVIANI
No. 10 CHAUNCY ST, EAST FREMANTLE, WA

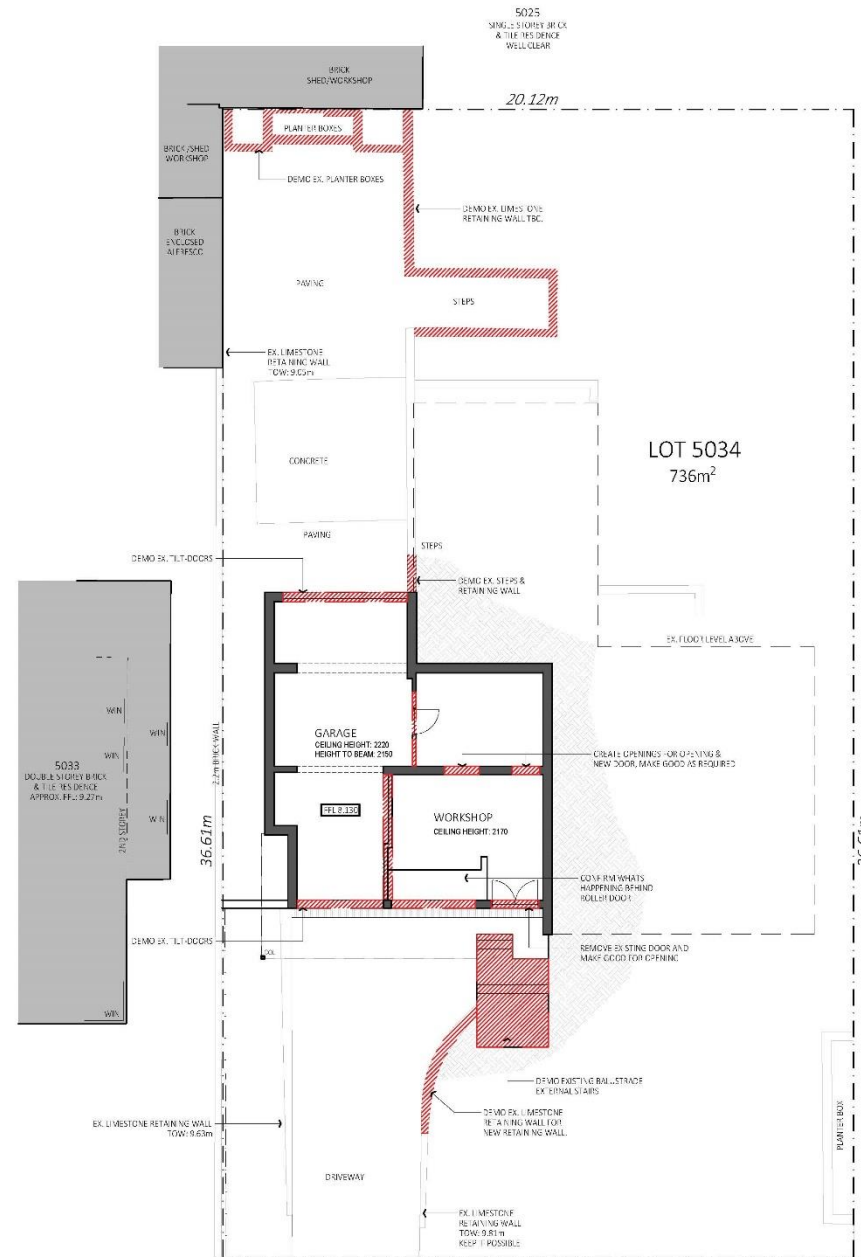


PHOTO OF EXISTING NORTH VIEW

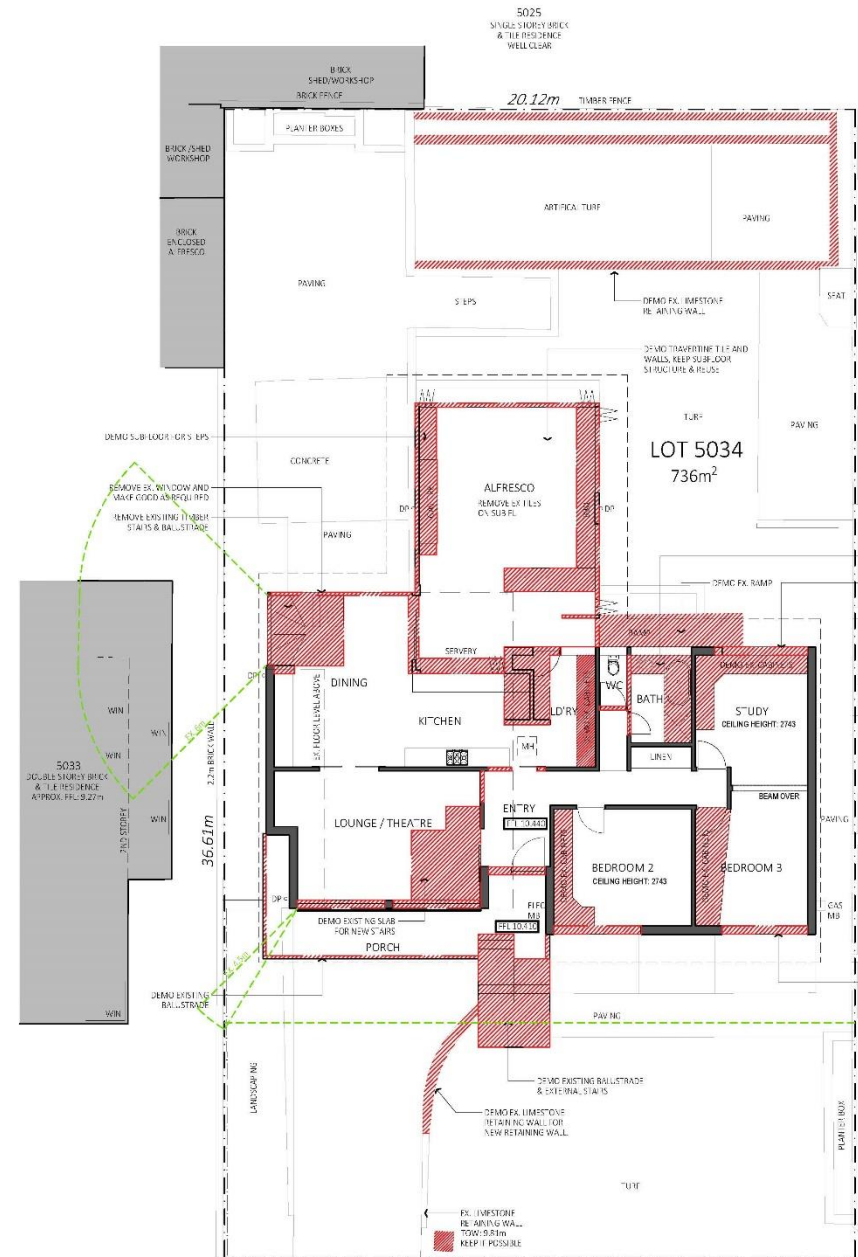


PHOTOS OF EXISTING RESIDENCE

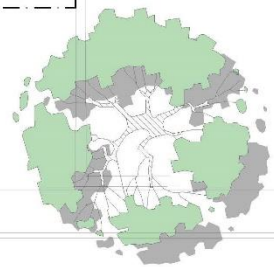




EX. GARAGE FLOOR & DEMOLITION PLAN 1:100



EX. GROUND FLOOR & DEMOLITION PLAN 1:100



CHAUNCY STREET

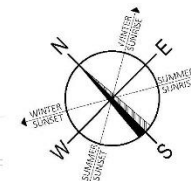
ALL DEMO WORKS TO BE READ IN CONJUNCTION WITH THE DEMO WORKS DEED PLANS AND PROPOSED WORKS. BUILDER TO CONFIRM ALL ON SITE PRIOR TO ANY DEMO.

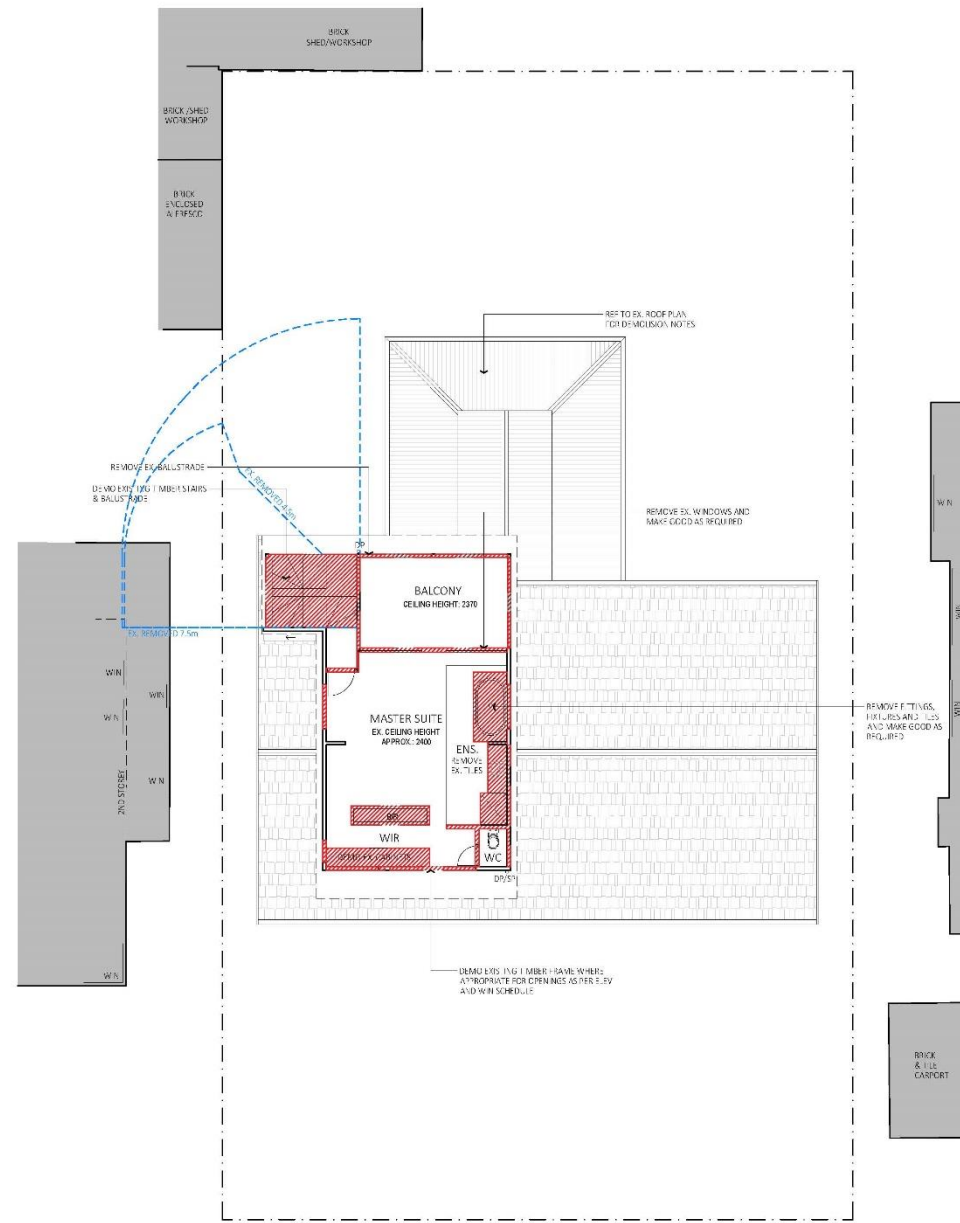
CLIENT: SHERVIN & SHADI KHOSRAVIANI

PROJECT ADDRESS: No. 10 CHAUNCY ST, EAST FREMANTLE, WA

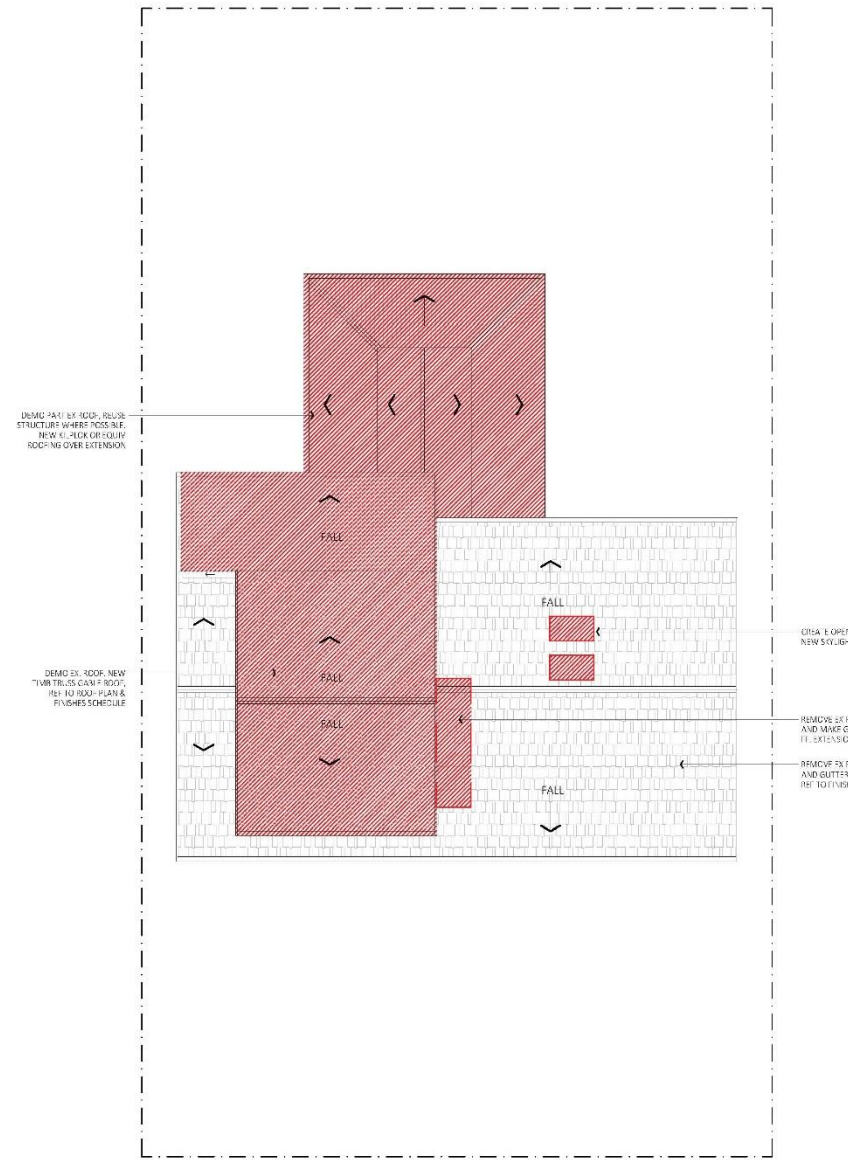
EX. DEMO PLANS 1:100 19.11.2021 DA02

DA08

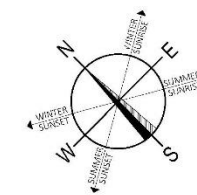




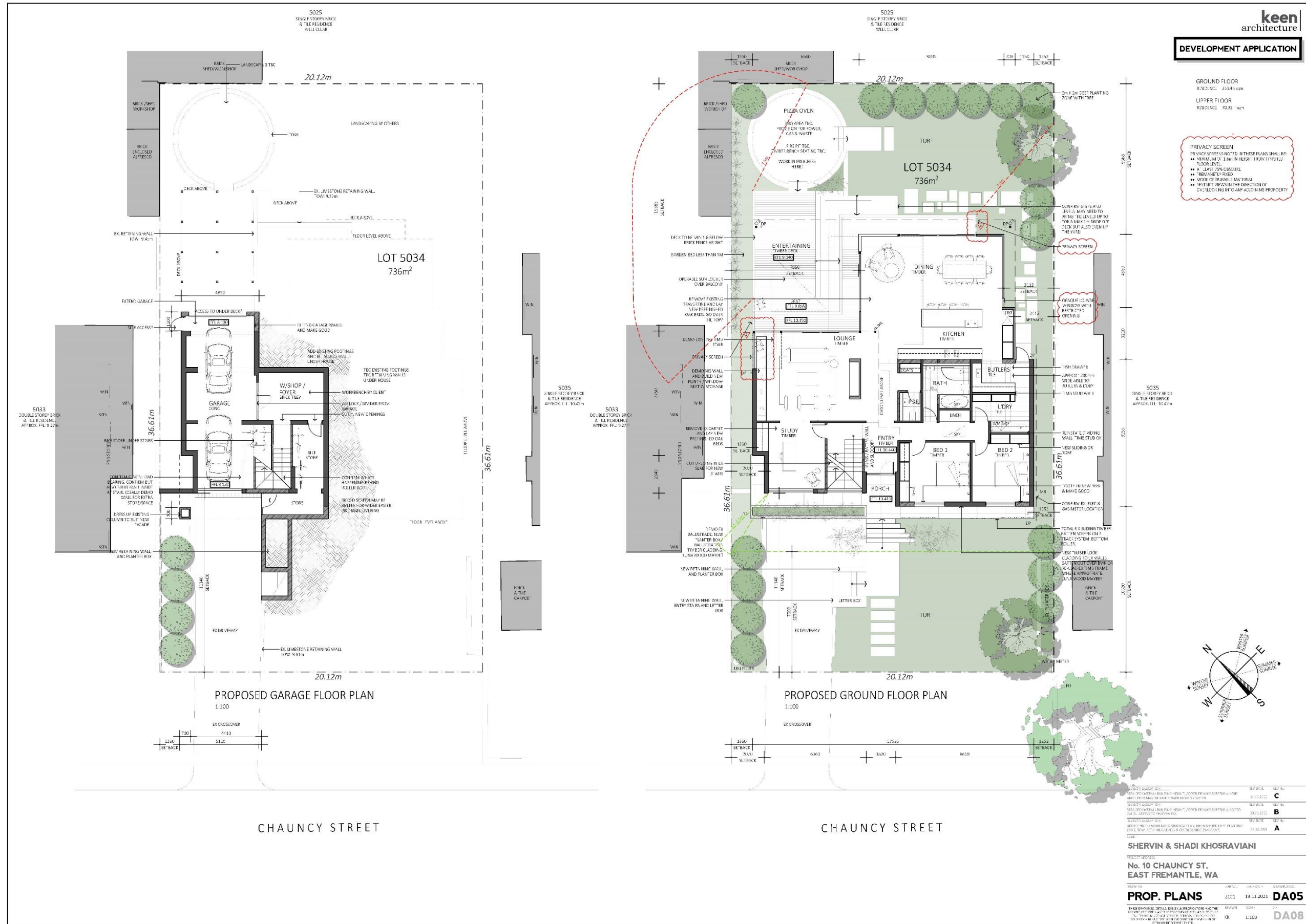
EX. UPPER FLOOR & DEMOLITION PLAN
1:100



EX. ROOF DEMOLITION PLAN
1:100



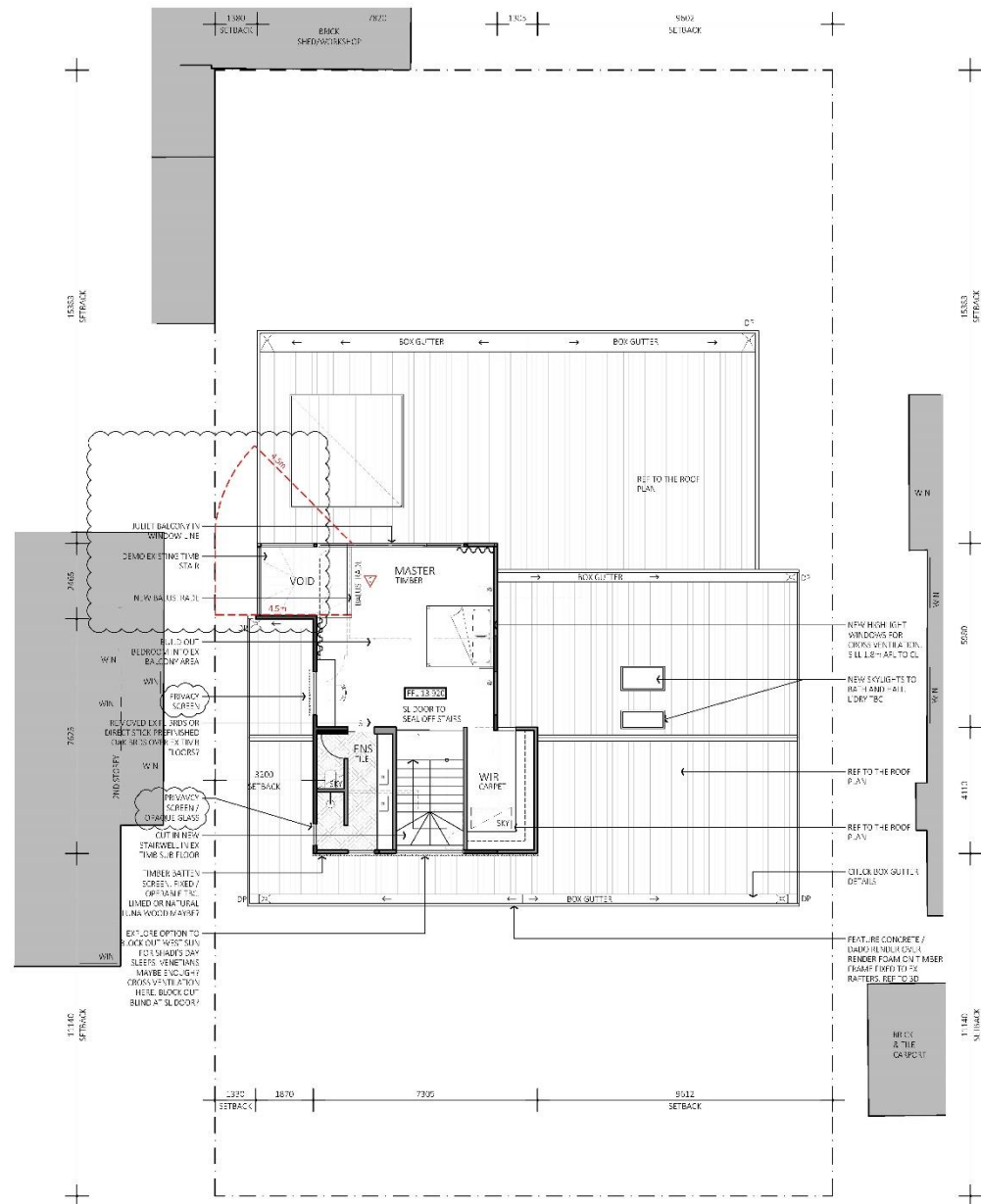
CLIENT	SHERVIN & SHADI KHOSRAVIANI		
PROJECT ADDRESS	No. 10 CHAUNCY ST, EAST FREMANTLE, WA		
DRAWING NO.	DATE	SCALE	PROJECT NO.
EX. DEMO PLANS	19.11.2021		DA03
NOTES: DIMENSIONS, SPECIAL NOTES & SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SUPPLIERS. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SUPPLIERS.		SCALE	DATE
	1:300		DA08



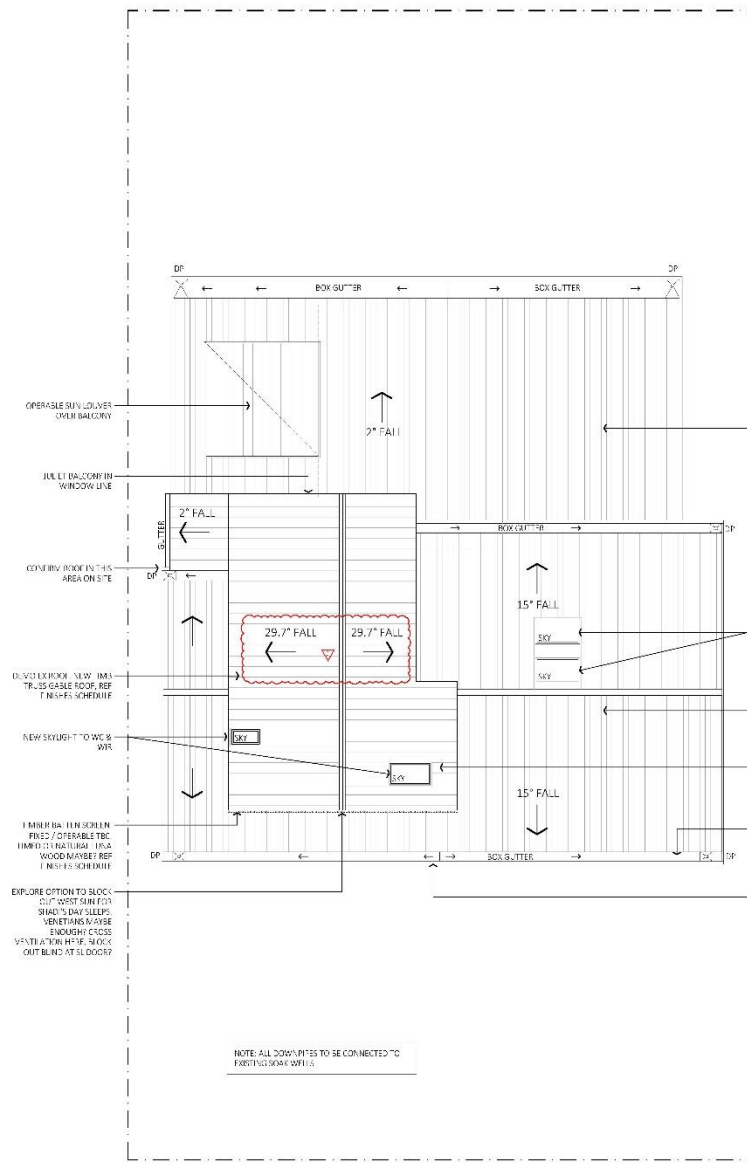
DEVELOPMENT APPLICATION

GROUND FLOOR
RESIDENCE 233.42 SQM
UPPER FLOOR
RESIDENCE 70.32 SQM

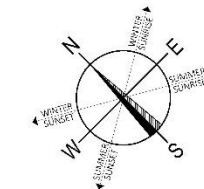
PRIVACY SCREEN
PRIVACY SCREENS NOTED IN THESE PLANS SHALL BE:
• MINIMUM OF 1.8m HEIGHT FROM FINISHED FLOOR LEVEL
• 4" GLASS / 20% OPAQUE
• TRANSPARENT / SEE THROUGH
• VERTICAL GLASS IN THE DIRECTION OF DEVELOPMENT TO ANY ADJOINING PROPERTY



