



# MINUTES

## Town Planning Committee Tuesday, 6 December 2022 at 6:30 PM

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# MINUTES

## 1 DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

Presiding member opened the meeting at 6.31 pm and welcomed members of the gallery.

## 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, present and emerging."*

## 3 ANNOUNCEMENT TO GALLERY

*"Members of the gallery are advised that no Council decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision."*

## 4 RECORD OF ATTENDANCE

### 4.1 ATTENDANCE

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

The following staff were in attendance:

A Malone	Executive Manager Regulatory Services
K Culkin	Minutes Secretary
J Bannerman	Town Planner

There were 12 members of the public in the gallery.

### 4.2 APOLOGIES

Nil

### 4.3 APPROVED LEAVE

Nil

## 5 MEMORANDUM OF OUTSTANDING BUSINESS

Nil

## 6 DISCLOSURES OF INTEREST

### 6.1 FINANCIAL

Nil

## 6.2 PROXIMITY

Nil

## 6.3 IMPARTIALITY

Nil

## 7 7. PUBLIC QUESTION TIME

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

Nil

### 7.2 PUBLIC QUESTION TIME

Nil

## 8 PRESENTATIONS/DEPUTATIONS

### 8.1 PRESENTATIONS

Nil

### 8.2 DEPUTATIONS

Nil

## 9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

### 9.1 TOWN PLANNING COMMITTEE (1 NOVEMBER 2022)

#### **9.1 OFFICER RECOMMENDATION**

**Moved Cr White, seconded Cr Natale**

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

(CARRIED UNANIMOUSLY)

## 10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

## 11 REPORTS OF COMMITTEES

Nil

## 12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

**PROCEDURAL MOTION****Moved Cr Nardi, seconded Cr Natale**

**That the order of business be changed to allow members of the gallery to speak to specific planning applications.**  
**(CARRIED UNANIMOUSLY)**

## 12.9 21 WALTER STREET - SEEKING APPROVAL SUBSEQUENT TO DEVELOPMENT

<b>Owner</b>	Jared & Claire Hopley
<b>Applicant</b>	Claire Hopley
<b>Report Reference Number</b>	TPR-1169
<b>Planning Reference Code</b>	P97/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	
	1. Location and advertising plan
	2. Photos
	3. Place record form

**PURPOSE**

The purpose of this development application is for Council to consider a development application for an approval subsequent to development for alterations to architectural pillars located in a Category B heritage property at 21 (Lot 48) Walter Street, East Fremantle.

**EXECUTIVE SUMMARY**

A development application was received by the Town seeking development approval for the removal and replacement of the verandah pillars at 21 Walter Street East Fremantle. The property is a Category B heritage listed property. The approval was sought *after* the works had been carried out.

It is recommended the application is refused.

**BACKGROUND**

<b>Zoning</b>	Residential R17.5
<b>Site Area</b>	911m <sup>2</sup>
<b>Heritage</b>	Category B
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

## CONSULTATION

The proposed development was not advertised as it has no direct impact on the neighbouring property owners or dwellings.

### Community Design Advisory Committee

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

### External Consultation

Nil

### Internal Consultation

Nil

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## STATUTORY ENVIRONMENT

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

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## POLICY IMPLICATIONS

Residential Design Guidelines

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## FINANCIAL IMPLICATIONS

Nil

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## 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.*

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## RISK IMPLICATIONS

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

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## SITE INSPECTION

A site inspection was undertaken.

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## COMMENT

### Statutory Assessment

A development application was received by the Town seeking development approval for the removal and replacement of the verandah pillars at 21 Walter Street, East Fremantle. The approval was sought after the works had been carried out. The property is a Category B heritage listed property.

In November 2021 a meeting was held with the applicant regarding concerns about the lack of safety fencing around a swimming pool at 21 Walter Street. In the process of departing the property, it was noted that works appeared to have been commenced around the dwelling which is a Category B heritage listed dwelling. Under the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended) it is a requirement that all dwellings that are heritage protected due to their inclusion on the Town's heritage list, are required to have a development application submitted for proposed works. The applicant was advised of the requirements for a development application to be submitted.