PROPOSED UPPER FLOOR PLAN
1:100



PROPOSED ROOF PLAN
1:100



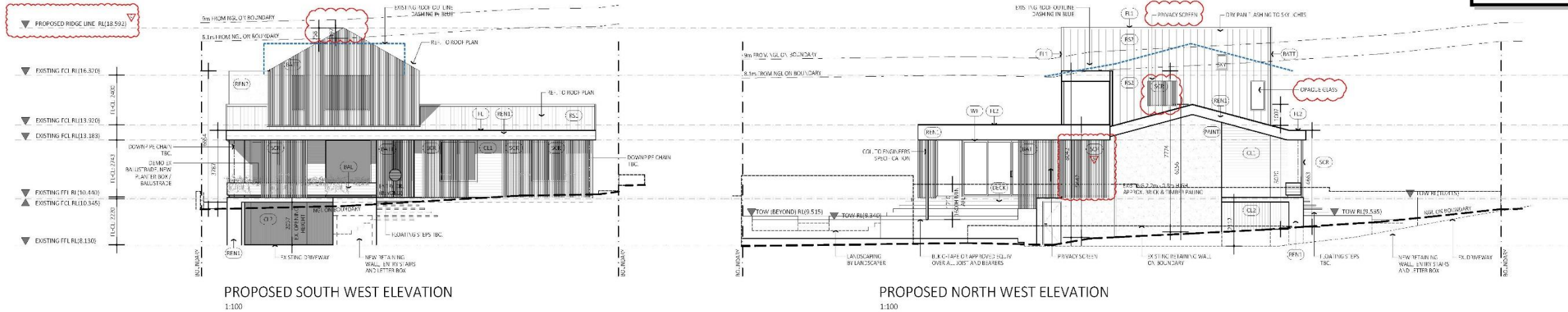
REVISION	DATE	BY	CHK
1	19.11.2021	SH	SK
2	19.11.2021	SH	SK
3	19.11.2021	SH	SK

SHERVIN & SHADI KHOSRAVIANI

PROJECT ADDRESS:
No. 10 CHAUNCY ST,
EAST FREMANTLE, WA

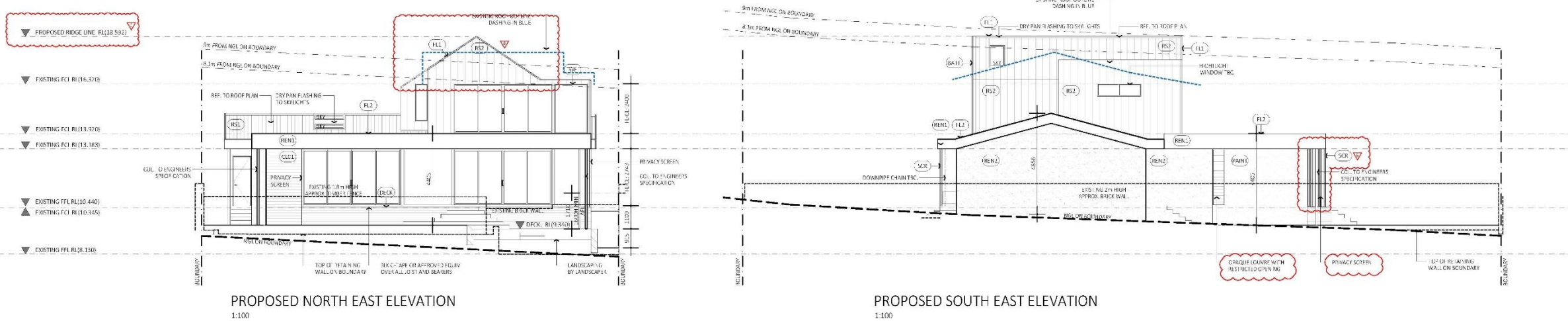
FLOOR PLANS
21/1
19.11.2021
DA06

DA08



PROPOSED SOUTH WEST ELEVATION
1:100

PROPOSED NORTH WEST ELEVATION
1:100



PROPOSED NORTH EAST ELEVATION
1:100

PROPOSED SOUTH EAST ELEVATION
1:100

FINISHES SCHEDULE TBC

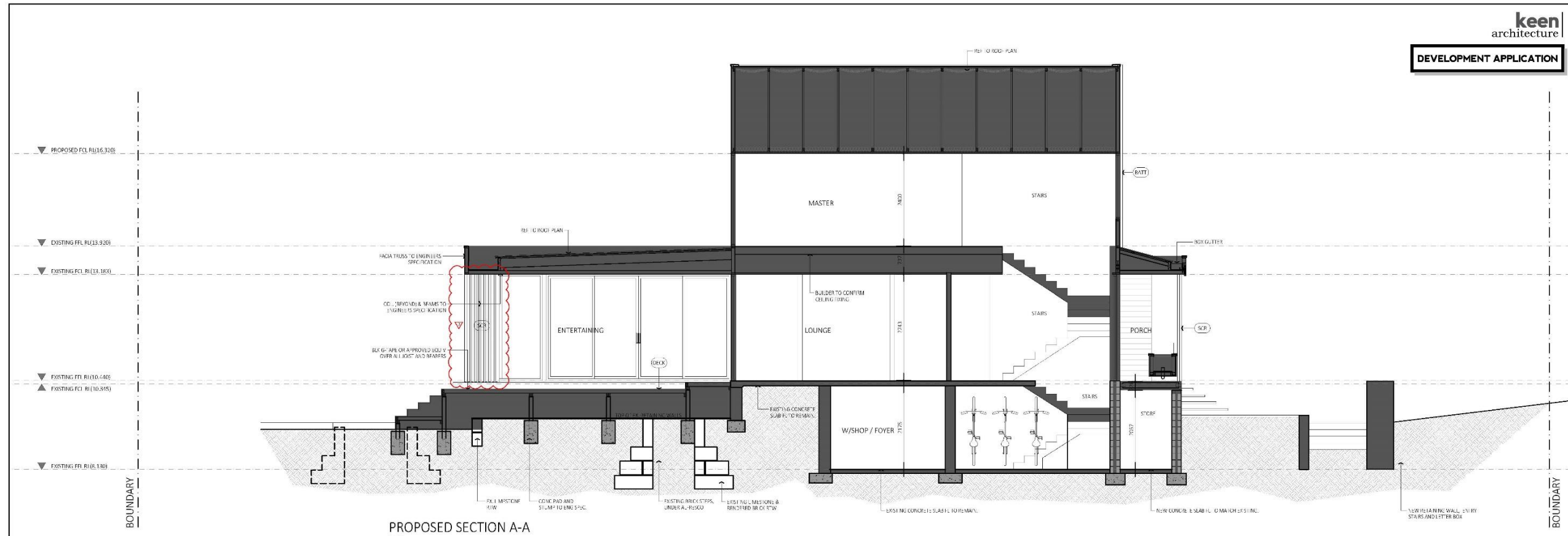
- (CL1) TIMBER LOOK CLADDING TBC INSTALL TO HORIZONTAL, VERTICAL OR 45° ON-THE-FLAT OR TYPICAL OR RECCO EXTERIOR FRAME WHERE APPROPRIATE.
- (CL2) JAMES HARDIE SOLAR AXON CLADDING PANELS IN DU LUX BLACK CASHEIR
- (PRF) POLISHED CONCRETE LOOK VENEER PASTER-LINE BY BRISBANE FLOORING ASSOCIATE, MARBELLINO POLYMER MARBLE PASTER.
- (REN) PAINTED SAND CONCRETE RENDER OF WHITE COLOUR.
- (BATT) TIMBER BATTERY SCREEN.
- (SCR) SLIDING TIMBER BATTERY SCREEN ON TRACK SYSTEM FROM BUSH.
- (WT) ALUMINIUM TRAVEL WOODS POWER COAT DUNE NIGHT SKY.
- (RS1) REVOLUTION ROOFING SYSTEM 700 ON CLIP/SLIP IN SET WHITE.
- (RS2) REVOLUTION ROOFING, WAVELINE.
- (FL) NEXTEL VANTAGE SERIES PRYONET™ TO MATCH 152.
- (FL2) NEXTEL TRUSSEWAY'S HENDEA, WINDOUT™ OF COLOURS AND MATERIALS.
- (DPO) 40mm W OF BLACKOUT™ TIMBER.
- (PANT) TBC.



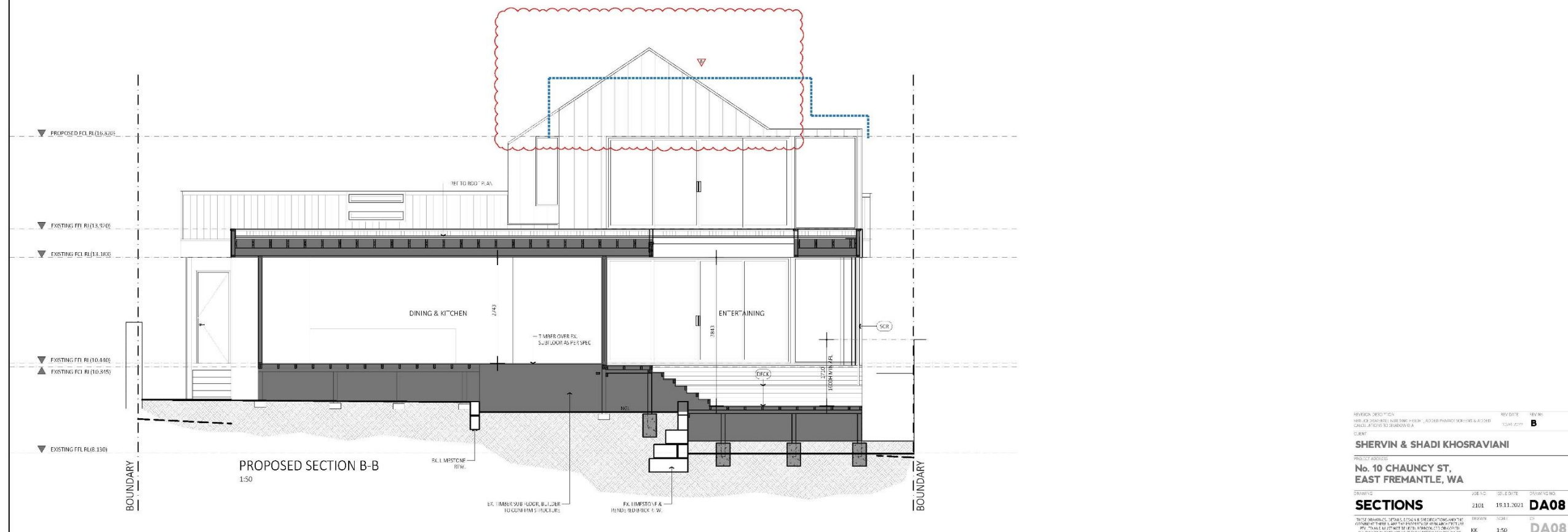
REVISION	NO.	DESCRIPTION	DATE	BY
1	1	ISSUED FOR PERMIT	19.11.2021	SH
2	2	REVISIONS TO PERMIT	19.11.2021	SH
3	3	REVISIONS TO PERMIT	19.11.2021	SH

SHERVIN & SHADI KHOSRAVIANI
No. 10 CHAUNCY ST,
EAST FREMANTLE, WA

NO.	DATE	DESCRIPTION
2101	19.11.2021	DA07
2102	19.11.2021	DA08

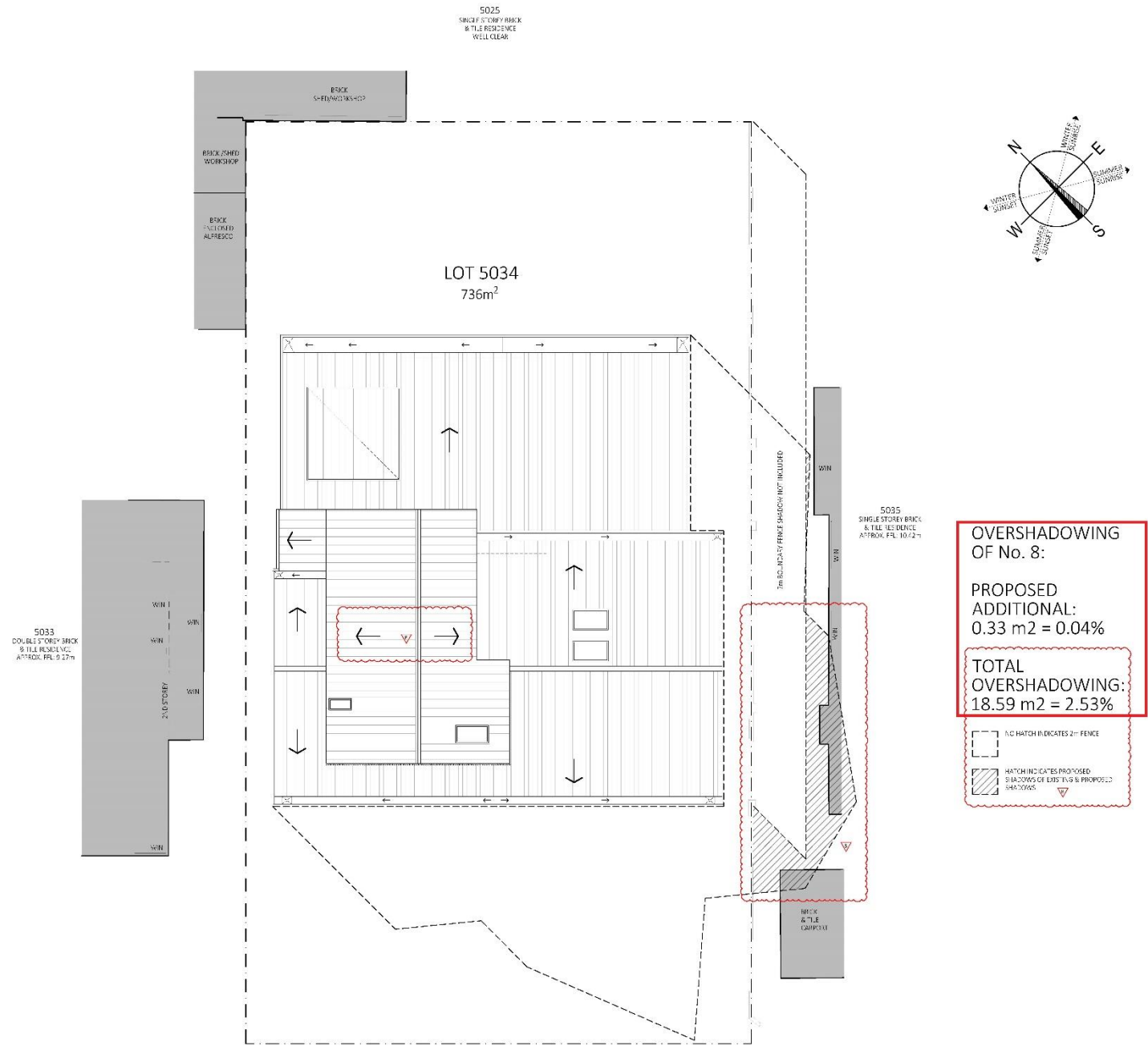


PROPOSED SECTION A-A
1:50



PROPOSED SECTION B-B
1:50

REVISIONS	DATE	BY	CHK
1	19.11.2021	B	
CLIENT: SHERVIN & SHADI KHOSRAVIANI			
PROJECT ADDRESS: No. 10 CHAUNCY ST, EAST FREMANTLE, WA			
DATE: 19.11.2021	SCALE: 1:50	PROJECT NO: DA08	
SECTIONS			
DATE: 19.11.2021	SCALE: 1:50	PROJECT NO: DA08	



OVERSHADOWING
OF No. 8:

PROPOSED
ADDITIONAL:
0.33 m² = 0.04%

TOTAL
OVERSHADOWING:
18.59 m² = 2.53%

NO HATCH INDICATES 2M FENCE
HATCHING INDICATES PROPOSED
SIZINGS OF EXISTING & PROPOSED
SHADOWS

MIDWINTER NOON SHADOW PLAN
1:100

PROJECT NO.	2101	DATE	19.11.2021	SCALE	1:100
PROJECT NAME	No. 10 CHAUNCY ST. EAST FREMANTLE, WA				
PROJECT TYPE	SHADOW PLAN				
PROJECT NO.	2101	DATE	19.11.2021	SCALE	APP.1
PROJECT NAME	No. 10 CHAUNCY ST. EAST FREMANTLE, WA				
PROJECT TYPE	SHADOW PLAN				
PROJECT NO.	2101	DATE	19.11.2021	SCALE	APP.1
PROJECT NAME	No. 10 CHAUNCY ST. EAST FREMANTLE, WA				
PROJECT TYPE	SHADOW PLAN				



Community Engagement Checklist

Development Application P99/21 - 10 Chauncy Street

Project Name

Objective of Engagement:	Neighbour consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	30/11/2021	Outcomes By: 15/12/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (School / Playgroup)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	15/12/2021	<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"/>

Y:\Regulatory\DCU PLANS\ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		15/12/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.2 14 GEORGE STREET – DEVELOPMENT APPLICATION – ALTERATIONS AND ADDITIONS

Owner	William & Kylie Telfer
Applicant	Brennan Architecture
Report Reference Number	TPR-385
Planning Reference Code	P100/21
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 1 February 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Place Record Form
4. Plans date stamped 17 January 2022
5. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions at 14 (Lot 2) George Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to 14 (Lot 2) George Street East Fremantle. The works proposed include the demolition of sheds and carports at the rear and side of the existing Category C heritage dwelling, located within the George Street Designated Heritage Area.

The applicant is seeking Council approval for the following variations to the requirements of the Local Planning Scheme No 3.

- (i) Clause 5.8.1 – Local Planning Scheme No 3 – Garage Setback – 0m required, 3.963m provided
- (ii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Kitchen – Ground Floor – Eastern Wall – 0m required, 4.35m provided
- (iii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Laundry, Pantry, Kid’s Lounge – Ground Floor – Eastern Wall - 0m required, 1.2m provided
- (iv) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Bedroom – First Floor – Western Wall - 0m required, 5.01m provided
- (v) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Staircase, Bedroom, - First Floor – Eastern Wall - 0m required, 4.511m provided
- (vi) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Roof Terrace - Western Wall– 0m required, 9.136m provided
- (vii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Roof Terrace – Eastern Wall - 0m required, 4.5m provided
- (viii) Clause 5.8.3 – Local Planning Scheme No 3 – Plot Ratio – 0.5 required, 0.58provided

- (ix) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Wall Height – 5.5m required, 8.3m provided
- (x) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Roof Height – 8m required, 8.3m provided

The proposed development is recommended for approval subject to conditions.

BACKGROUND

Zoning	Mixed use R40
Site Area	455m ²
Heritage	Category C, George Street Designated Heritage Area
Fremantle Port Buffer	Area 2
Previous Decisions of Council and/or History of Issue or Site	Not applicable

CONSULTATION

Advertising

The development application was advertised to surrounding landowners from 9 to 25 November 2021. One submission as received.

Submission	Applicant Response	Officer Response.
There are a couple of contraventions due to neighbour's windows.	The proposed windows all meet the overlooking and setback requirements of the R-Codes.	Proponents of development are free to submit proposals and seek development approval if development does not meet the deemed to comply requirements of the Residential Design Codes or the acceptable development provisions of the Residential Design Guidelines.
The plot ratio is outside of local planning laws.	We acknowledge that the plot ratio is higher than that in LPS3, 5.8.3 and have requested discretionary approval for this.	Visual privacy screening has been included in the proposal to ensure that the visual privacy requirements are met.
The roof terrace height and setback complies but screening will be required to avoid overlooking into our place.	Please refer to our report for more information in justification of this request. The screening of the roof terrace has been extended to ensure that there is no overlooking to neighbouring properties.	Noted. This will be included as an advice note on the final recommendation.
We would like a dilapidation report on our house if they're doing earth works for a basement. The vibrations may push through to our place.	The owners will be happy to instruct the builder to conduct dilapidation reports for all neighbouring properties prior to the start of construction works.	The design and features of a dwelling are decisions for the owners of a property.
Can't understand why they need so many study/lounges. If you want a big house - live in Bicton or Palmyra. They've left no room for play outside.	The layout of the proposed house allows for family living, home office and grandparent visits in the near future, while also providing the opportunity for alternative multi-generational living options in the future. The garden, pool and outdoor seating areas will provide more than one area for outdoor	

	living, and the proposal meets the R30 open space requirements of the R-Codes.	
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Community Design Advisory Committee (CDAC)

The application was referred to the Community Design Advisory Committee. The following comments were received.

Criteria	Criteria Description	Committee Recommendation
<i>(a) Context and character</i>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	<i>Committee felt that the box design of the rear addition could be perceived as too prominent. There was concern about the overall height of the roof terrace including the roof top pergola and there was a need to reduce the height and impact of the building to surrounding dwellings. This would minimise the impact of the sharp edges of the design.</i>
<i>(b) Landscape Quality</i>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.</i>	<i>No comment</i>
<i>(c) Built form and scale</i>	<i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	<i>Committee was very concerned that there was insufficient separation between the original heritage dwelling and the new addition at the rear. It was felt that there needed to be a separation distance of between 0.5m and 1m to highlight the distinction between the original dwelling at the front and the new buildings at the rear.</i> <i>The dwelling is one of the oldest dwellings in the George Street Precinct. The heritage character of the dwelling should be retained and emphasised where possible.</i> <i>Committee question the ability to suitably utilise the boat/trailer storage area. Turning circles and circulation area is limited. The area is not considered to be appropriately designed for functional use.</i>
<i>(d) Functionality and build quality</i>	<i>Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.</i>	<i>The Committee welcomed the proposed remediation works to the render from the top of the limestone walls on the exterior of the original building. It was recommended that a sacrificial lime rich mortar be utilised in any repairs to the existing limestone walls of the heritage dwelling.</i>
<i>(e) Sustainability</i>	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i>	<i>Committee welcomed the use of timber in the structure provided the timber was a long lasting and durable species that did not require replacement or repairs within a short period of time. The charred and normal timbers would assist in articulating the addition and the charred colour would assist in minimising the visual impact of the addition.</i>
<i>(g) Legibility</i>	<i>Good design results in buildings and places that are legible, with clear connections and</i>	<i>The dwelling is one of the oldest dwellings in the George Street Precinct, therefore the dwelling should retain its legibility as a heritage dwelling with a clear distinction between the old dwelling and the addition. The heritage</i>

	<i>memorable elements to help people find their way around.</i>	<i>character of the dwelling should be retained and emphasised where possible.</i>
<i>(h) Safety</i>	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	<i>The design of the proposal does not change the existing street surveillance.</i>
<i>(i) Community</i>	<i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i>	<i>No comment</i>
<i>(j) Aesthetics</i>	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	<i>No comment</i>
<i>Any other Comments?</i>		<i>No comment</i>

Applicant Response

a) In response to your comments, we have removed the pergola structure on the roof terrace. In addition, we have made a number of minor adjustments within the building to bring the overall height down as much as possible, without compromising the internal spaces too significantly. The solid walls are now shown at a height of 7.8m above natural ground level with the visual screen now projecting just 300mm above the 8m height limit. The use of mixed timber materials (charred timber and natural timber left to silver), mixed with lightweight railing and screening is all designed to break up the ‘box’ nature of the building.

c) We absolutely agree that the connection between the new and old portions of the building is very important and must be detailed appropriately, to both manage the practical aspects of the connection (such as gutters and downpipes), and also acknowledge the interaction of the old and the new in a respectful and beautiful manner, recognising the layering of different times, styles and people in the story of this home.

Note that we have also clarified on DA.E.01 where we are retaining a portion of the 1960s addition at the rear of the house (bathroom and ensuite / WIR), where the connection to the new addition at the rear will be less sensitive. We intend to use this part of the house to accommodate rainwater drainage and services ducts, to reduce impact on the original limestone walls. As mentioned in our original report, the rear wall of the limestone cottage has been rendered over and we are hoping to reveal the limestone, and integrate this exposed limestone wall into the transition from old to new. See photo below for a similar example of what we would like to achieve (designed by Spaceagency, Rule Street House), except we will have stairs at the transition from old to new. Externally we propose to use a negative detail at the connection point. Please refer to a new plan detail on drawing DA.P.10 which demonstrates how we would propose to integrate a negative / shadow-line detail at the intersection of the old and new walls



The works proposed in this application will restore and celebrate the heritage building, ensuring that it will remain in good condition and will be well loved for current and future generations.

The owner has an electric dolly, which makes the manoeuvrability of the camper trailer much simpler than with a vehicle. In addition, we have removed a nib wall, which would have made the parking of the trailer more difficult. Please refer to additional drawing DA.P.10 which demonstrates one possible parking strategy.

d) Thank you!

e) We have done extensive research into the most appropriate timber species to use in this environment and to minimise the need for extensive ongoing maintenance. The charring process adds a great deal of durability for exposed environments. The timber species we are proposing to use without charring is Pacific Teak from Mortlock timbers. This has been used very successfully at the Scarborough Beach Surf Club where it has silvered really nicely. We have also researched the sustainability of the timber and are satisfied that it is from a well-managed source.

g) See notes at item (c).

h) The new owners are planning to use one of the front rooms as a home office, and used as such, the daytime surveillance of the street should be improved upon from the current use as a bedroom. In addition, the proposed kitchen has a large south-facing window, which allows views through the carport to the street.

Officer Response

CDAC's comments have been noted. Discussions were held with the applicant to have amendments included in the plans which ameliorates some of the key issues highlighted by the Committee and concerns held by the Town.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the George Street Designated Heritage Area.

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3

Design Element	Required	Proposed	Status
Garage Setback	0m	3.963m	D
Lot Boundary Setbacks			
Garage – eastern wall	0m	0m	A
Kitchen – ground floor - eastern wall	0m	4.35m	D

Laundry/pantry, kids lounge – ground floor – eastern wall	0m	1.2m	D
Kids lounge – ground floor - northern wall	0m	0m	A
Deck & dining – ground floor - northern wall	1.1m	4.501m	A
Bedroom – first floor – western wall	0m	5.01m	D
Bedroom, bathroom – first floor – northern wall	3.3m	4.516m	A
Staircase – first floor – northern wall	1.2m	2.366m	A
Staircase, bedroom – first floor – eastern wall	0m	4.511m	D
Roof terrace – western wall	0m	9.136m	D
Roof terrace – northern wall	1.4m	2.35m	A
Roof terrace – eastern wall	0m	4.5m	D
Plot ratio	0.5	0.58	D
Car Parking	1-2 car bays	2 car bays	A
Site Works			N/A
Wall Height	5.5m	8.3m	D
Roof Height	8m	8.3m	D
Overshadowing			N/A
Drainage	To be conditioned		

Residential Design Codes

Design Element	Required	Proposed	Status
Street surveillance	Addresses street		A
	Major opening from habitable room faces street		A
Outdoor living area	20m ² & 4m x 4m		A
Landscaping	2m x2m planting zone and 1 tree	Tree at front of property retained	A
Parking	1-2 car bays	2 car bays	A
Site Works	Maximum 0.5m change in height	Basement 2.46m below natural ground level	A
Stormwater	To be conditioned		
Visual Privacy	Roof Terrace - 7.5m	Screening to be provided	A
Overshadowing	35%	Overshadows subject lot	A

From George Street Designated Heritage Area - General Principles

i. Maintenance, repairs, additions and alterations to significant fabric is to be in accordance with conservation principles of the National Heritage Convention 2008 (HERCON) Criteria.	Condition
ii. Additions and alterations to contributory buildings are to duly consider the significance and character of the existing building, adjoining buildings and its contribution to the character of the Heritage Area.	A

iii. The Place Record Form for each contributory building will be a primary source of information relevant to the place in the assessment of development applications.	A
iv. Additions and alterations to contributory buildings are to be of high quality design with minimal interference to the existing building.	A
v. Alterations should not generally remove, change or obscure significant materials or detailing other than as part of required conservation works.	A
vi. Alterations should not introduce new heritage detailing that is inconsistent with the style of building and/or the physical or documentary evidence.	A
vii. Where the opportunity arises, any features or elements that are intrusive to the heritage values of the Heritage Area should be removed, replaced or altered to more sympathetic detailing.	A
viii. Restoration/reconstruction of original fabric is encouraged where such fabric has significantly deteriorated, previously been removed or unsympathetically altered. Where deteriorated fabric requires replacement, a like for like approach based on physical or documentary evidence is encouraged.	A
ix. Additions are not to be dominant from the primary street.	A
x. Additions and alterations should visually contrast to a contributory place. Differentiation may be major or subtle.	A
xi. Additions and alterations are to respect and complement the scale, setbacks, bulk and proportions of the existing place and streetscape.	A
xii. Conservation of significant and contributory places is preferred and encouraged. Other than the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place, demolition of contributory buildings is not generally supported without significant justification.	A
xiii. Where a contributory building that was not originally designed for retail purposes is proposed be converted to include a shopfront, the Town may require a Heritage Impact Statement to be prepared by the applicant.	N/A

This development application proposes alterations and additions to No 14 (Lot 2) George Street East Fremantle. The works proposed include the demolition of sheds and carports at the rear and side of the existing Category C heritage dwelling that is also located within mixed use zone within the George Street Designated Heritage Area. For this reason, the requirements of Local Planning Scheme No 3 in relation to mixed use zones, the George Street Designated Heritage Area Local Planning Policy 3.1.6 and the Residential Design Codes are required to be utilised for the assessment of the proposed development. Multiple variations are requested to the lot boundary setback requirements as well as variations to the plot ratio, maximum wall height and maximum roof height in accordance with Local Planning Scheme No 3.

The proposed demolition of the structures located at the rear of the original heritage building do not impact on the character or features of the heritage dwelling as they are additions made much later than the original structure. They are single storey and out of character with the heritage property. The original dwelling is being retained and enhanced to ensure that it is a more liveable dwelling. The removal of these parts of the dwelling does not negatively affect the heritage significance of the property.

The style of the proposed additions contrasts with the existing heritage dwelling and makes clear the difference between the old and the new elements of the development. The existing heritage dwelling is being retained and enhanced while the new additions at the side including the garage and the storeroom and the rear upper storey additions have a more contemporary design that clearly allows the old and new parts of the

dwelling to be differentiated. The new elements are setback from the street such that the heritage dwelling is not overwhelmed by the new additions.

Garage Setback

In accordance with Local Planning Scheme No 3 clause 5.8.1 buildings are required to be located on the front boundary. In this case to lessen the impact of the additions that are proposed to the attached heritage dwelling the garage has been setback 3.963m from the front boundary and approximately 2.5m behind the existing building line which ensures that the garage does not become the dominant feature of the proposed dwelling. By doing this the impact of the additions is lessened and the character and features of the heritage property are not denigrated.

Lot Boundary Setbacks

Clause 5.8.1 Building Setbacks of Local Planning Scheme No 3 states:

Except as otherwise required or permitted by the local government, buildings in the Commercial Zones are to be aligned with the front property boundary and are to be built up to any side boundary, other than a boundary which abuts the Residential Zone. In the case of a boundary which abuts land situated in the Residential Zone, the side setback standards applicable to the adjoining Residential Zoned land are to apply.

There are 6 walls that do not achieve the required 0m setback from the boundary as required by Local Planning Scheme No 3. Unlike assessment of dwellings located in a residential area there is a desire to typically reduce the setback to the boundary. In this case the issue is that the 0m setback is prescribed and the applicant and owner wish to increase the setbacks to ensure there is some separation between the dwelling and neighbouring properties. As it is residential this is not considered to be an issue and as explained below the increase in setbacks will improve the amenity for the residents of both the subject property and the surrounding properties and ensure that other necessary requirements for residential dwelling are met including space for waste bin storage, outdoor living areas and visual privacy.

- Lot Boundary Setback - Kitchen – Ground Floor - Eastern Wall
In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 4.35m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures that there is space between neighbouring properties and ensures that other services can be designed into the building including the requirement for adequate space for rubbish bins. For this reason, the increased lot boundary setback can be supported.
- Lot Boundary Setback - Laundry/pantry, kids lounge – ground floor – eastern wall
In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 1.2m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures that there is space between neighbouring properties and ensures that other services can be designed into the building including the requirement for adequate space for rubbish bins. For this reason, the increased lot boundary setback can be supported.
- Lot Boundary Setback - Bedroom – first floor – western wall
In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 5.01m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures

that there is space between neighbouring properties that increases visual privacy and amenity impacts are minimised. For this reason, the increased lot boundary setback can be supported.

- Lot Boundary Setback - Staircase, bedroom – first floor – eastern wall

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 4.511m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures that there is space between neighbouring properties that increases visual privacy and amenity impacts are minimised. For this reason, the increased lot boundary setback can be supported.

- Lot Boundary Setback - Roof terrace – western wall

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 9.136m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures that there is space between neighbouring properties that increases visual privacy and amenity impacts are minimised. For this reason, the increased lot boundary setback can be supported.

- Lot Boundary Setback - Roof terrace – eastern wall

In accordance with Local Planning Scheme No 3 clause 5.8.1 lot boundary setbacks are required to be 0m within the mixed-use zone. In this case the lot boundary setback is 4.5m for this section of the dwelling. It is noted that this property is intended to be Residential and therefore the setback ensures that there is space between neighbouring properties that increases visual privacy and amenity impacts are minimised. For this reason, the increased lot boundary setback can be supported.

Plot Ratio

In accordance with Local Planning Scheme No 3 the plot ratio of properties within mixed use zones in the Town are required to be 0.58. In this case the plot ratio is higher than permitted under Local Planning Scheme No 3 clause 5.8.3. At the same time the total open space that is provided (including the roofed terrace) is 204m² or 45% which is equal to the amount of open space that is required by the R40 density code requirements of the Residential Design Codes. For this reason, the increased plot ratio can be supported.

Maximum Wall Height

In accordance with Local Planning Scheme No 3 clause 5.8.2 states:

Except as otherwise permitted by the local government, the maximum height of buildings in the Commercial Zones are to be as follows:

(a) Town Centre: Walls: 8.0 metres Overall: 10.5 metres

(b) Special Business: Walls: 8.0 metres Overall: 10.5 metres

(c) Mixed Use: Walls: 5.5 metres Overall: 8.0 metres

Local Planning Scheme No 3 clause 5.8.2 (c) requires that the maximum wall height in a mixed use zone is no more than 5.5m high. In this case the maximum wall height is 8.3m (for the wall of the roof terrace including the visual privacy screening). This is for a limited part of the dwelling and only marginally higher than the maximum roof height that is permitted for structures in the George Street mixed use zone.

Maximum Building Height

Local Planning Scheme No 3 clause 5.8.2 (c) (as above) requires that the maximum roof height in a mixed use zone is no more than 8m high. In this case the maximum roof height is 8.3m (for the top of the roof terrace including the visual privacy screening). This is for a limited part of the dwelling and only marginally higher than the maximum roof height that is permitted for structures in the George Street mixed use zone. It is noted that the heritage property is well below this height and the proposed upper storey additions to the rear are well

set back from the street and designed in such a way that they achieve the minimum setbacks for the adjoining rear boundary properties that are zoned Residential R20. This property is over the road from the 9 storey Harbour Heights development which is significantly higher and bulkier development than what is proposed with this development.

Matter to Consider

Clause 5.6.2 of the Local Planning Scheme No 3 States:

In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to-

(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and

(b) have regard to any expressed views prior to making its determination to grant the variation.

The application was advertised for a two week period. One of the adjoining neighbours has submitted a letter of objection, however as noted above the matters raised by the neighbour have been significantly addressed. The proposal has been modified and designed to increase prescribed setbacks and reduce height to ensure the design protects the character of the heritage dwelling and amenity of the neighbours.

Clause 5.6.3(b) of LPS3 requires that:

the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

In short, having considered all of the above provisions, Council has the power, if satisfied that the relevant Scheme provisions have been met, to relax the development standards applicable in this application.

Following presentation of the proposed design to CDAC several comments were made. The applicant responded to these comments in the form of amended plans. Discussions were also held with the applicant to ameliorate any issues associated with visual privacy that may have arisen. Privacy screening has been included around the perimeter of the roof terrace to mitigate visual privacy concerns. Advice was also received from Operations regarding the design and advice was received that a drainage grille needs to be incorporated into the driveway to ensure that stormwater is contained on site and the street tree must be retained. A drainage grille was added to the plans and a note has been added to the plans to ensure that the verge tree is retained and protected. A standard condition has been included that requires all stormwater to be contained on site and measures are taken to ensure this. A condition will also be included that requires the street tree to be retained.

The proposed design is appropriate for the site and despite multiple variations being requested to the requirements of Local Planning Scheme No 3, these variations improve the overall amenity for neighbours.

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 Local Planning Scheme No3 and the Residential Design Codes are considered acceptable. As such it is recommended that the proposed development be supported subject to conditions.

OFFICER RECOMMENDATION

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

- (i) Clause 5.8.1 – Local Planning Scheme No 3 – Garage Setback – 0m required, 3.963m provided
- (ii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Kitchen – Ground Floor – Eastern Wall – 0m required, 4.35m provided
- (iii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Laundry, Pantry, Kid’s Lounge – Ground Floor – Eastern Wall - 0m required, 1.2m provided
- (iv) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Bedroom – First Floor – Western Wall - 0m required, 5.01m provided
- (v) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Staircase, Bedroom, - First Floor – Eastern Wall - 0m required, 4.511m provided
- (vi) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Roof Terrace - Western Wall– 0m required, 9.136m provided
- (vii) Clause 5.8.1 – Local Planning Scheme No 3 – Lot Boundary Setback – Roof Terrace – Eastern Wall - 0m required, 4.5m provided
- (viii) Clause 5.8.3 – Local Planning Scheme No 3 – Plot Ratio – 0.5 required, 0.58 provided
- (ix) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Wall Height – 5.5m required, 8.3m provided
- (x) Clause 5.8.2 (c) – Local Planning Scheme No 3 – Maximum Roof Height – 8m required, 8.3m provided

for alterations and additions at No. 14 (Lot 2) George Street, East Fremantle, in accordance with the plans date stamped received 17 January 2022, subject to the following conditions:

- (1) Maintenance, repairs, additions and alterations to significant fabric is to be in accordance with conservation principles of the National Heritage Convention 2008 (HERCON) Criteria.
- (2) Visual privacy screening is to be installed around the perimeter of the roof terrace in accordance with the plans submitted 17 January 2022 that achieves the following:
 - a) 75% obscurity,
 - b) permanent,
 - c) durable,
 - d) fixed, and
 - e) to a minimum height of 1.6m from the finished floor level of the roof terrace.
- (3) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 17 January 2022 and to be in accordance with Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (4) Existing trees located within the verge are a Local Government asset and as such must be retained and not pruned, shaped or modified except where otherwise approved for removal or modification by the Local Government.
- (5) During construction the verge tree is to be protected with a cage to ensure that it is not damaged by surrounding works, vehicles or materials.
- (6) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.

- e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
- f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
- g) Other matters likely to impact on the surrounding properties.
- (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 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.
- (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.

- a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This 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

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

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

- d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.***
- e) *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).***
- f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.***

REPORT ATTACHMENTS

Attachments start on the next page

14 George Street – Location and Advertising Plan



14 George Street – Site Photos



PLACE RECORD FORM

PRECINCT	Plympton
ADDRESS	14 George Street
PROPERTY NAME	N/A
LOT NO	Lot 2
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1896
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	No 14 George Street is a single storey residence constructed of limestone with a hipped corrugated iron roof. It is a good example of a Federation Bungalow style house partly restyled in the Inter-War period. The front elevation is symmetrically planned with a central door flanked

by picture windows with casement and awning lights. The facade features a full width bullnose roof verandah supported on timber posts.

There are additions to the rear.

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

HISTORICAL NOTES

Plympton is a cohesive precinct where most of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of homes for workers and their families with a high concentration of small lots with timber, brick and stone cottages.

No 14 George Street is a good example of a house in the Federation Bungalow style adapted sympathetically in the Inter-War period.

OWNERS

Unknown

HISTORIC THEME

Demographic Settlements - Residential Subdivision

CONSTRUCTION MATERIALS

Walls – Limestone

Roof – Corrugated iron sheeting

PHYSICAL SETTING

The residence is located on a sloping site with a low rendered retaining wall topped with decorative iron fencing at the lot boundary.

STATEMENT OF SIGNIFICANCE

No 14 George Street is a single storey residence constructed in limestone with a corrugated iron roof. The place has historic and aesthetic value with its contribution to Plympton's high concentration of worker's cottages and associated buildings. It contributes to the local community's sense of place.

The place has some heritage value for its intrinsic aesthetic value as a Federation Bungalow style house and it retains a moderate to high degree of authenticity and a moderate degree of integrity.

The rear additions have no significance.

AESTHETIC SIGNIFICANCE

No 14 George Street has some aesthetic value as a good example of Federation Bungalow style house that retains most of the characteristic features of the style.

HISTORIC SIGNIFICANCE

No 14 George Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.

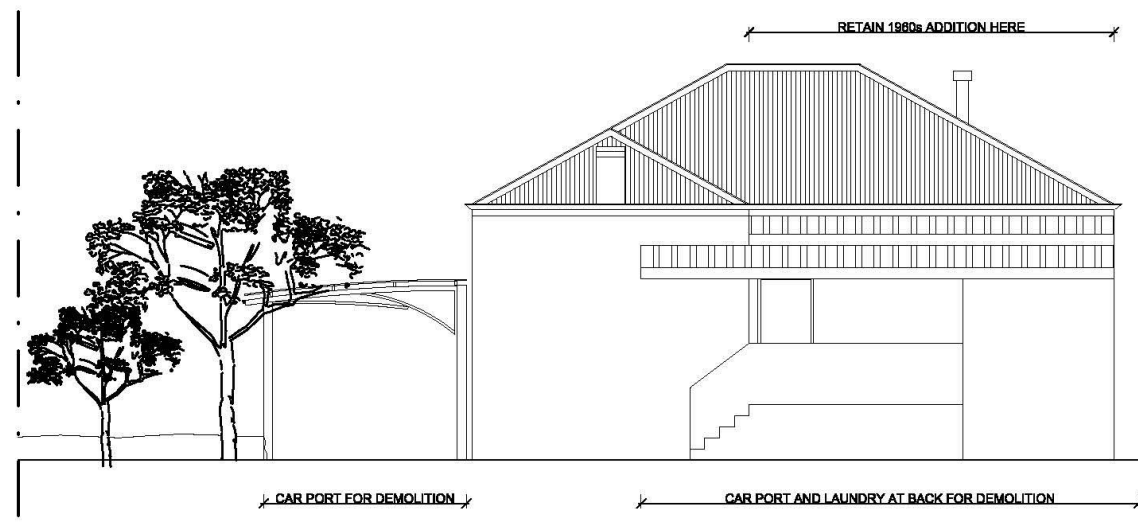
SCIENTIFIC SIGNIFICANCE

N/A

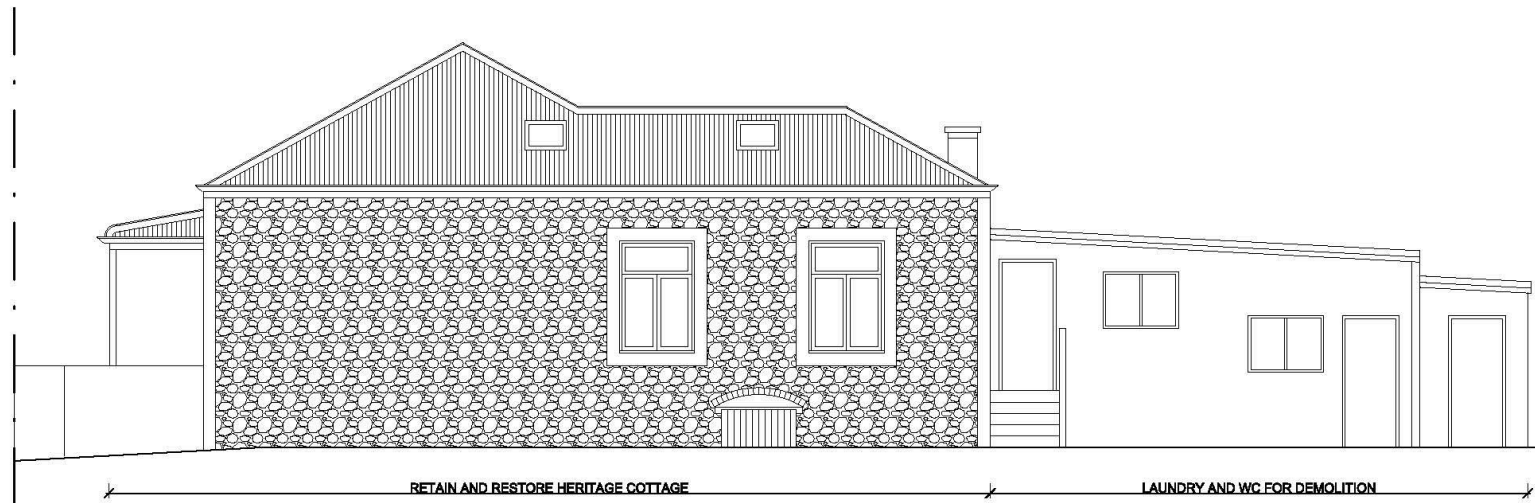
SOCIAL SIGNIFICANCE	No 14 George Street has some social value. It is associated with a significant area of worker's cottages which contributes to the community's sense of place.
RARITY	No 14 George Street is not rare in the immediate context but Plympton has rarity value as a working class suburb.
CONDITION	No 14 George Street is in good condition.
INTEGRITY	No 14 George Street retains a moderate degree of integrity.
AUTHENTICITY	No 14 George Street retains a moderate to high degree of authenticity.
MAIN SOURCES	



Existing Front Elevation (South)



Existing Back Elevation (North)



Existing Side Elevation (East)



Existing Side Elevation (West)

2	10/01/22	Clarification of section of 1960s addition to retain
1	01/12/21	Issue for Development Approval
Rev	Date	Details

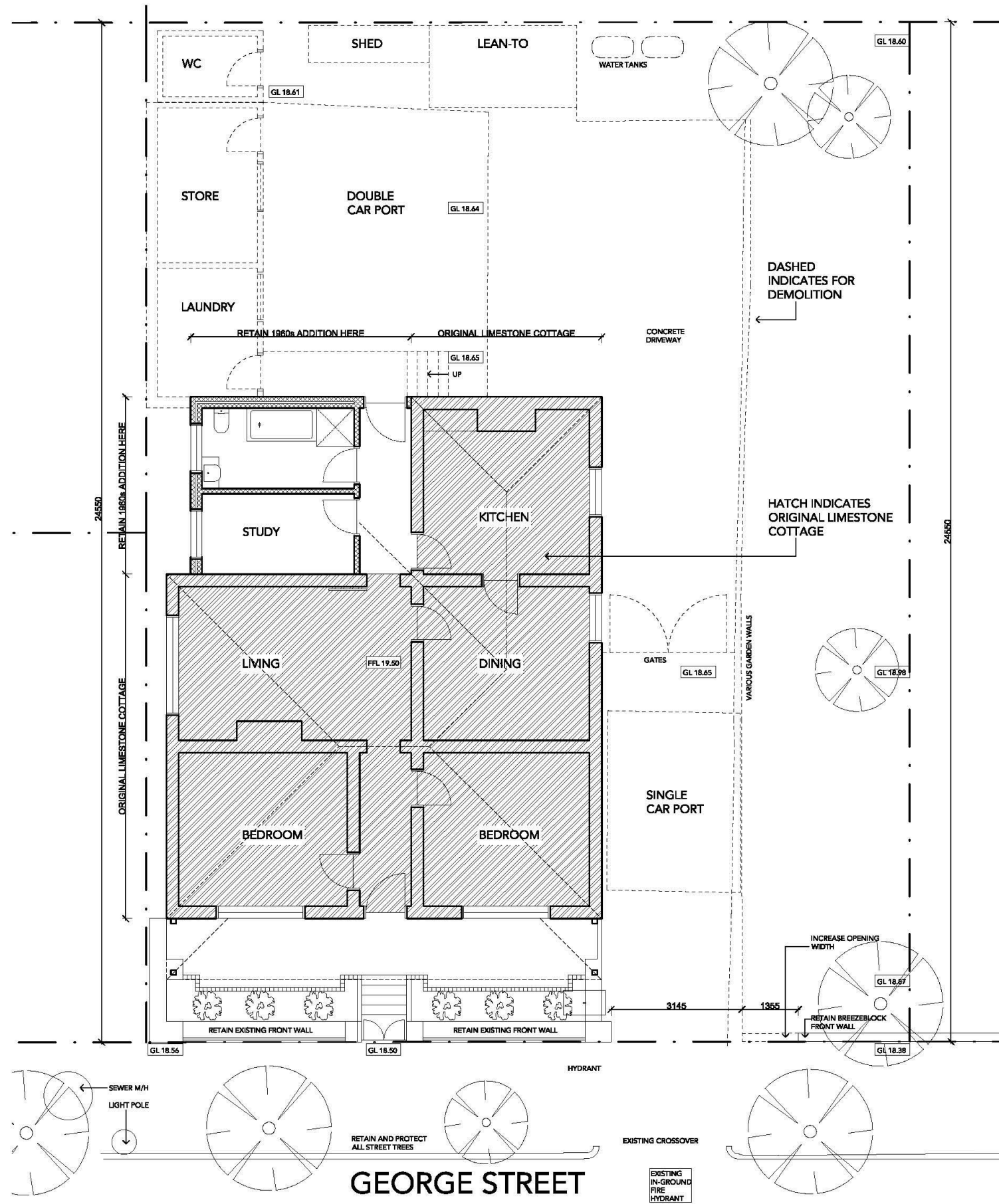


BRENNAN ARCHITECTURE
ABWA 1992
 BrennanArchitecture@gmail.com
 0408 781 076

14 George Street, East Fremantle - Alterations and Additions

Existing House Elevations

DA.E.02 r2 Dec 2021 1:100 @ A3



2	04/01/22	Clarification of section of 1960s addition to retain
1	01/12/21	Issue for Development Approval
Rev	Date	Details



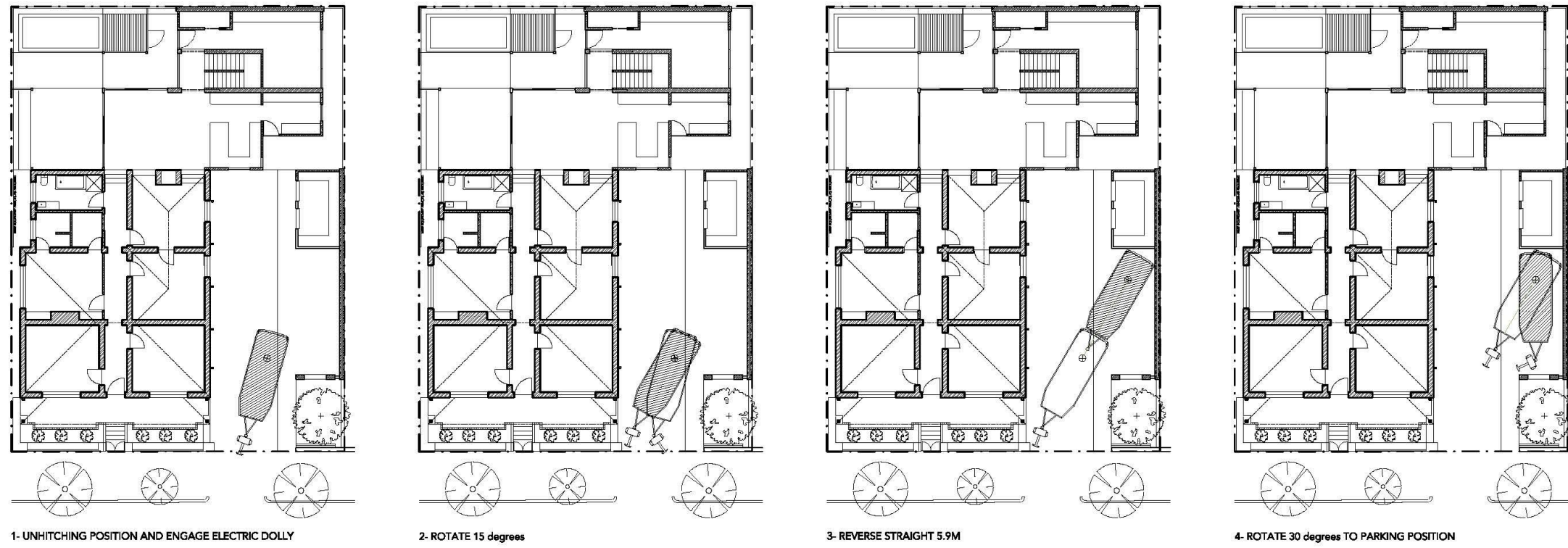
BRENNAN ARCHITECTURE
ABN 1892
 0408 781 076
 BrennanArchitecture@gmail.com

14 George Street, East Fremantle - Alterations and Additions

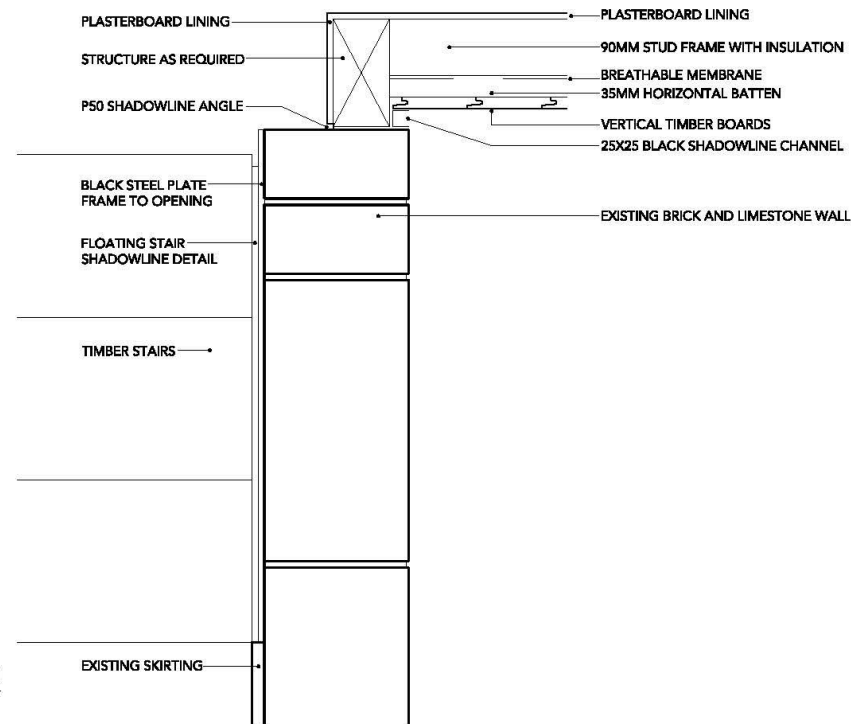
Existing House Floor Plan and Demolition

DA.E.01 r2 Dec 2021

1:100 @ A3



Trailer Parking Diagram
1:250



Plan Detail D01
1:10

1	10/01/22	Issue for Development Approval
Rev	Date	Details

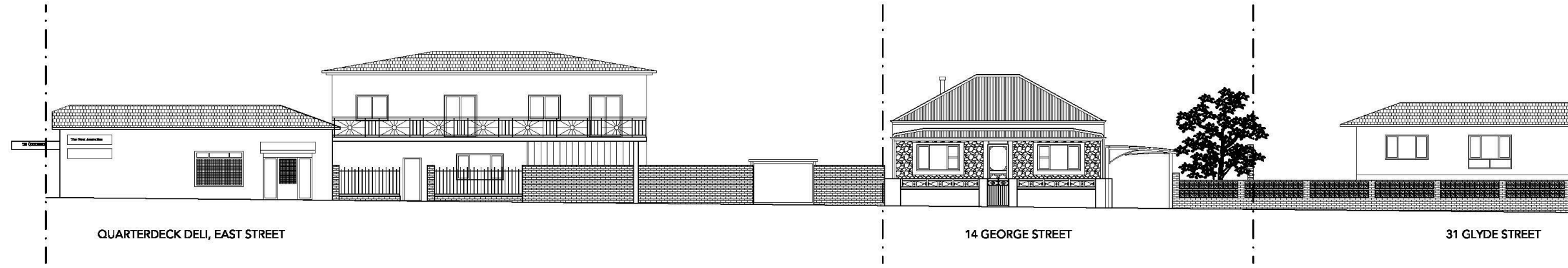


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 0408 187 076
 ABWA 1552

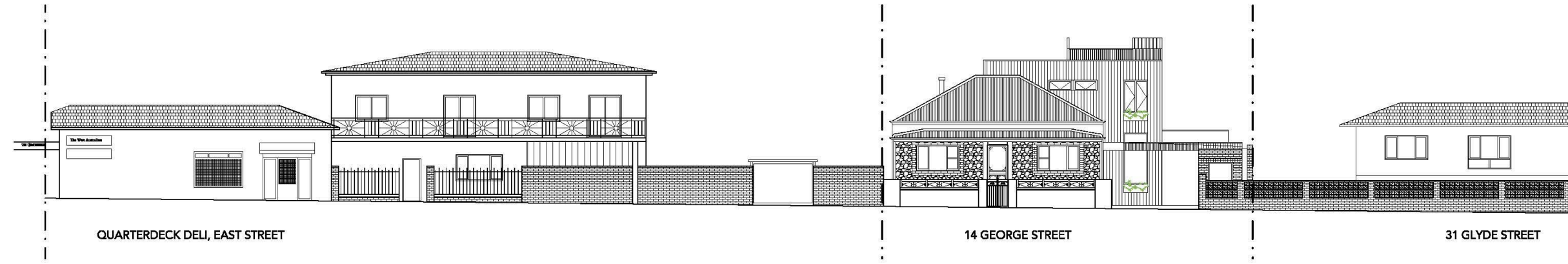
Trailer Parking Diagrams / Plan Detail

14 George Street, East Fremantle - Alterations and Additions

DA.P.10.r1 Dec 2021 1:250 @ A3



Existing Street View Elevation
1:200



Proposed Street View Elevation
1:200

Rev	Date	Details
2	10/01/22	Height reduced, rooftop pergola removed
1	01/12/21	Issue for Development Approval

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 BrennanArchitecture@gmail.com
 0408 187 076

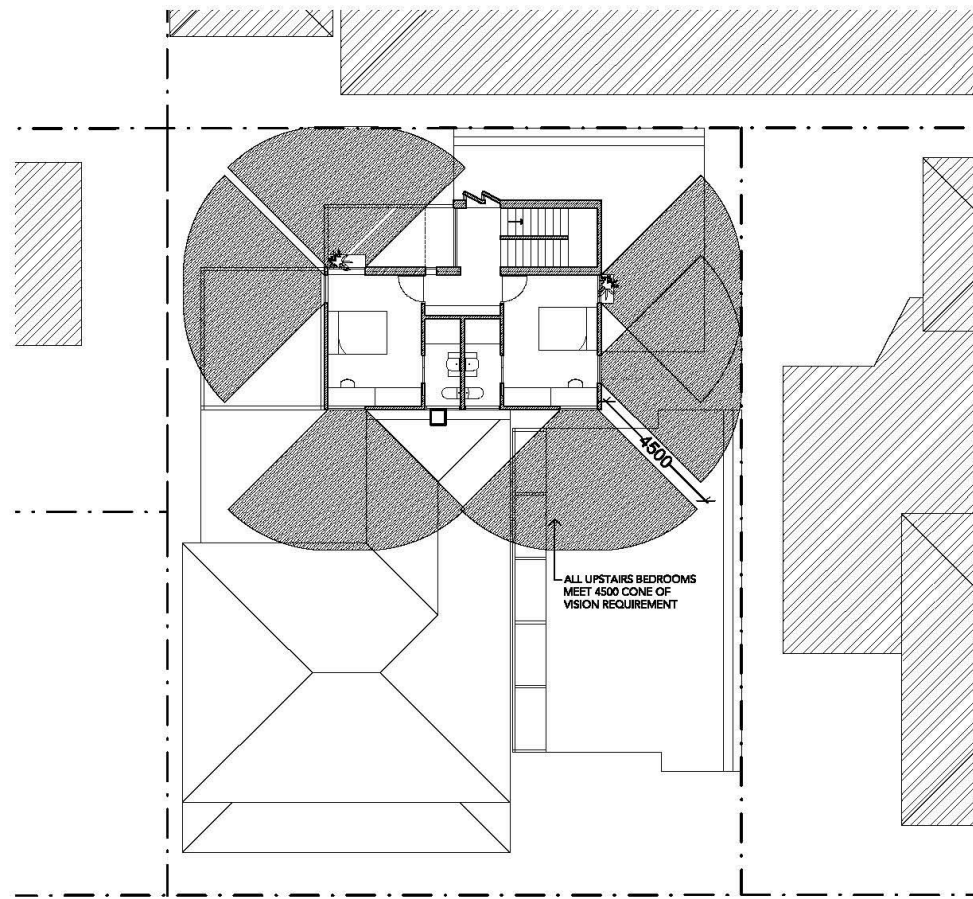
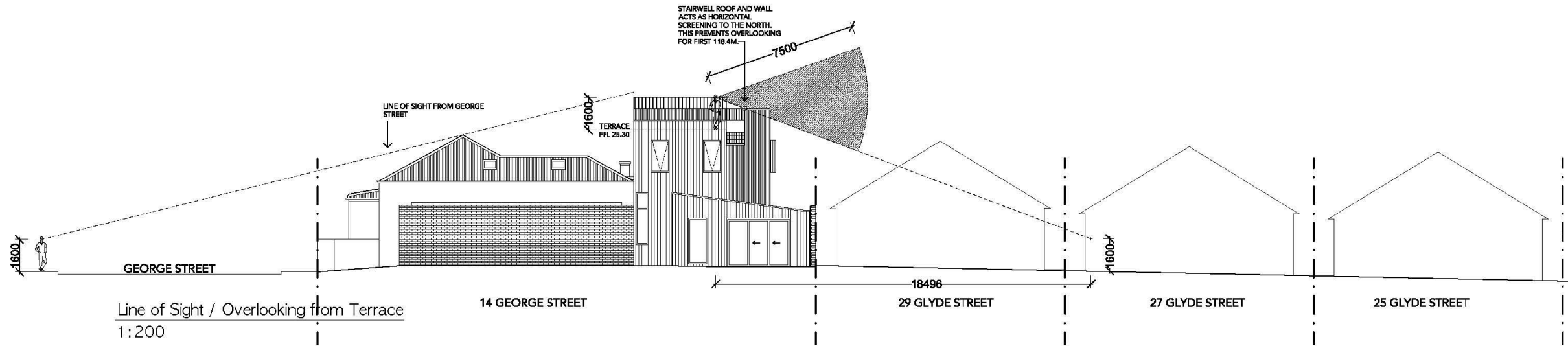
14 George Street, East Fremantle - Alterations and Additions

Existing and Proposed Street Elevation

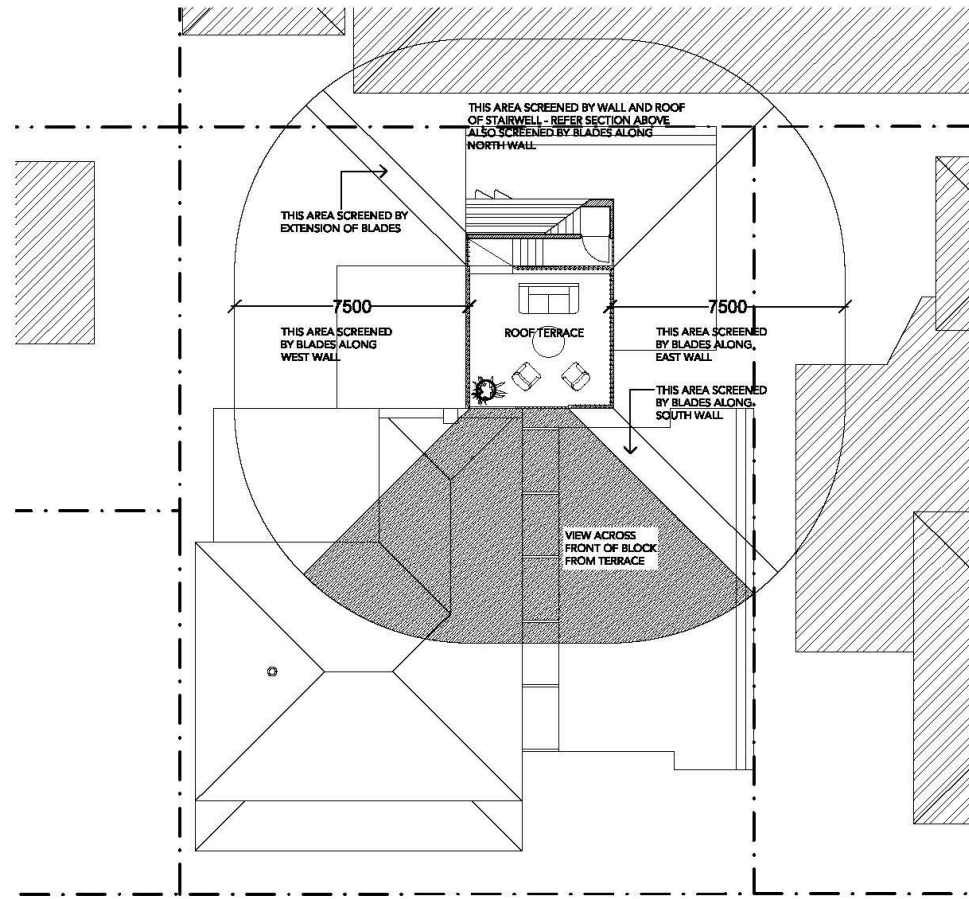
DA.P.09.r2

Dec 2021

1:200 @ A3



Overlooking from First Floor
1:200



Overlooking from Terrace
1:200

3	17/01/22	Screening extended along north wall of terrace
2	10/01/22	Screening extended to prevent overlooking
1	01/12/21	Issue for Development Approval
Rev	Date	Details



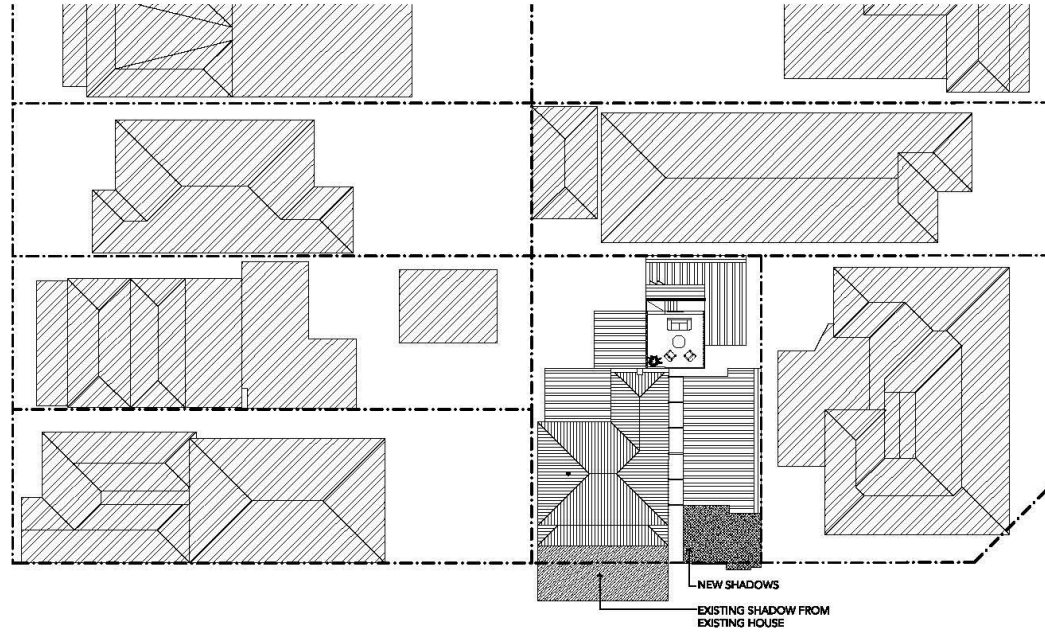
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BrennanArchitecture@gmail.com
 ABWA 1552
 0498 187 076

14 George Street, East Fremantle - Alterations and Additions

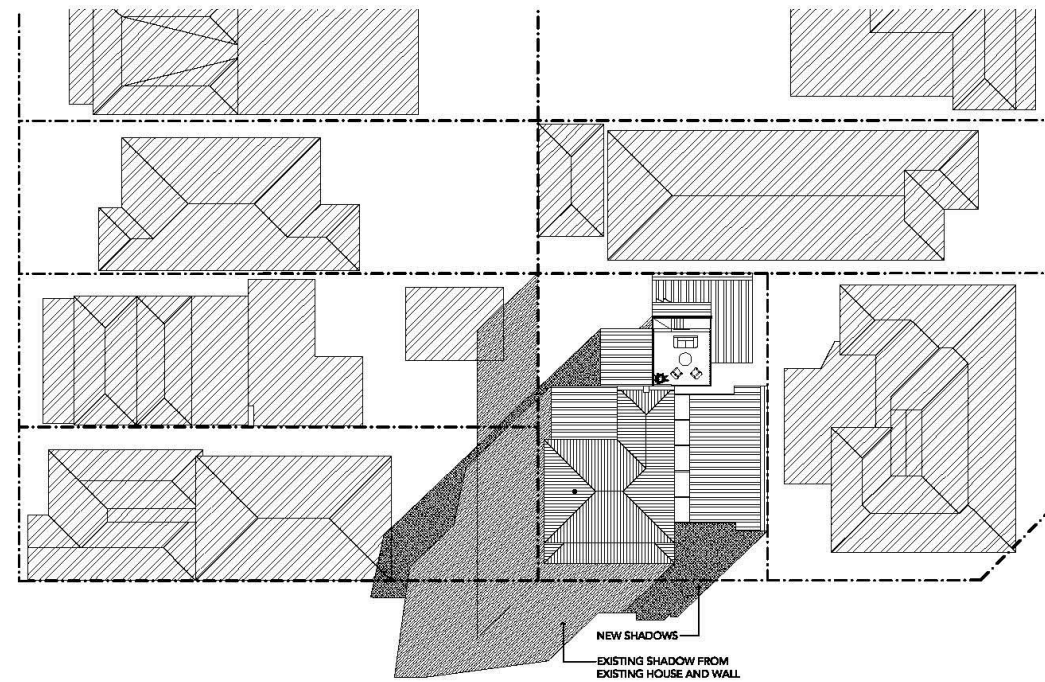
Overlooking and Sightline Diagrams

DA.P.08 r3 Dec 2021

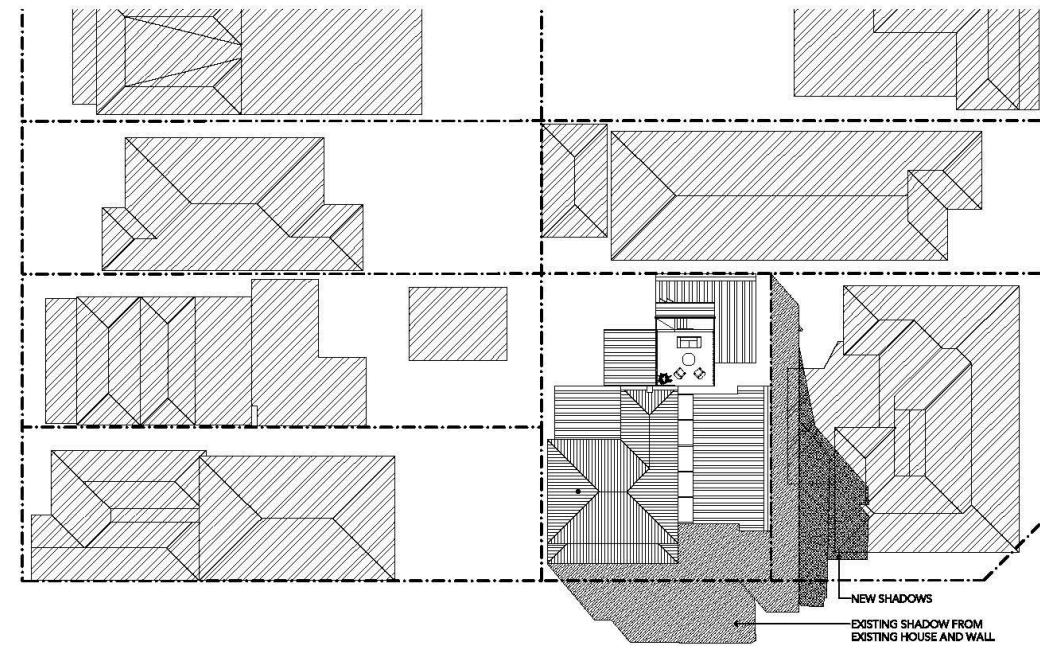
1:200 @ A3



Overshadowing 30th June, 12pm
1:500



Overshadowing 30th June, 9am
1:500



Overshadowing 30th June, 3pm
1:500

1	01/12/21	Issue for Development Approval
Rev	Date	Details

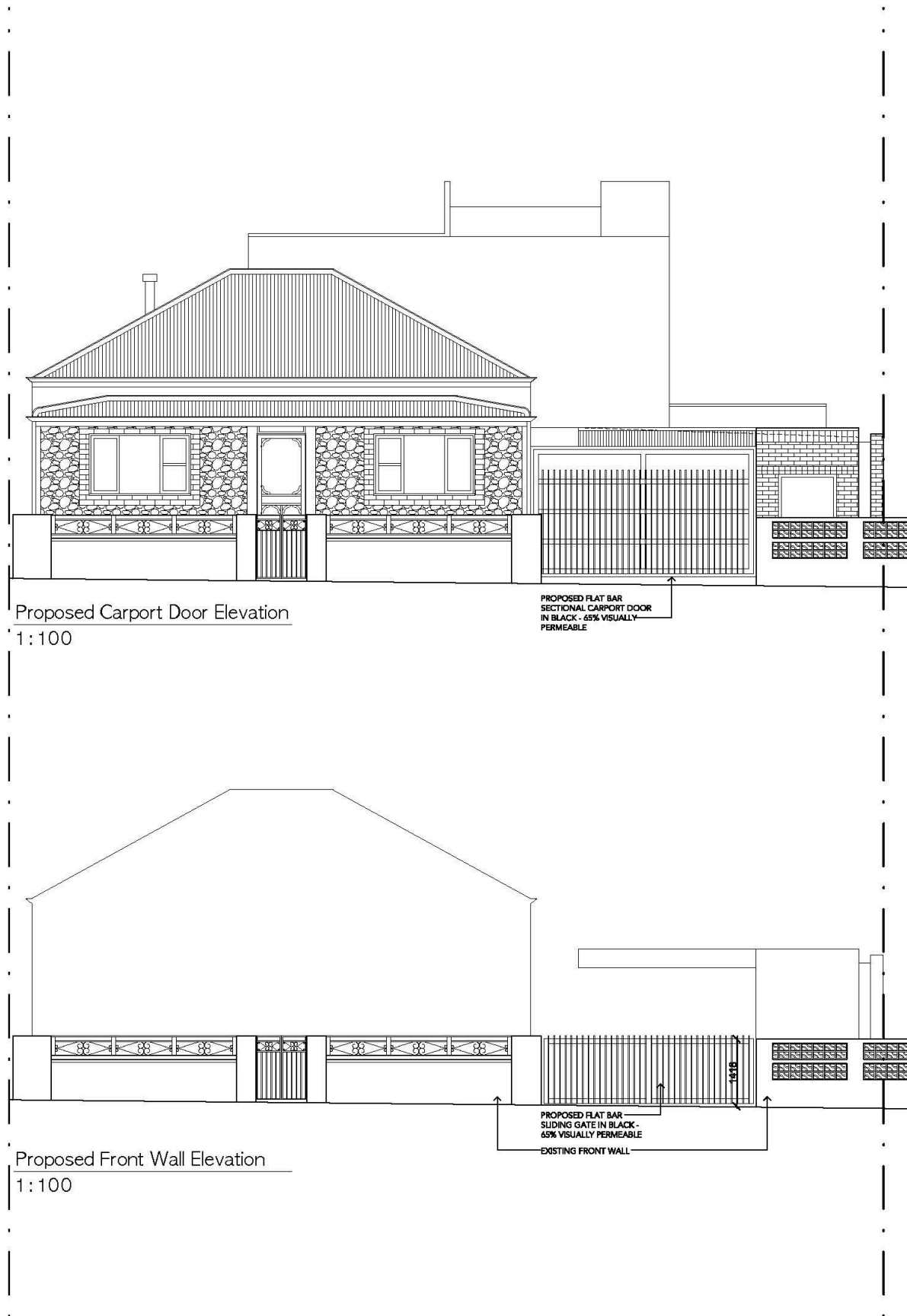


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AGWA 155Z
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0408 187 076

14 George Street, East Fremantle - Alterations and Additions

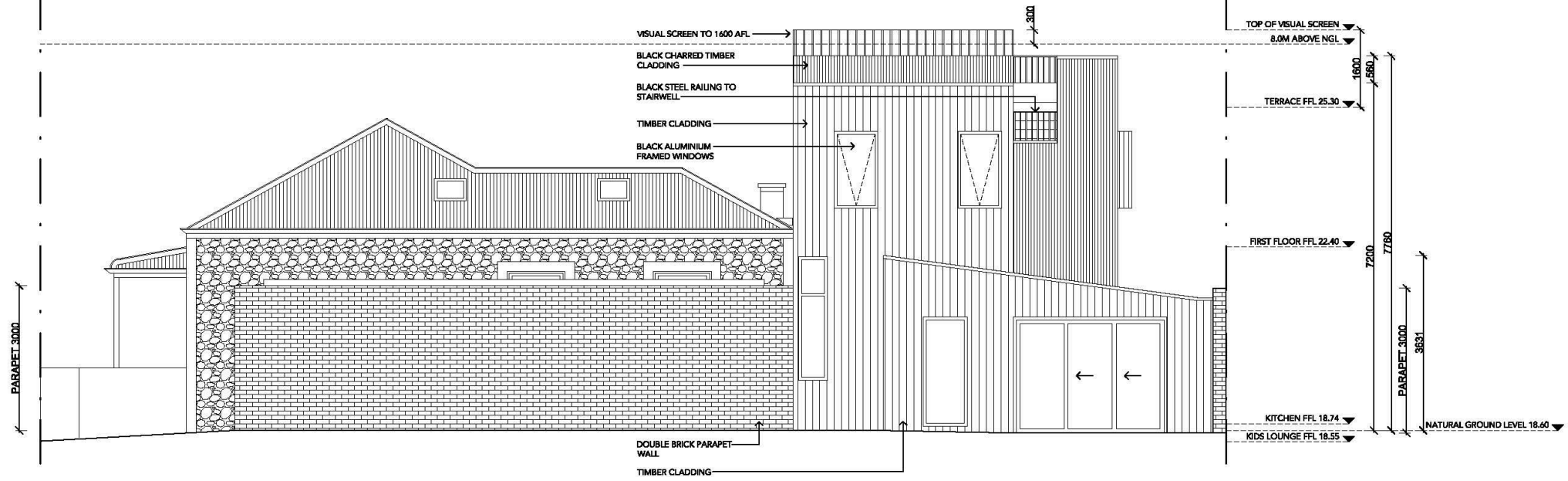
Overshadowing Diagrams

DA.P.07.11 Dec 2021 1:500 @ A3

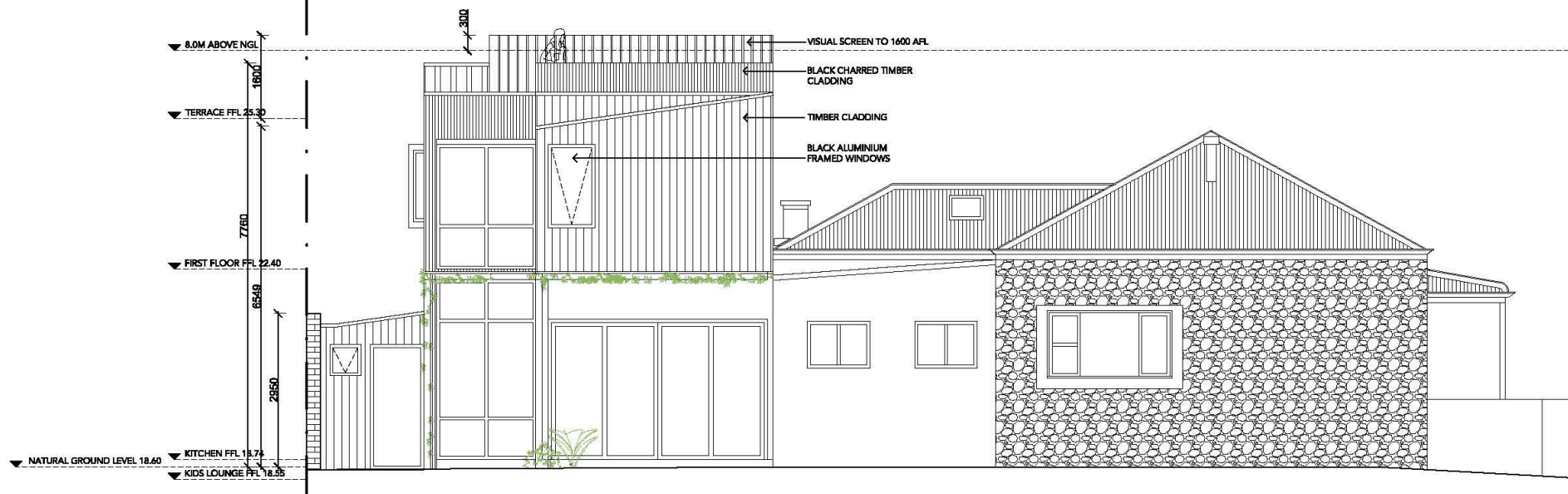


2	10/01/22	Height reduced
1	01/12/21	Issue for Development Approval
Rev/	Date	Details

BRENNAN ARCHITECTURE <small>ABWA 1552 BrennanArchitecture@gmail.com</small>		Proposed Elevations <small>0408 181 016</small>	D.A.P.06 r2 Dec 2021	1:100 @ A3
14 George Street, East Fremantle - Alterations and Additions				



Proposed Side / East Elevation
1:100



Proposed Side / West Elevation
1:100

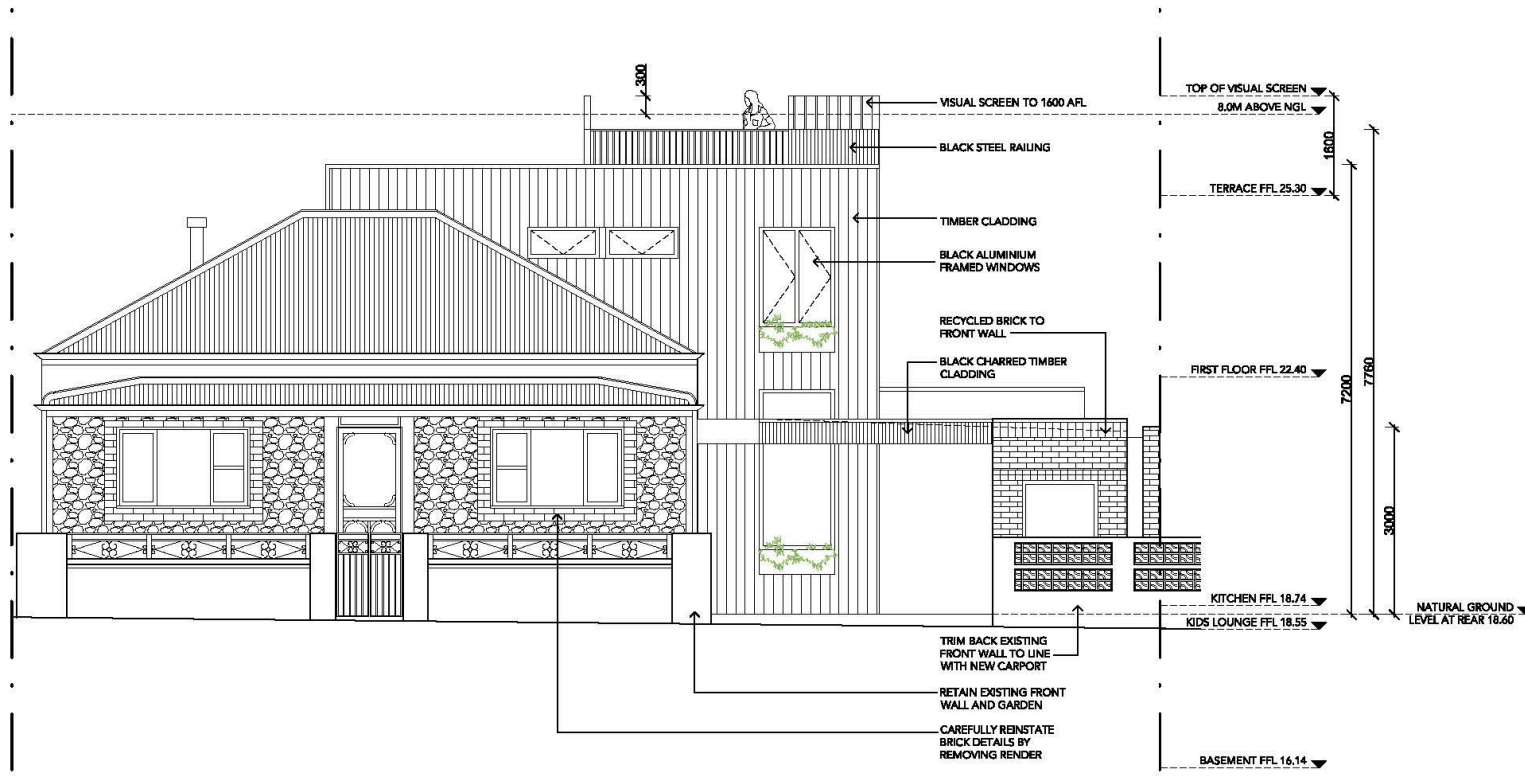
2	10/01/22	Height reduced
1	01/12/21	Visual screen on terrace extended
Rev	Date	Issue for Development Approval
		Details

BRENNAN ARCHITECTURE
ABWA 1952
0408 181 076
BrennanArchitecture@gmail.com

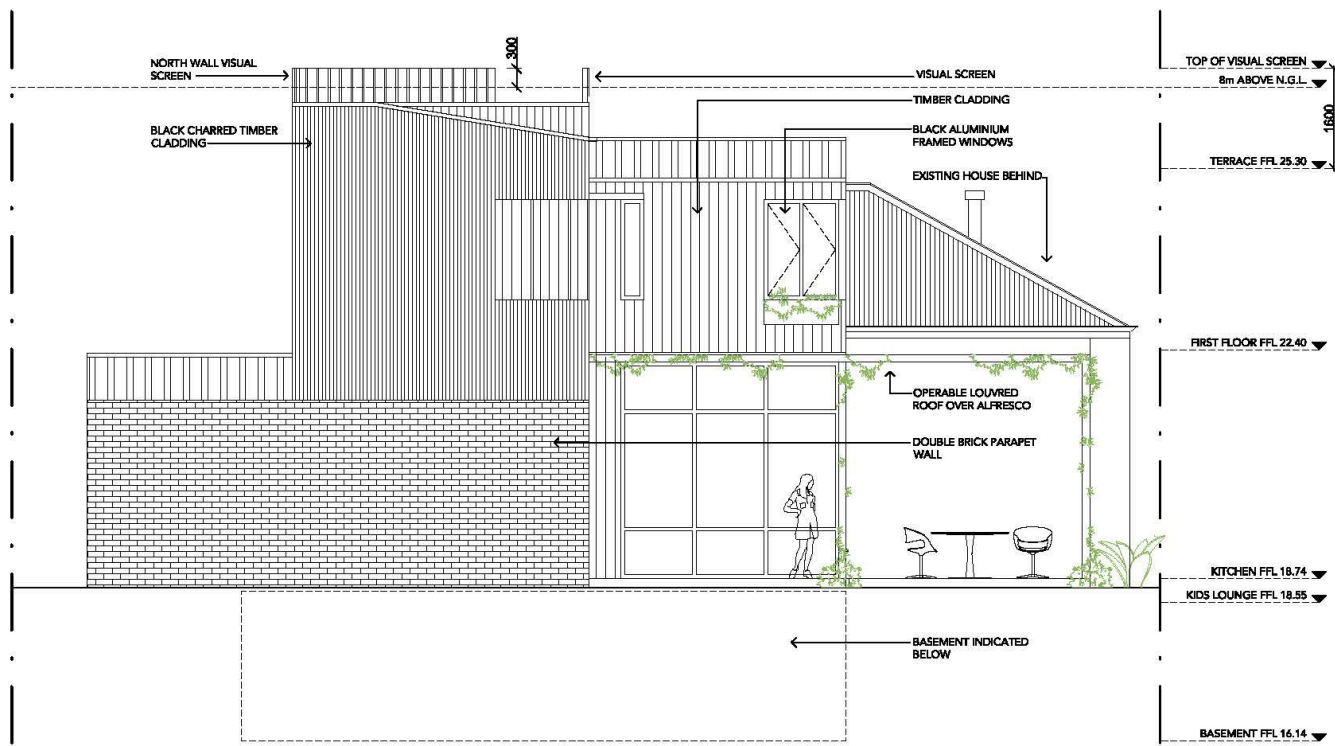
Proposed Elevations

14 George Street, East Fremantle - Alterations and Additions

DA.P.05 r2 Dec 2021 1:100 @ A3



Proposed Front / South Elevation
1:100



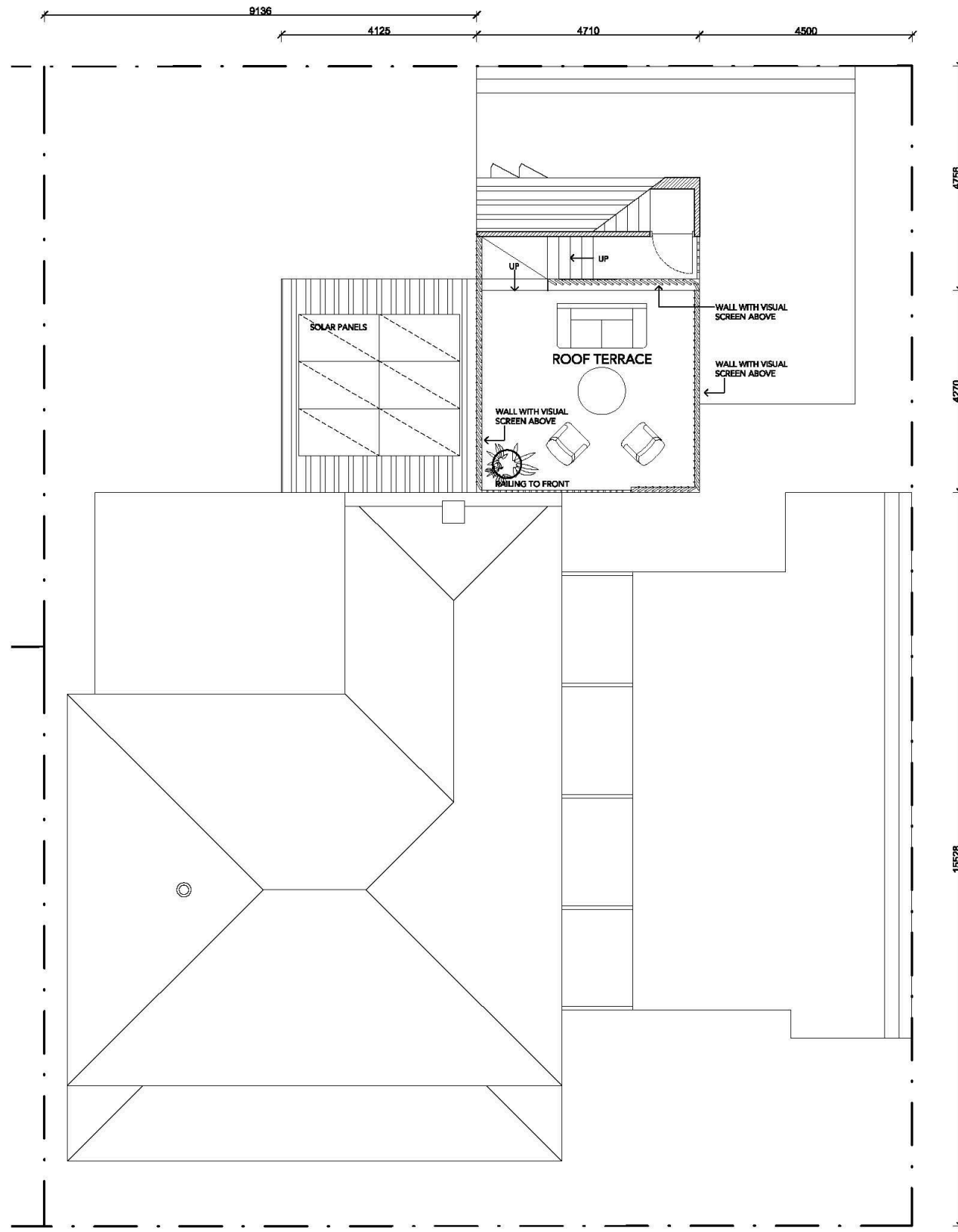
Proposed Back / North Elevation
1:100

3	17/01/22	Visual screen extended along north wall of terrace
2	10/01/22	Height reduced
1	01/12/21	Visual screens on terrace extended
		Issue for Development Approval
Rev/	Date	Details

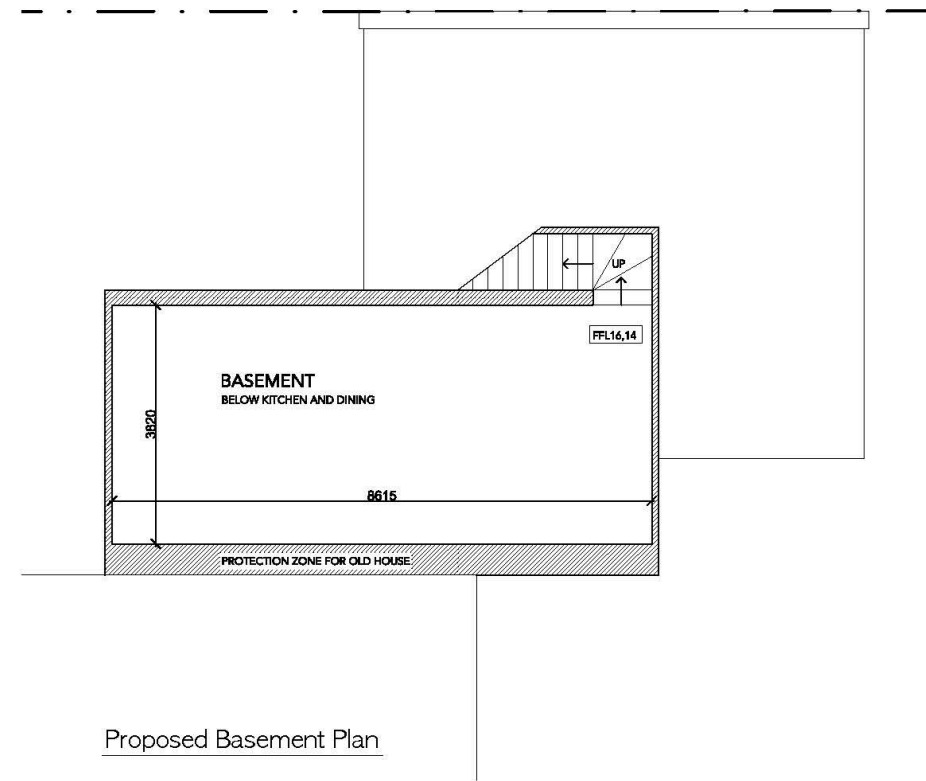
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ABWA 1552
 BrennanArchitecture@gmail.com
 0408 181 016

14 George Street, East Fremantle - Alterations and Additions
 Proposed Elevations

DA.P.04 r3 Dec 2021 1:100 @ A3



Proposed Roof Terrace Plan



Proposed Basement Plan

3	17/01/22	Visual screen extended along north wall
2	10/01/22	Visual screens extended
1	01/12/21	Issue for Development Approval
Rev	Date	Details



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ABN 1852
 BrennanArchitecture@gmail.com

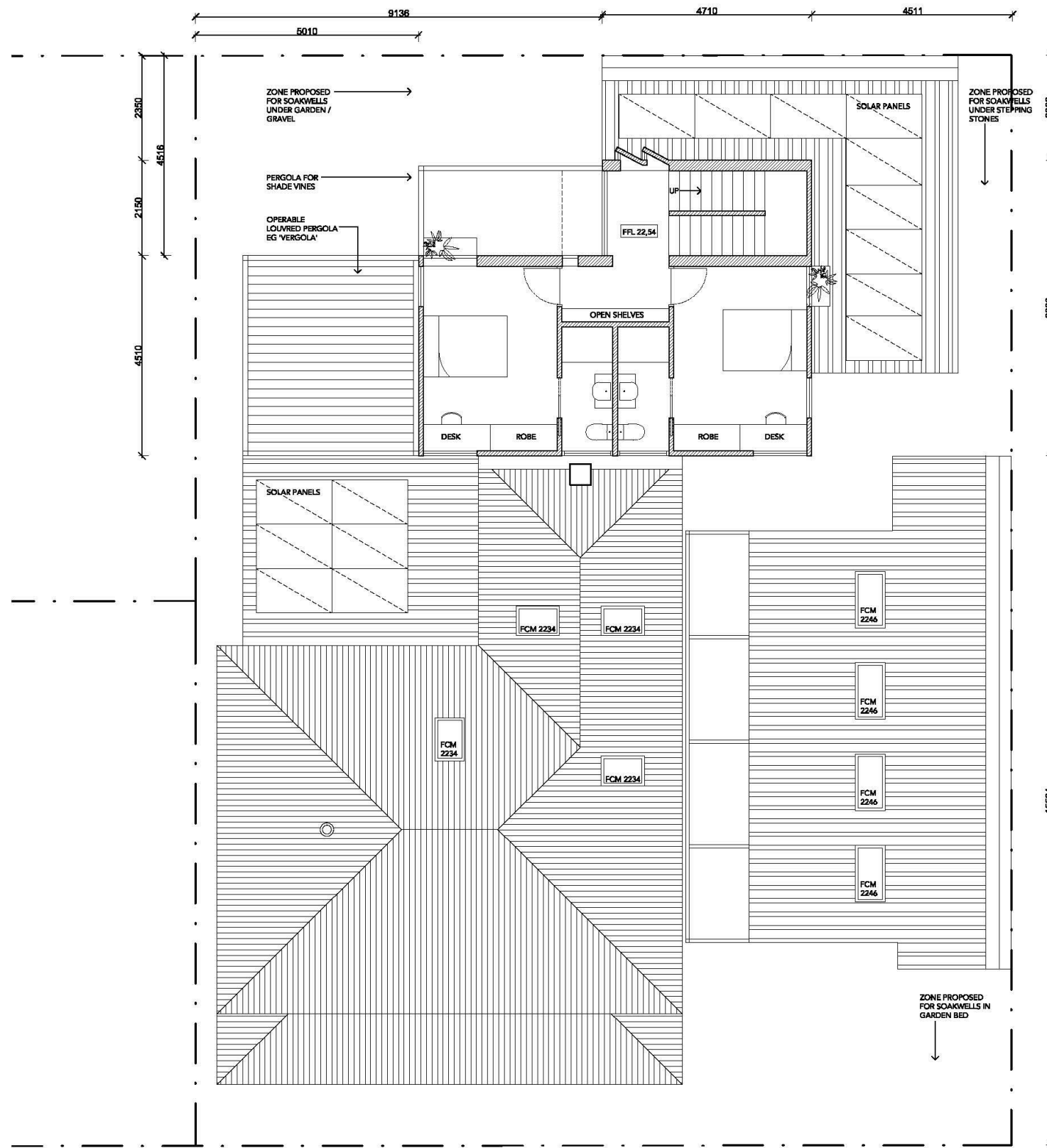
14 George Street, East Fremantle - Alterations and Additions

Proposed Roof Terrace and Basement Plans

DA.P.03 r3

Dec 2021

1:100 @ A3

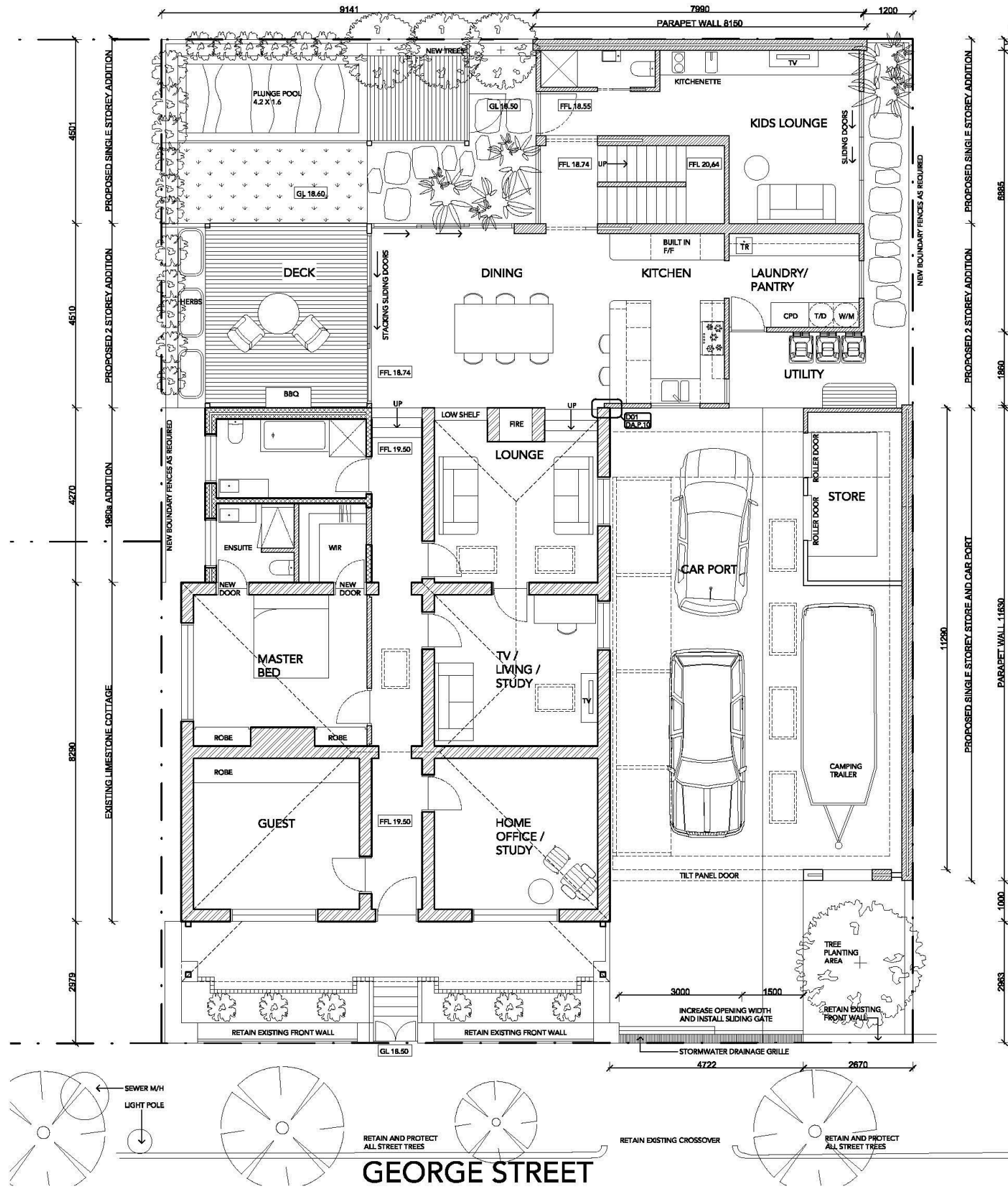


1	01/12/21	Issue for Development Approval
Rev	Date	Details



14 George Street, East Fremantle - Alterations and Additions | Proposed First Floor Plan | DA.P.02 r1 | Dec 2021 | 1:100 @ A3

BRENNAN ARCHITECTURE
 0408 187 0716 | BrennanArchitecture@gmail.com | ABWA 1922



2	10/01/22	Verge and crossover shown Nib wall to car port removed Drainage grille included at driveway
1	01/12/21	Issue for Development Approval
Rev	Date	Details



BRENNAN ARCHITECTURE
ABWA 1992
 BrennanArchitecture@gmail.com
 0408 187 076

14 George Street, East Fremantle - Alterations and Additions

Proposed Ground Floor Plan

DA.P.01 r2 Dec 2021

1:100 @ A3



Community Engagement Checklist

Development Application P100/21 - 14 George Street

Project Name

Objective of Engagement:	Neighbour consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	8/12/2021	Outcomes By: 23/12/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (<i>School / Playgroup</i>)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>

Attachment -5

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	23/12/2021	<input checked="" type="checkbox"/> Advertised to 5 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		23/12/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.3 39 IRWIN STREET – DEVELOPMENT APPLICATION – ALTERATIONS AND ADDITIONS

Owner	Dennis & Barrie-Anne Morgan
Applicant	Rodrigues Bodycoat Architects
Report Reference Number	TPR-324
Planning Reference Code	P94/21
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	TUESDAY, 1 FEBRUARY 2022
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location plan and advertising
2. Site photos
3. Place Record Form
4. Plans date stamped 19 January 2022
5. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions at 39 (Lot 202) Irwin Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to an existing Category C heritage dwelling at 39 Irwin Street East Fremantle. The roof of the dwelling is being replaced and redesigned. A new deck is being added to the rear of the property, the northern end of the dining and living room is being extended northwards, internal walls are being removed and an ensuite is being added. A carport is also being added to the front of the dwelling.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Carport – Southern Wall -1.5m required, 0m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Deck – Northern Wall -1.5m required, 1.023m provided,
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided and,
- (iv) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 7.5m required, less than 7.5m provided

The proposed development can be supported subject to conditions.

BACKGROUND

Zoning	Residential R12.5
Site Area	1012m ²
Heritage	Category C
Fremantle Port Buffer Area	Not applicable
Previous Decisions of Council and/or History of Issue or Site	Not applicable

CONSULTATION

Advertising

The development application was advertised to surrounding landowners from 9 to 25 November 2021. No submissions were received.

Community Design Advisory Committee (CDAC)

The application was not referred to the Community Design Advisory Committee. There are negligible streetscape impacts as development is single storey and concentrated to the rear of the dwelling with the exception of the single car garage.

External Consultation

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

- 3.1 *Facilitates sustainable growth with housing options to meet future community needs.*
 - 3.1.1 *Advocate for a desirable planning and community outcome for all major strategic development sites.*
 - 3.1.2 *Plan for a mix of inclusive diversified housing options.*
 - 3.1.3 *Plan for improved streetscapes.*
- 3.2 *Maintaining and enhancing the Town's character.*
 - 3.2.1 *Ensure appropriate planning policies to protect the Town's existing built form.*
- 3.3 *Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.*

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Lot Boundary Setbacks			
Carport parapet wall- south	1.5m	0m	D
Deck – northern wall	1.5m	1.023m	D
Dining room - north	1.5m	2.011m	A
Deck – western wall	6m	>6m	A
Open Space	55%	>55%	A
Car Parking	2 car bays	2 car bays	A
Site Works			N/A
Visual Privacy			
Rear deck	7.5m	<7.5m	D
Overshadowing	<25%	<25%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	<28 degrees	A
Materials and colours	Colours and materials shown	As per plans	A
Landscaping			N/A
Front fence			N/A
Pergolas			N/A
Footpaths and crossovers	Maximum 5m wide crossover	As per plans	A
Wall height	7m	<7m	A
Roof height	10m	<10m	A
Garages and carport	1.2m behind building line	1.2m behind building line	A

This development application proposes alterations and additions to an existing Category C heritage dwelling at 39 Irwin Street East Fremantle. The roof of the dwelling is being redesigned and extended. A new deck is being added to the rear of the property, the northern end of the dining and living room is being extended northwards, internal walls are being removed and an ensuite is being added. A carport is also being added to the front of the property. There are 4 variations that are requested to the requirements of the Residential Design Codes and Residential Design Guidelines in relation to lot boundary setbacks (2 locations), roof pitch, and visual privacy.

Lot Boundary Setback - Carport – Southern Wall

The carport is part of a wall that is 16.32m long and 3.1m high. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1.5m from the southern boundary. In this case it is located on the boundary. A reduction in the side boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Makes more effective use of space for enhanced privacy for the occupants,
- Minimal impacts of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation can still access the building and open spaces on the site and adjoining properties,
- Minimises overlooking and loss of privacy on adjoining properties,
- 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 parapet wall is located in a position that has minimal impacts on the outdoor entertaining area of the southern neighbouring property. Privacy is improved between properties by the parapet wall and the area is used more effectively. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback – Deck – Northern Wall

The deck is part of a wall that is 32.2m long and 3.083m high. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1.5m from the northern boundary. In this case it is located 1.023m from the boundary. A reduction in the side boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties
- Adequate direct sunlight and ventilation can still access the building and open spaces on the site and adjoining properties
- Minimises overlooking and loss of privacy on adjoining properties

The wall is located in a position that has minimal impacts on the northern neighbouring property. For these reasons the reduced lot boundary setback can be supported.

Roof Pitch

Within the Woodside precinct there is a requirement that roof pitch is between 28 and 36 degrees in accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1. In this case the roof pitch is less than 28 degrees. In accordance with performance criteria 3.7.8.3 P4 roof forms of new buildings that complement the traditional form of surrounding development in the immediate locality can be supported. In this case the roof pitch is very similar to the roof pitch of the existing dwelling on site and as such can be supported.

Visual Privacy

As the rear deck is elevated more than 0.5m above the natural ground level it is necessary to have the edge of the deck provided with visual privacy screening 1.6m from the finished floor level of the area in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.1 where elevated

unenclosed outdoor active habitable spaces require a 7.5m visual privacy setback. In this case the screening is provided for the northern section and a small part of the western edge of the area. It is necessary for the screening to be extended such that there is an increase in screening provided on the plans that have been submitted. This has been added as a condition of development approval in the final recommendation.

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 Design Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to conditions.

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

OFFICER RECOMMENDATION

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Carport – Southern Wall -1.5m required, 0m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Deck – Northern Wall -1.5m required, 1.023m provided
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- (iv) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 7.5m required, less than 7.5m provided

for alterations and additions at No. 39 (Lot 202) Irwin Street, East Fremantle, in accordance with the plans date stamped received 19 January 2022, subject to the following conditions:

- (1) Visual privacy screening is to be added to the western edge of the rear deck elevated more than 0.5m above natural ground level. This visual privacy screening is to be in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.2 in that it is to be at least 1.6m in height from finished floor level, at least 75% obscure, permanently fixed, made of durable material and restrict views in the direction of overlooking into any adjoining property.
- (2) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (3) 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.
- (4) 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.
- (5) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (6) 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.
- (7) If requested by Council within the first two years following installation, the roofing is 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.

- (8) 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.
- (9) 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.
- (10) This development approval is to remain valid for a period of 24 months from date of this approval.

Footnote

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

- a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This 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

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

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

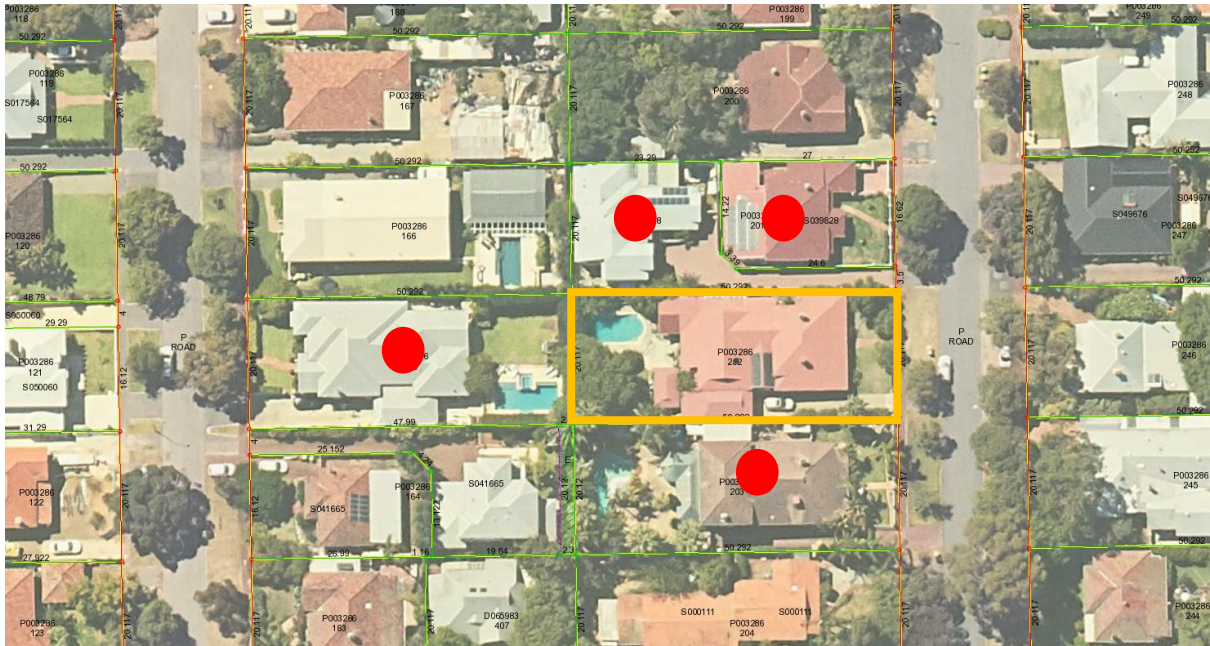
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf

- d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- e) *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).*
- f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

REPORT ATTACHMENTS

Attachments start on the next page

39 Irwin Street – Location and Advertising



39 Irwin Street – Site Photos



PLACE RECORD FORM

PRECINCT	Woodside
ADDRESS	39 Irwin Street
PROPERTY NAME	N/A
LOT NO	Lot 202
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1920
ARCHITECTURAL STYLE	Inter-War Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	No 39 Irwin Street is a single storey house constructed in rendered brick with a hipped corrugated iron roof. It is a fair expression of the Inter-War Bungalow style. The front elevation is symmetrically planned with a full width return hip roofed verandah. The verandah is supported on

timber posts. There is a central door flanked by double hung sash windows. The roofscape features a pair of rendered chimneys.

The place retains its form and most of its details. There are additions to the rear.

The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.

HISTORICAL NOTES

Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore’s Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker’s cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.

The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.

OWNERS

Unknown

HISTORIC THEME

Demographic Settlements - Residential Subdivision

CONSTRUCTION MATERIALS

Walls – Rendered brick

Roof – Corrugated iron sheeting

PHYSICAL SETTING

The residence is situated on a sloping site with a brick wall and steel fence on the lot boundary.

STATEMENT OF SIGNIFICANCE

No 39 Irwin Street is a single storey house constructed in rendered brick with a corrugated iron roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community’s sense of place.

The place has some heritage value for its intrinsic aesthetic value as an Inter-War Bungalow. The place retains a moderate degree of authenticity and a high degree of integrity.

The additions to the rear have no significance.

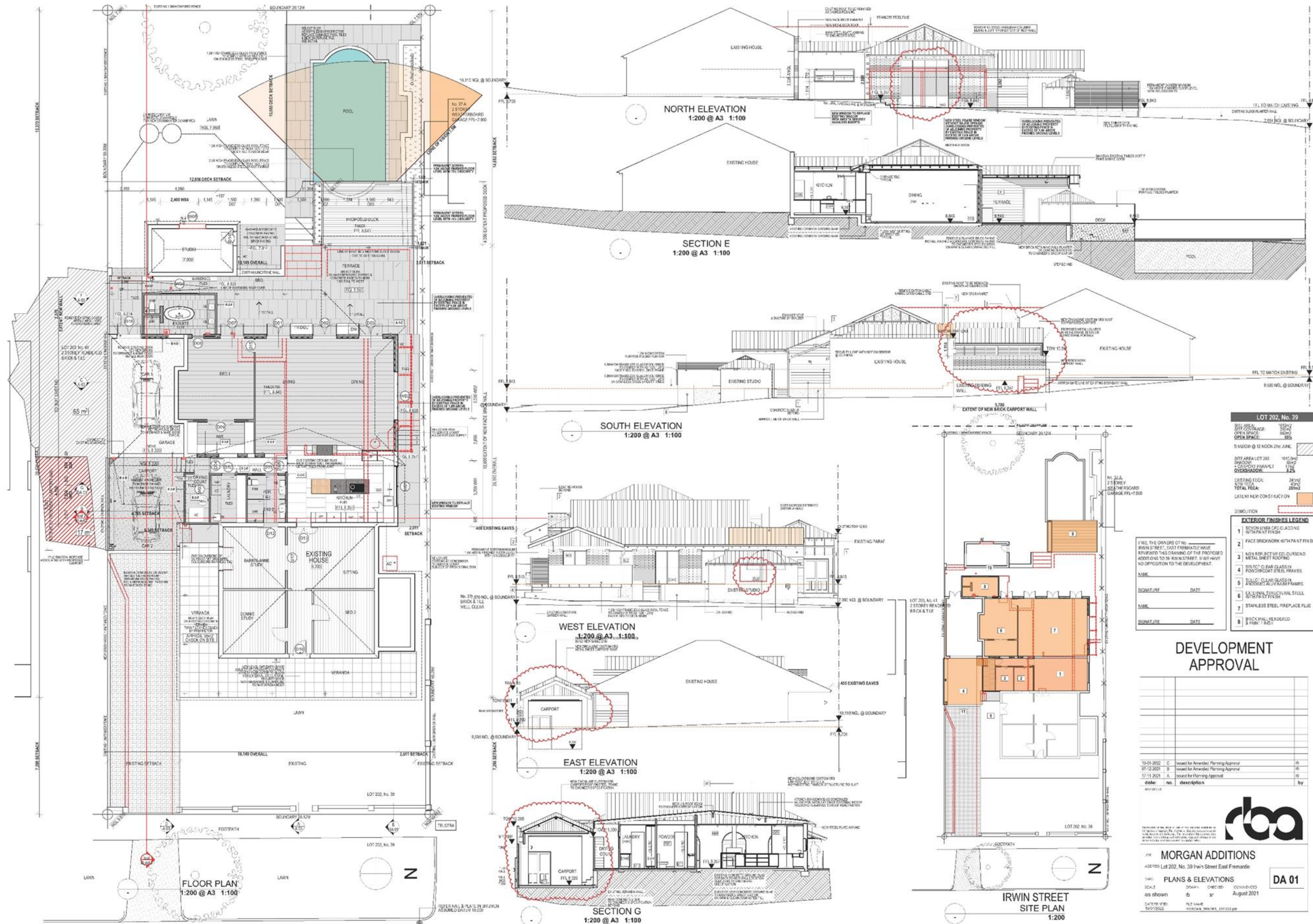
AESTHETIC SIGNIFICANCE

No 39 Irwin Street has some aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period.

HISTORIC SIGNIFICANCE

No 39 Irwin Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore’s Woodside Estate from 1912.

SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 39 Irwin Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 39 Irwin Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 39 Irwin Street is in good condition.
INTEGRITY	No 39 Irwin Street retains a high degree of integrity.
AUTHENTICITY	No 39 Irwin Street retains a moderate degree of authenticity.
MAIN SOURCES	



LOT 202, No. 39

201 AREA	1015
OPEN SPACE	1015
OPEN SPACE	1015
5' SIDEWALK @ 12 HOUR 24H JURIS.	1015
SITE AREA LOT 202	1015
2 COVERED PARKING	1015
EXISTING FLOOR	1015
TOTAL FLOOR	1015
EXISTING CONSTRUCTION	1015

EXTERIOR FINISHES LEGEND

1	SOFT LIME GREEN CLADDING
2	FACE BRICKWORK WITH PAINT FINISH
3	ALUM. REFLECTIVE CO. ROOFING
4	SELECT CLEAR GLASS IN POWDERCOAT STEEL FRAMES
5	200KG CLEAR GLASS IN POWDERCOAT STEEL FRAMES
6	EXTERIOR STRUCTURAL STEEL WITH PAINT FINISH
7	STAINLESS STEEL FIREPLACE FLUE
8	BRICK WALL HEADLARD & PAINT FINISH

FILE THE COPIES OF THIS DRAWING OF THE PROPOSED ADDITIONS TO 39 IRWIN STREET. IF YOU HAVE NO OBJECTION TO THE DEVELOPMENT.

NAME: _____ DATE: _____

NAME: _____ DATE: _____

DEVELOPMENT APPROVAL

18-01-2022	Issued for Amended Planning Approval	rb
07-03-2021	Issued for Amended Planning Approval	rb
17-11-2021	Issued for Planning Approval	rb

DATE: no. description by

rba

MORGAN ADDITIONS
420/1911 Lot 202, No. 39 Irwin Street East Fremantle

DATE: 18-01-2022
SCALE: 1:200
DRAWN: rb
CHECKED: rb
DATE: August 2021

DA 01



Community Engagement Checklist

Development Application P94/21 - 39 Irwin Street

Project Name

Objective of Engagement:	Neighbour consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	13/12/2021	Outcomes By: 5/1/2022
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (<i>School / Playgroup</i>)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>

1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	5/1/2022	<input checked="" type="checkbox"/> Advertised to 4 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		5/1/2022	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

12.4 72 VIEW TERRACE – DEVELOPMENT APPLICATION – NEW 3 STOREY DWELLING

Owner	Gary & Marion Webb
Applicant	Oswald Homes
Report Reference Number	TPR-320
Planning Reference Code	P90/21
Prepared by	James Bannerman
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	Tuesday, 1 February 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Plans date stamped 9 November 2021
4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for a new 3 storey dwelling at 72 (Lot 2) View Terrace, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes a new three storey dwelling at 72 (Lot 2) View Terrace, East Fremantle. The lot is a vacant survey strata lot. The proposed new dwelling is comprised of a double garage, storeroom, gallery, studio, sitting room and bedroom on the ground floor. On the second level there is a balcony, lounge, master bedroom, dressing room, ensuite, dining, kitchen, and scullery. There is a rooftop terrace on the third level.

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – 2nd level – Master Bedroom, Dressing Room, WC, Ensuite – 1.5m required, 1.2m provided,
- (ii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.429m provided,
- (iii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m setback from driveway required, less than 1.5m setback from driveway provided,
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Form and Pitch – street montage showing impact of roof required, roof form and pitch does not adversely affect surrounding properties.

The proposed development is recommended for approval subject to conditions.

BACKGROUND

Zoning	Residential R12.5 (assessed at R20 - corner lot)
Site Area	455m ²
Heritage	Not applicable
Fremantle Port Buffer	Not applicable

Previous Decisions of Council and/or History of Issue Onsite	Not applicable
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CONSULTATION

Advertising

The development application was advertised to surrounding landowners from 9 to 25 November 2021. No submissions were received.

Community Design Advisory Committee (CDAC)

The application was referred to the Community Design Advisory Committee. The following comments were received.

Criteria	Criteria Description	Committee Recommendation
<i>(a) Context and character</i>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	<i>Committee felt that proposed changes are welcome to the existing dwelling, however, the pitch and height of the addition was considered excessive and out of character with the surrounding area. It was considered the design would benefit from a reduced pitch and height.</i>
<i>(b) Landscape Quality</i>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context.</i>	<i>No comment.</i>
<i>(c) Built form and scale</i>	<i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	<i>Committee was concerned that the upper storey design/profile was not proportional to the rest of the dwelling. Committee felt that the design would benefit from a reduction in height, as well as greater articulation of the front elevation surface on the upper storey.</i>
<i>(d) Functionality and build quality</i>	<i>Good design meets the needs of users in an efficient and effective manner, balancing functional requirements to deliver optimum benefit, and performing well over the full life cycle.</i>	<i>No comment</i>
<i>(e) Sustainability</i>	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i>	<i>Committee welcomed the renovation and additions to the existing dwelling rather than demolition. Such practices promote more sustainable development.</i>

<i>(g) Legibility</i>	<i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	<i>No comment</i>
<i>(h) Safety</i>	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	<i>No comment</i>
<i>(i) Community</i>	<i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i>	<i>Committee felt that there was concern regarding lack of visual privacy screening incorporated into the design. It was recognised that there would be river views from the rear yard, but it was essential that neighbouring properties had some consideration regarding privacy.</i>
<i>(j) Aesthetics</i>	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	<i>Committee welcomed the renovation and retention of the original dwelling rather than full demolition, however, as discussed above did favour the inclusion of further articulation and reduced height and pitch of the addition.</i>
<i>Any other Comments?</i>		<i>No comment</i>

Response from Applicant

Firstly, we would like to thank the design committee for their comments which we have gone through thoroughly. Please see our response to the criteria below:

A) Context and Character –

With regards to context and character we do not agree that the dwelling is out of place within the streetscape of View Terrace with the collective streetscape being a miss match of styles, form and materials. It can be seen from our composite streetscape image that the neighbouring lots consist of a secondary street façade to the left-hand side and a single garage to the right. When you look across the road you have a post war bungalow style home, next to a colonial style, next to an art deco style flat roof home. When you extrapolate out even further to look at the whole of view terrace there is no consistent style or built form. While there are no other examples of this particular “French Provincial” style it is not believed that it will have a negative impact on the streetscape.

B) Landscape Quality –

It should be noted that the plants shown on the plans submitted are not a representation of exactly what the client has chosen and is for illustration purposes only. Note that no details about specific plant species have been provided for comment at this stage. We will advise the client to look at the Town’s landscaping policy when selecting the plants when they get to landscaping.

C) Built Form and Scale

The intent of the criteria is to provide new dwellings that are of a scale that is consistent with the existing and future development. The proposed dwelling is viewed as a two-storey, due to the fact that the roof terrace sits solely within the roof space and is not visible from the primary street. There are a number of examples of dwellings within the street of a similar scale.

The French provincial style has limited articulation by nature. In saying this it can be seen that the proposed front elevation contains 5 separate planes, has a garage that sits behind the main building line and has a large planter that sits over the top of the garage. There is also a number of material changes with the front elevation incorporating a mix of brick, render, stone and quoining which all contribute to what we consider an attractive and desirable elevation. The neighbouring lot to the left, while a secondary street elevation, contains no articulation or mix of materials.

It is also noted that the front setbacks are compliant with the corner lot subdivision requirements of the codes and therefore the proposal is not believed to add unnecessary bulk to the streetscape.

D) Functionality and Build Quality –

The comments regarding ageing in place, while we can recommend to the client that they look to including some of these items, it is not something that is required to be met.

With regards to the connection between the garage and the kitchen, this is obviously hard to achieve any sort of direct connection due to the fact that they are on separate floors. In saying this it is not considered difficult to move goods between the two with the design having a straight path from the garage to the stairwell/potential lift and then from these same areas upstairs to the kitchen.

With the greatest of respect, the comments regarding the overall internal layout being disjointed are not believed to be of any merit as this doesn't impact anyone other than the home owner themselves who are obviously happy with the outcome. The final design has been reached by incorporating many of the clients wishes. The main consideration that has driven the design is the fact that the client wants to take best advantage of the available view from as many areas of the home as possible. The link between the kitchen and the balcony was highly important as the client intends to use this space as an entertaining area. In order to be able to link these rooms and still meet the privacy requirements of the codes the rooms needed to be located where they are.

E) Sustainability

The materials chosen are believed to be suitable for construction of a residence. Compliance with the energy efficiency provisions will be met and therefore the comment relating to ecological footprint is considered unmeasurable with respect to the national construction code. Furthermore, construction methodologies are still being discussed with the client and have not been provided to the council at this stage. We believe that this makes the comments surrounding materials mute as they do not have all of the necessary information. It should also be noted that the dwelling is only 356sqm and allows for a large area of backyard and potential landscaping. Once again as noted above we will advise the client to look at the Town's policy with regards to planting and water wise plants.

G) Legibility -

We believe that the design incorporates many memorable elements including but not limited to the full height arched entry finished in a contrasting render and an elevated planter which creates opportunity for soft landscaping within the upper floor.

Comments around internal layout are not believed to relate to the criteria description as this speaks to movement within the suburb and not within the home itself.

J) Aesthetics –

In reading the design criteria description it notes that good design is the product of a skilled judicious design process which is exactly what has occurred. It is not believed that the committee can make comments to the contrary when they have not been involved in this process at all.

We believe that the design is very inviting having a large two storey entry with large amounts of glazing. The entry has also been finished in a contrasting materials and feature lights have been added to make this the standout element.

The proposed design is believed to have positive street appeal and, as it is primarily compliant with regards to planning rules and regulations, it will have minimal impact on the neighbouring properties. Based on the above it is believed that many of the comments outlined by the committee are subjective and are not based on any definitive rules or regulations and are made without context of the owner requirements.

The design has been carefully thought through and we have worked with the client to achieve an outcome that they desire and a home which will positively contribute to the urban landscape.

Officer Response

The comments received from the applicant are noted.

External Consultation

The Water Corporation was consulted regarding the sewerage infrastructure located in the north-eastern section of the subject lot. The following comments were received and provided to the applicant/owner.

Water and Wastewater

Reticulated water and sewerage are currently available to the subject land. It should be noted that an existing sewerage main is located within the north east corner of the subject site. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:

<https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works>

General Comments

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

<https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	Average of neighbouring dwellings	1.714m	A
Lot Boundary Setbacks			
Western wall – ground floor – garage	1m	1.37m	A
Northern wall – ground floor – garage	1m	8.6m	A
Northern wall – ground floor – pergola	1m	4.75m	A

Eastern wall – ground floor – sitting room, WC, bathroom, bedroom 2	1m	1.2m	A
Western wall – 2 nd level – scullery	1.2m	2.832m	A
Northern wall – balcony, staircase, lounge, master bedroom	5.3m	6.3m	A
Eastern wall – 2nd level – master bedroom, dressing, WC, ensuite	1.5m	1.2m	D
Western wall – 3 rd level - terrace	1.1m	8.047m	A
Northern wall – 3 rd level – terrace	1.4m	7.5m	A
Eastern wall – 3 rd level - terrace	1.4m	10.19m	A
Open Space	50%	62%	A
Car Parking	2 car bays	2 car bays	A
Site Works	Less than 0.5m variation in site levels	Minimal site works	A
Visual Privacy			
Balcony	7.5m	>7.5m	A
Terrace	7.5m	7.5m	A
Master bedroom	4.5m	>4.5m	A
Overshadowing	Overshadows itself		
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Construction of new buildings			A
Roof form and pitch	28 to 36 degrees	18 & 20 degrees	D
Materials and colours	Colours and materials shown	Colours and material shown on plans	A
Landscaping	Landscaping plan required	Landscaping plan provided	A
Front fence	1.8m high & 60% visual permeability	1.8m high and 60% visually permeable	A
Pergolas			A
Footpaths and crossovers	Maximum 5m	Maximum 5m	A
Wall height	5.6m	6.429m	D
Roof height	8.1m	7.952m	A
Garages and carport	Incorporated into front facade	4.5m setback	A

This development application proposes a new dwelling at 72 (Lot 2) View Terrace, East Fremantle. The lot is a vacant survey strata lot. The lot was created from the subdivision of the parent lot which was located on the corner of Clayton Street and View Terrace as permitted under clause 5.3.1 of Local Planning Scheme No 3. A sewerage easement is located on the northeastern corner of the lot.

The proposed new dwelling is comprised of a double garage, storeroom, gallery, studio, sitting room and bedroom on the ground floor. On the second level there is a balcony, lounge, master bedroom, dressing room, ensuite, dining, kitchen, and scullery. A rooftop terrace is located on the third level. The neighbouring strata property owners have provided signed support for the proposed development. Four variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setback, maximum wall height, sightlines, and roof pitch.

Lot Boundary Setback – Eastern Wall – Second Level – Master Bedroom, Dressing Room, WC, Ensuite

The eastern wall on the second level is 10.69m in length and 6.77m high without major openings. It is proposed to be located 1.2m from the eastern boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires the wall to be 1.5m from the boundary. In accordance with design principles 5.1.3 P3.1 the reduced lot boundary setback can be supported for the following reasons;

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

The wall is setback from the boundary and there is a minor reduction in the deemed to comply requirements. The gap between the wall and the boundary still allows for sunlight and ventilation to reach the subject and neighbouring properties. There are no major openings in the wall and no habitable rooms facing the eastern boundary so there are no impacts on privacy or overlooking.

Wall Height

The dwelling has sections of wall that are above the maximum wall height that is permissible in the Richmond Hill precinct. The Residential design Guidelines prescribes a maximum wall height of 5.6m in accordance with acceptable development clause 3.7.17.4.1.3 A1.4. In this case there are a couple of sections facing the street front that are above 5.6m. There is the entry portico and stone decorative cladding feature wall that are above 5.6m up to a maximum of 6.429m high. Although the sections of the wall are above maximum wall height, they are still below the maximum roof height of 8.1m and as they are architectural features they add aesthetic interest, rather than detract from the design. The increased wall height can be supported on the basis that the proposed design, including the over-height walls are of a compatible form, bulk, and scale to the traditional development in the immediate locality in alignment with performance criteria 3.7.17.4.1.3 P1. The design and height of the walls is not out of proportion with the development and does not detract from the surrounding dwellings.

Sightlines

There is a requirement in accordance with the Residential Design Codes deemed to comply clause 5.2.5 C5 that walls and fences are truncated or reduced to no more than 0.75m in height within 1.5m from the adjoining driveway. In this case the front wall is setback less than 1.5m from the driveway and there is no corner truncation. Other than the pillars either side of the driveway that are 1.8m high the solid section of the wall is no more than 0.7m high and has an infill panel that has visual permeability greater than 60% so there are good sightlines for reversing vehicles. For this reason, the proposed wall design adjacent to the driveway can be supported.

Roof Form and Pitch

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A5 there is a requirement to have the plans and a street montage showing the roof compared to the two surrounding properties. In this case the plans of the proposed dwelling show the roof to be a standard hip roof with a pitch of 20 degrees and a side roof above the garage with a pitch of 18 degrees. The performance criteria clause 3.7.8.3 P5 states that roof forms do not have to be restricted to traditional forms and should not adversely affect the immediate locality. The proposed roof form and pitch is similar to surrounding properties, is not out of character with the surrounding locality and therefore can be supported.

Community Design Advisory Committee (CDAC)

The proposed development was referred to CDAC. CDAC's recommendations and the applicant's response are included in the relevant section.

Advice from the Water Corporation

A condition was included in the final recommendation that required the applicant/owner to seek the approval of the Water Corporation prior to the submission of a building permit application to ensure that the Water Corporation's requirements are met.

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 Design Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to conditions.

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

OFFICER RECOMMENDATION

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – 2nd level – Master Bedroom, Dressing Room, WC, Ensuite – 1.5m required, 1.2m provided,**
 - (ii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.429m provided,**
 - (iii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m setback from driveway required, less than 1.5m setback from driveway provided,**
 - (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Form and Pitch – street montage showing impact of roof required, roof form and pitch does not adversely affect surrounding properties,**
- for a new dwelling at 72 (Lot 2) View Terrace, East Fremantle, in accordance with the plans date stamped received 9 November 2021, subject to the following conditions;**

- (1) Written permission is to be sought from the Water Corporation for works on the subject site and presented to the Town prior to the submission of an application for a building permit.**
- (2) The crossover widths are not to exceed the widths indicated on the plans date stamped received 9 November 2021 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban streetscape and Public Realm Style Guide.**
- (3) All fencing is to be in compliance with the front fence provisions of the Residential Design Guidelines. Any proposed new fencing or walls in the front setback area that are different to the approved plans date stamped received 9 November 2021 will require the submission of a new development application for the consideration of the Town.**
- (4) The works are to be constructed in conformity with the drawings and written information accompanying the development application, 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 a Building Permit application and the Building Permit has been issued in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (6) Changes are not to be made to the approved building plans with development approval without proposed amendments being highlighted and approval being sought for such amendments.**
- (7) All stormwater is to be disposed on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a building permit.**
- (8) 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 fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (9) 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 any works associated with the proposal) which are required by another statutory or public authority.
- (10) This development approval is to remain valid for a period of 24 months from the date of this approval.

Footnote

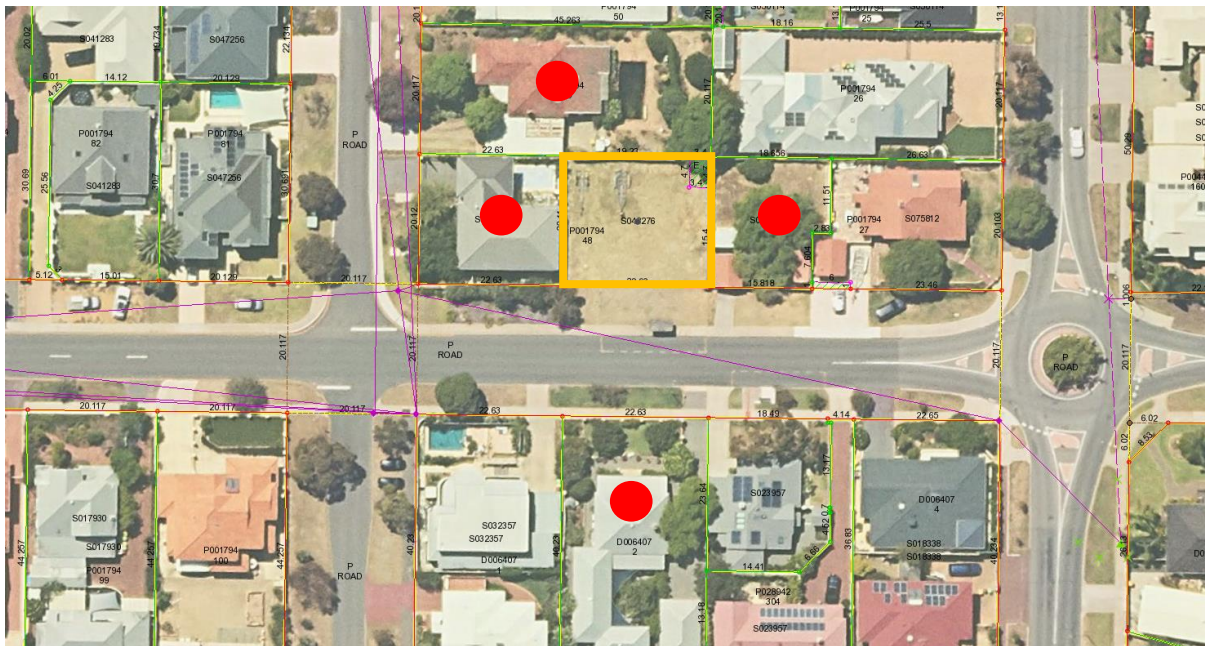
The following are not conditions but notes of advice to the applicant/owner.

- g) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- h) *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.*
- i) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This 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
- 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
- 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
- j) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- k) *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).*
- l) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

REPORT ATTACHMENTS

Attachments start on the next page

72 View Terrace – Location and Advertising Plan



72 View Terrace – Site Photos





THE WEBB RESIDENCE

72 VIEW TERRACE EAST FREMANTLE



THE WEBB RESIDENCE

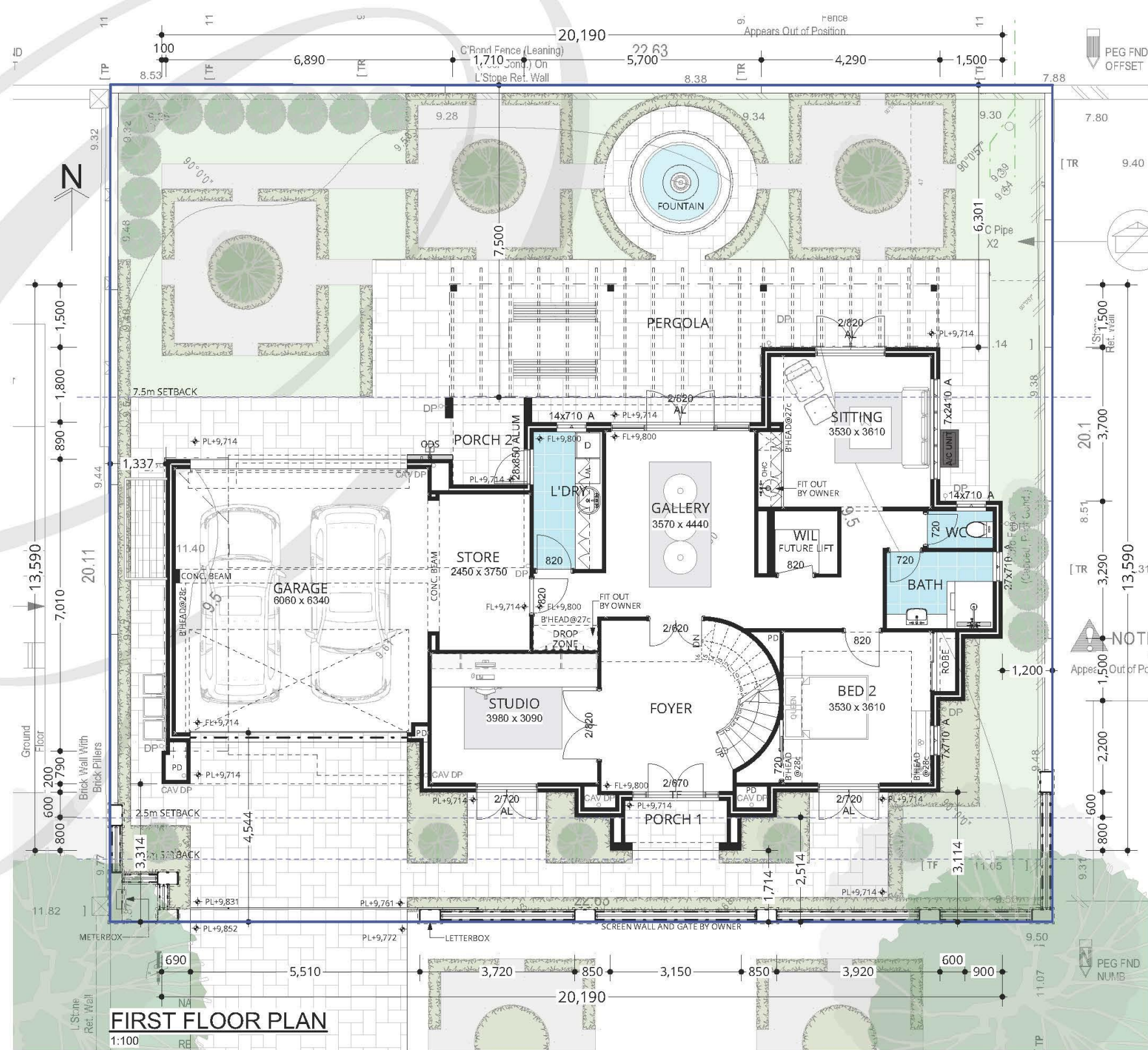
72 VIEW TERRACE EAST FREMANTLE



THE WEBB RESIDENCE

72 VIEW TERRACE EAST FREMANTLE

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
1ST FLOOR	18° 0' 0"	10.82	11.37
		10.82 m ²	11.37 m ²
2ND FLOOR	20° 0' 0"	158.84	169.03
	28° 21' 17"	10.33	11.74
		169.17 m ²	180.77 m ²
		179.99 m ²	192.14 m ²



WEBB RESIDENCE

1ST FLOOR			
RESIDENCE	111.88	51.64	
PORCH 2	3.98	8.36	
PORCH 1	3.50	8.70	
GARAGE / STORE	53.52	33.28	
			172.88 m ²
2ND FLOOR			
RESIDENCE	143.23	59.76	
BALCONY	21.80	22.38	
			165.03 m ²
3RD FLOOR			
TERRACE	18.83	17.36	
	18.83 m ²		356.74 m ²

FIRST FLOOR PLAN
1:100

1 OF 8

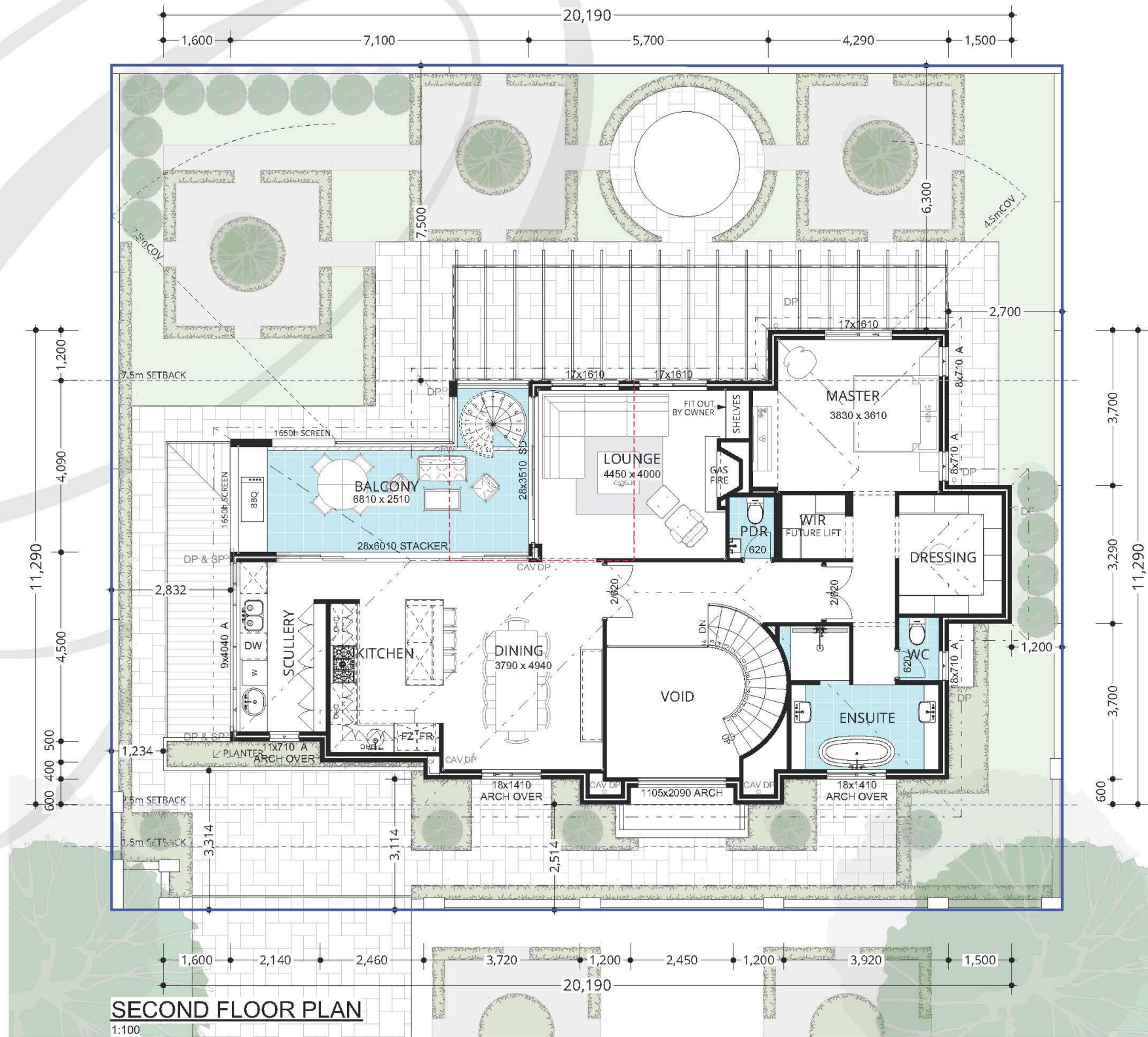
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	28° 21' 17"	10.33	11.74
		169.17 m ²	180.77 m ²
		179.99 m ²	192.14 m ²



SECOND FLOOR PLAN
1:100

WEBB RESIDENCE			
1ST FLOOR			
RESIDENCE	111.88	51.64	
PORCH 2	3.98	8.36	
PORCH 1	3.50	8.70	
GARAGE / STORE	53.52	33.28	
		172.88 m ²	
2ND FLOOR			
RESIDENCE	143.23	59.76	
BALCONY	21.80	22.38	
		165.03 m ²	
3RD FLOOR			
TERRACE	18.83	17.36	
	18.83 m ²		
		356.74 m ²	

2
OF 8

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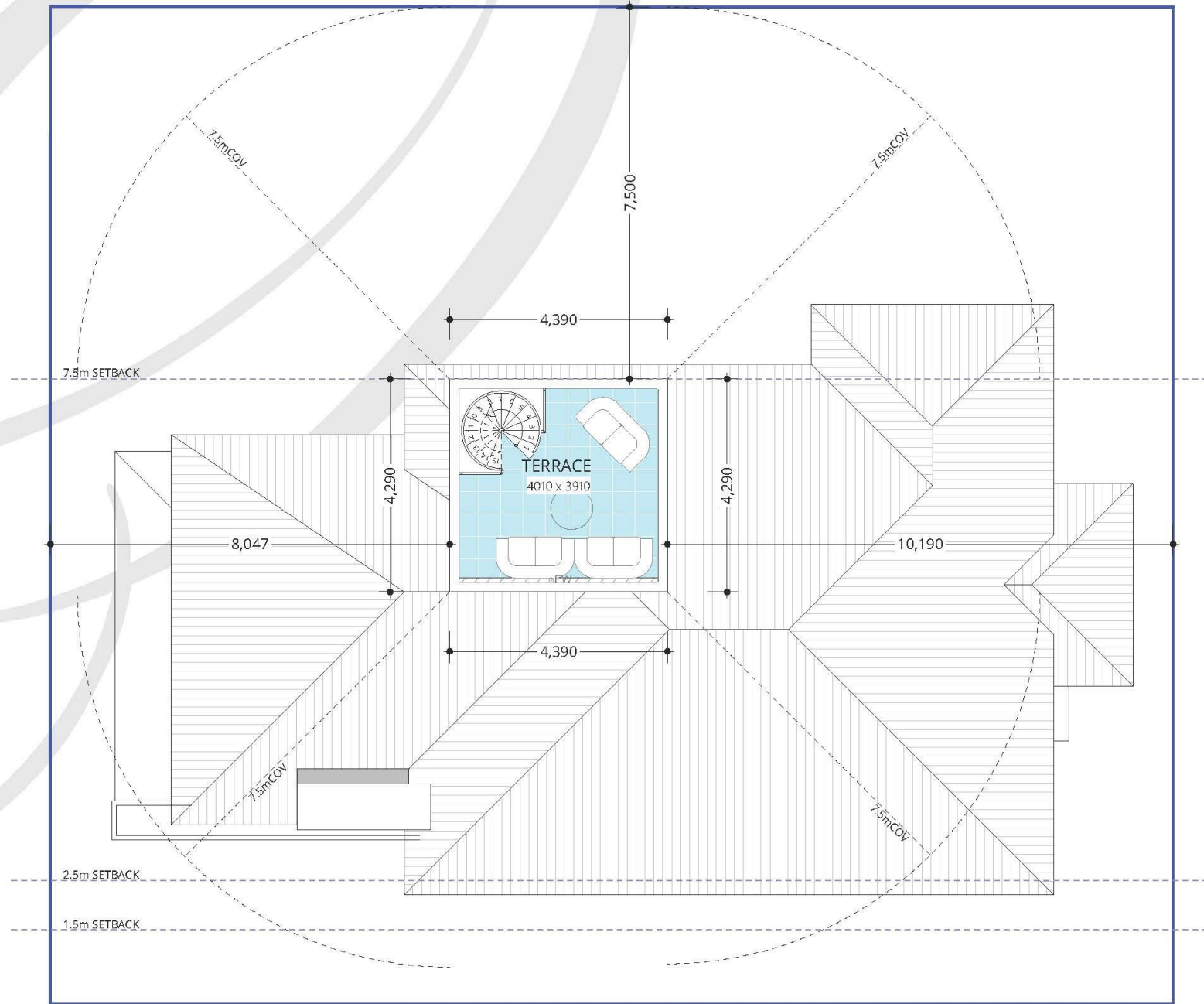
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Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
1ST FLOOR			
	18° 0' 0"	10.82	11.37
		10.82 m²	11.37 m²
2ND FLOOR			
	20° 0' 0"	158.84	169.03
	28° 21' 17"	10.33	11.74
		169.17 m²	180.77 m²
		179.99 m²	192.14 m²

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2ND FLOOR		
RESIDENCE	143.23	59.76
BALCONY	21.80	22.38
	165.03 m²	
3RD FLOOR		
TERRACE	18.83	17.36
	18.83 m²	17.36 m²
	356.74 m²	



THIRD FLOOR PLAN
1:100

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OF 8

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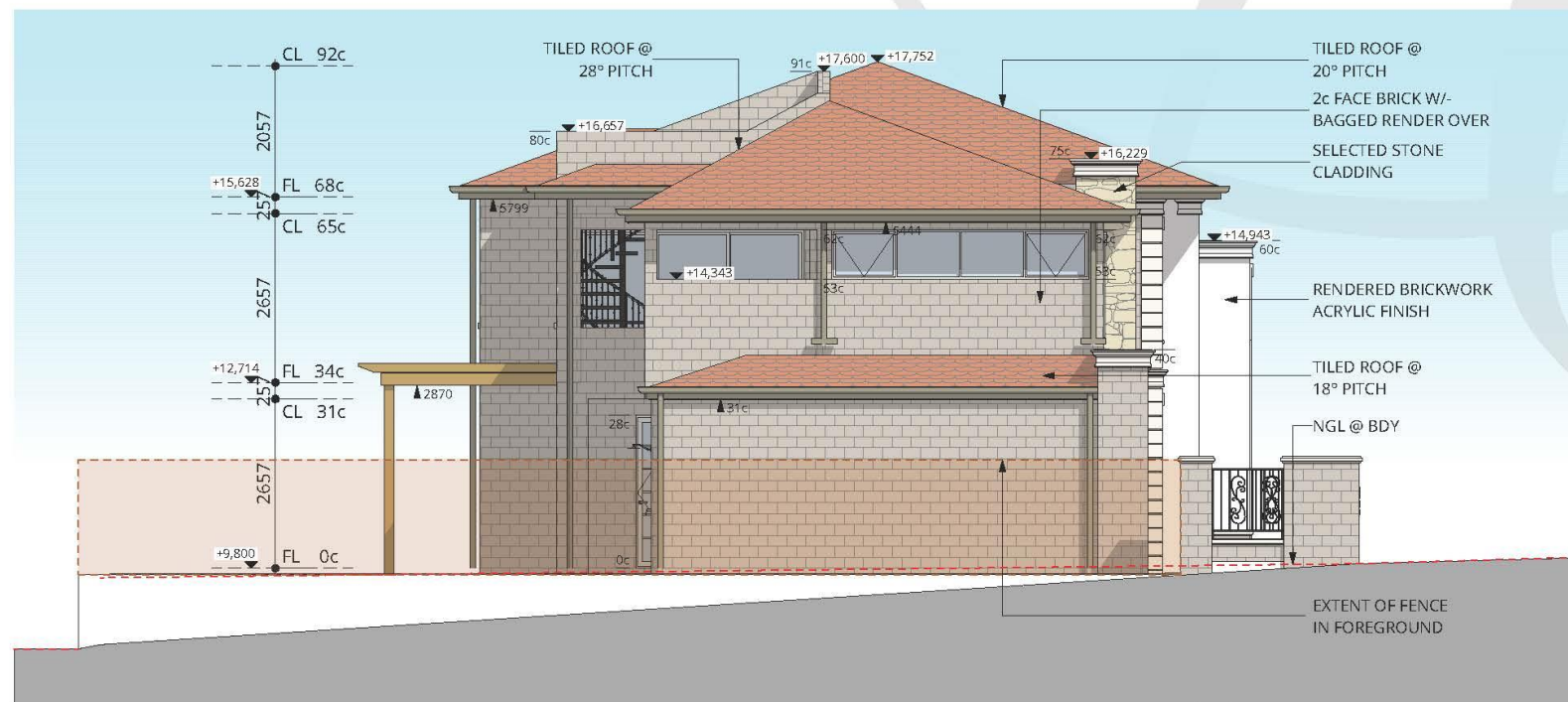
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Southern Elevation

1:100



Western Elevation

1:100

Oswald Homes - External Material Schedule		
Area	Product	Colour
Walls		
Main	Midland Brick 2c face with bagged render over	Loongana Limestone + Watty Cuttlebone render
Feature Wall 1	Acrylic Render	Watty Cargo White
Feature wall 2	Midland Cultured Stone	Country Ledgestone
Mouldings/Corbels	Tuff tex	Watty Cargo White
Roof		
Tile	Bristile	Curvado Galia
Metal	N/A	
Gutter	Quarter Round	Colorbond Gully
Fascia	Metal	Colorbond Gully
Openings		
Front Door	Cedar West - custom door	Clear finished timber
French Doors	Jason	Pearl White
Windows	Jason	Pearl White
Floors		
Grano	N/A	
Paving	Midland Grandpave	Arctic
Fencing		
Front	Midland Brick 2c face with bagged render over with Wrought iron infill & tufftex mouldings	Loongana Limestone + Watty Cuttlebone render
Side	Rendered brickwork acrylic finish	Watty Cargo White

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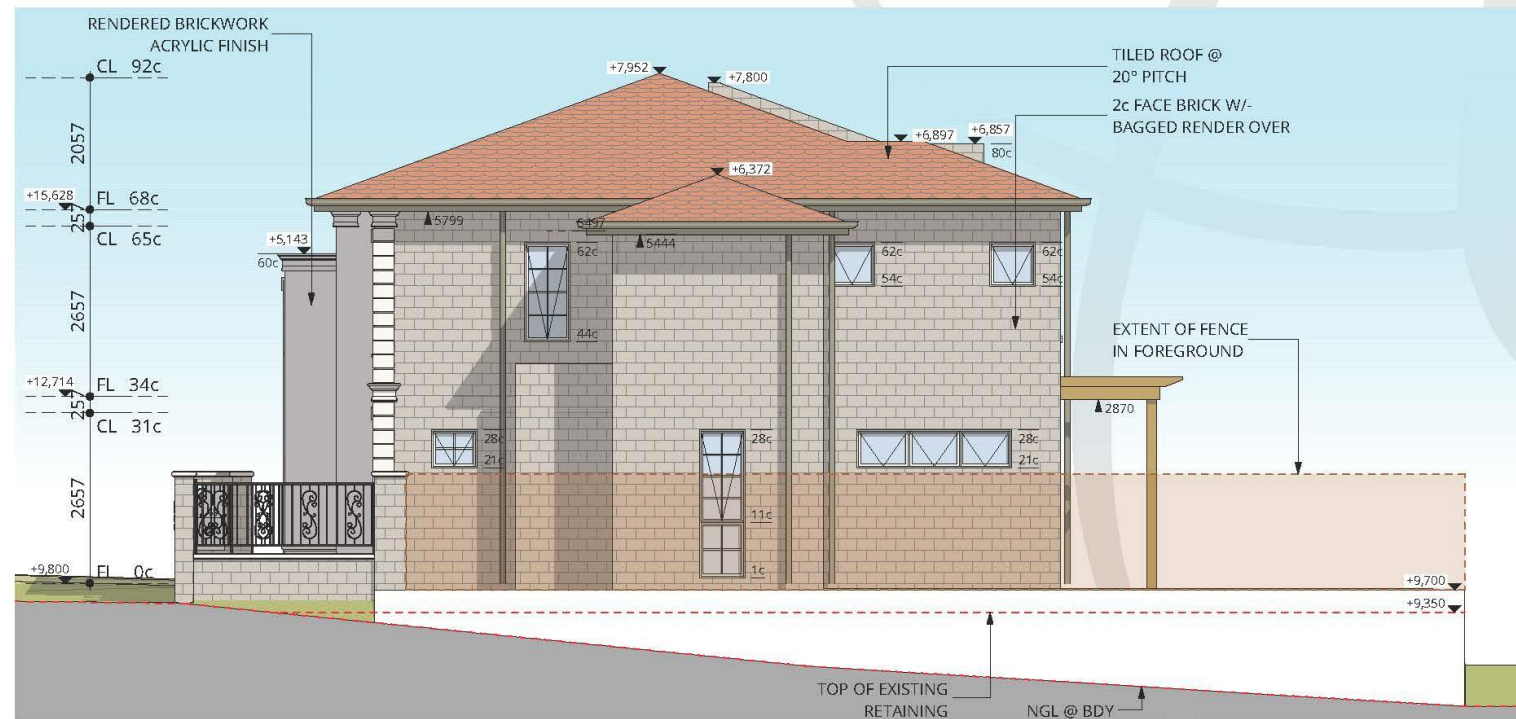
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Northern Elevation

1:100



Eastern Elevation

1:100

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2c FACE BRICK W/
BAGGED RENDER OVER
TUFF TEX AM08 MOULDING
ACRYLIC FINISH BY OWNER
SELECTED WROUGHT
IRON INFILL BY OWNER

View Terrace Elevation

1:100



PROPOSED STREETScape

NOT TO SCALE

6
OF 8

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<p>Licensed Surveyors</p>	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		Builder: Oswald Homes (1972) Pty Ltd CLIENT: SURVEY STRATA LOT 2 #72 View Terrace, East Fremantle Survey Strata Plan 48276 Original Lot 48 on Plan 1794		OLD AREA LEGEND <table border="1"> <tr><td>[Symbol]</td><td>SEC Dome</td></tr> <tr><td>[Symbol]</td><td>Power Pole</td></tr> <tr><td>[Symbol]</td><td>Phone Pits</td></tr> <tr><td>[Symbol]</td><td>Water Conn.</td></tr> <tr><td>[Symbol]</td><td>Top Pillar/Post</td></tr> <tr><td>[Symbol]</td><td>Top Wall</td></tr> <tr><td>[Symbol]</td><td>Top Retaining</td></tr> <tr><td>[Symbol]</td><td>Top Fence</td></tr> </table>	[Symbol]	SEC Dome	[Symbol]	Power Pole	[Symbol]	Phone Pits	[Symbol]	Water Conn.	[Symbol]	Top Pillar/Post	[Symbol]	Top Wall	[Symbol]	Top Retaining	[Symbol]	Top Fence
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[Symbol]	Power Pole																				
[Symbol]	Phone Pits																				
[Symbol]	Water Conn.																				
[Symbol]	Top Pillar/Post																				
[Symbol]	Top Wall																				
[Symbol]	Top Retaining																				
[Symbol]	Top Fence																				
J/N: 498410 DATE: 22 Apr 21 SCALE: 1:200 DRAWN: D. Lancaster																					

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

NOTE: Approximate Sewer Only
 Check Water Corporation For Junction
 Invert and Depth

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.

WARNING:
 Check development/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

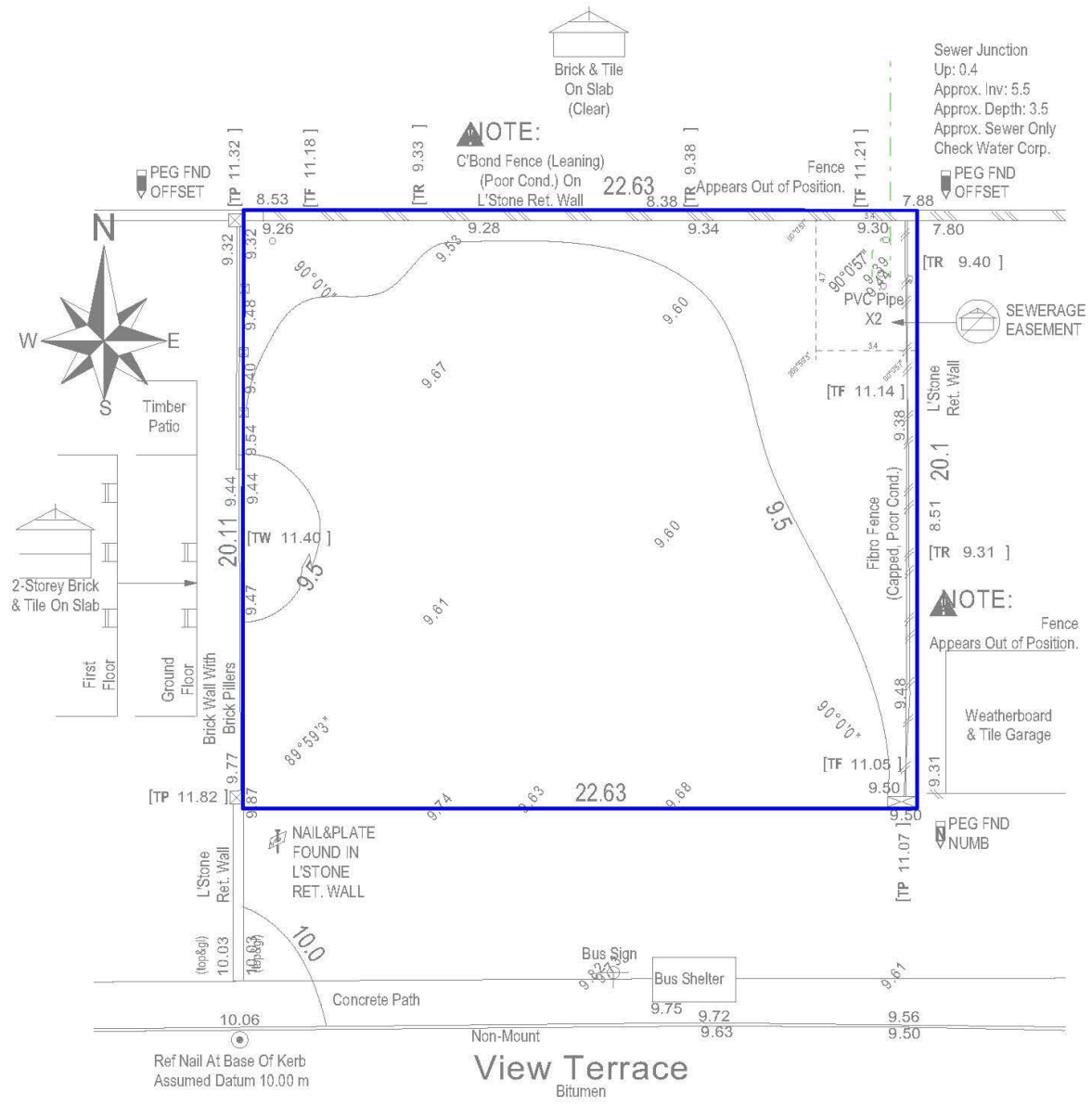
NOTE:
 EASEMENT (SEWERAGE)
 REFER TO REG 6, SEC 27A T.P&D. ACT
 SEE DOCUMENT

LOT MISCLOSE
 0.007 m

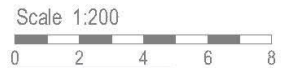
SOIL DESCRIPTION
 Sand
 Light Grass Cover

NOTE:
 UNDERGROUND POWER NOT LOCATED
 ADJACENT TO LOT AT TIME OF SURVEY.
 VERIFY AVAILABILITY WITH WESTERN
 POWER.

NOTE:
 TELSTRA/COMMS. PIT NOT LOCATED
 ADJACENT TO LOT AT TIME OF SURVEY.
 VERIFY AVAILABILITY WITH TELSTRA.



EXISTING SITE PLAN
 1:200



7
 OF 8

CLIENT NOTE
 PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY.
 COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS
 DEPICTED ON DESIGN SKETCH PLAN.
 PRELIMINARY DESIGN ONLY
 DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND
 THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN
 MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.
 LOCAL GOVERNMENT APPROVAL
 CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY
 LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT
 PRICING IF LGA APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAIL.

THE WEBB RESIDENCE
 72 VIEW TERRACE EAST FREMANTLE

CONSULTANT: RYAN D DESIGNER: BRAD M DATE: 14/10/2021
 FILE: W:\JOBS MASTER\300000 - 399999 (FRAMEWORK)\301759 WEBB\WORKING DRAWINGS\DESIGN\301759-Webb-R3.2.1-PLANNING.PLN

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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: 498410 DATE: 22 Apr 21 SCALE: 1:200 DRAWN: D. Lancaster

Builder: Oswald Homes (1972) Pty Ltd
 CLIENT: SURVEY STRATA LOT 2 #72 View Terrace, East Fremantle
 Survey Strata Plan 48276 Original Lot 48 on Plan 1794

OLD AREA	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

NOTE: Approximate Sewer Only
 Check Water Corporation For Junction
 Invert and Depth

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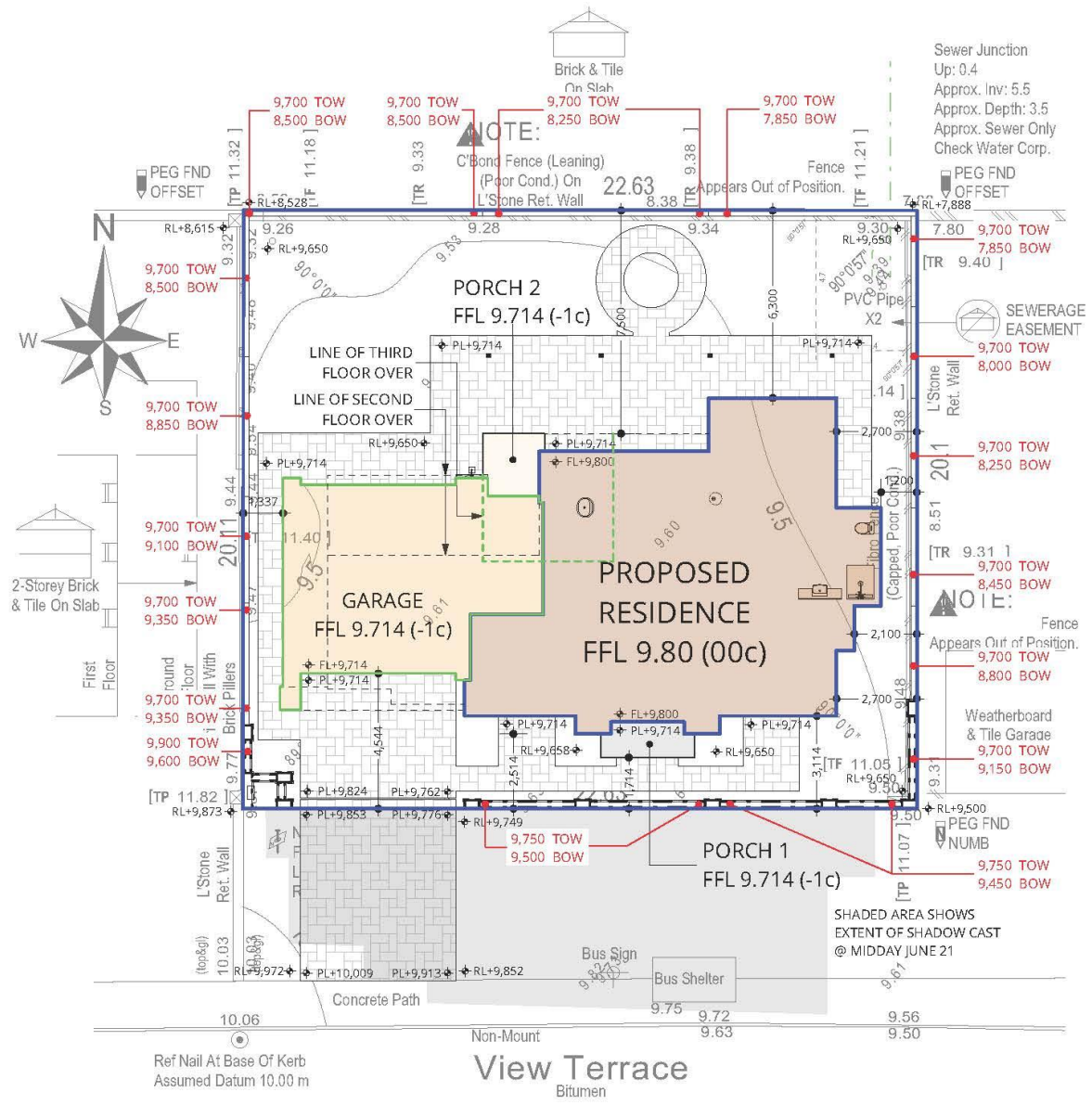
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- NOTE:**
 EASEMENT (SEWERAGE)
 REFER TO REG 6, SEC 27A T.P&D. ACT
 SEE DOCUMENT
- LOT MISCLOSE**
 0.007 m
- SOIL DESCRIPTION**
 Sand
 Light Grass Cover
- NOTE:**
 UNDERGROUND POWER NOT LOCATED
 ADJACENT TO LOT AT TIME OF SURVEY.
 VERIFY AVAILABILITY WITH WESTERN
 POWER.
- NOTE:**
 TELSTRA/COMMS. PIT NOT LOCATED
 ADJACENT TO LOT AT TIME OF SURVEY.
 VERIFY AVAILABILITY WITH TELSTRA.



PROPOSED SITE PLAN
 1:200



8 OF 8

CLIENT NOTE:
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THE WEBB RESIDENCE
 72 VIEW TERRACE EAST FREMANTLE

CONSULTANT: RYAN D DESIGNER: BRAD M DATE: 14/10/2021
 FILE: W\JOBS MASTER\300000 - 399999 (FRAMEWORK)\301759 WEBB\WORKING DRAWINGS\DESIGN\301759-Webb-R3.2.1-PLANNING.PLN

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OSWALD HOMES
 EST 1972



Community Engagement Checklist

Development Application P90/21 - 72 View Terrace

Project Name

Objective of Engagement:	Neighbour consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	11/11/2021	Outcomes By: 26/11/2021
Stakeholders			
Stakeholders to be considered. <i>Please highlight those to be targeted during engagement.</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted) <input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted) <input checked="" type="checkbox"/>
	Children (<i>School / Playgroup</i>)	<input type="checkbox"/>	Service Providers <input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed <input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors <input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers <input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers <input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth <input type="checkbox"/>
	Indigenous	<input type="checkbox"/>	<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>	<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors <input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (Parks/Works)	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement Plan			
Methods	Responsible	Date Due	Reference / Notes
1.1 E News	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	26/11/2021	<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"/>

Y:\Regulatory\DCU PLANS\ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		26/11/2021	
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			

V:\Regulatory\DCU PLANS\ToEF_CommunityEngagementChecklist.doc

13 MATTERS BEHIND CLOSED DOORS

14 CLOSURE OF MEETING