A meeting was subsequently held at the Council offices with the applicant to explain the requirements for a development application and also a building permit for all works undertaken on heritage listed properties.

Numerous letters and emails were subsequently sent to the applicant/owners informing them of the requirement to submit a development application for all works being undertaken on site. Despite extensive attempts with the applicant to emphasise the requirement to follow due process and ensure that approvals for development were in place prior to works being undertaken, as well as requests for further information, the applicant failed to respond in a timely manner and provide requested information. The applicant has displayed a blatant disregard for responding to Council advice and protection of the heritage elements of the subject dwelling by ignoring the advice given.

It is noted that the owners were notified of the heritage listing of the property via the orders and requisitions letter (dated 6 December 2019) that was requested by the settlement agents as part of the property settlement. The document clearly stated that the property was a Category B heritage listed property and the Place Record Form was included with the correspondence.

When people purchase properties in East Fremantle it is for a range of reasons including the prevalence of heritage properties and traditional streetscapes. In this case the dwelling is located in Richmond precinct which has numerous heritage properties. The Town actively tries to protect existing listed heritage properties and the streetscapes. At the same time the Town's officers work with owners and developers to allow heritage properties to be renovated and modernised to ensure that the dwellings are more liveable, but still demonstrate heritage characteristics. The Town is happy to consider design proposals which allow people to develop a heritage dwelling to allow it to be brought into the 21<sup>st</sup> century and ensure that heritage elements are retained and contemporary housing features are added.

However, the changes that have been undertaken by the applicant/owners are considered completely unacceptable. The works were undertaken without formal approval and it has changed the aesthetics of the dwelling. The modification to the front verandah is not acceptable as it is a fundamental element of the design which sets it apart from other Federation, Edwardian and interwar heritage buildings in the surrounding streets. The barley twist verandah posts were rare in the street and a key characteristic of the Interwar Spanish Mission style house that is 21 Walter Street. The place record clearly states:

*No 21 Walter Street is a single storey house constructed in limestone, brick and rendered brick with a hipped tiled roof. It is a very fine expression of the Inter-War Spanish Mission style. It is asymmetrically composed with a part width arcaded porch. The porch sits proud of the house and is supported on barley twist columns. There is a pair of front doors flanked by sets of casement windows. There is a sunhood over the northern set of windows. The place sits on limestone foundations. The lower walls to the front facade are face brick and rendered above sill height. A soldier course header divides the face brick and rendered sections. The side elevations are rendered. The roofscape features a rendered chimney.*

The Statement of Significance continues:

*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.*

*The place has considerable aesthetic value as a fine Inter-War Spanish Mission style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.*

From the point of view of aesthetics, the Place Record states:

*No 21 Walter Street has considerable aesthetic value as a fine Inter-War Spanish Mission style house. It retains most of the characteristic features of a dwelling of the type and period.*

It goes on to say that:

*No 21 Walter 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.*

The Place Record clearly states:

*No 21 Walter Street is in good condition.*

*No 21 Walter Street retains a high degree of integrity.*

And

*No 21 Walter Street retains a moderate to high degree of authenticity.*

The changes that have been undertaken by the applicant/owner clearly degrade the integrity and the authenticity of the heritage elements of the dwelling. The works that have been undertaken are clearly visible from the street. The barley twist verandah supports are no longer in place or have been hidden and have been replaced with plastered columns. The aesthetic look of the barley twist columns characterises the Inter-war Spanish Mission style dwellings and without them this is lost forever. Even if the owners do not appreciate the look of the Spanish mission style dwelling it is a responsibility and requirement that the verandah supports were retained. The Town typically does not support changes to the front façade of heritage dwellings and the Residential Design Guidelines requires that additions and alterations are completed to the rear of existing dwellings and have minimal impact to the dwelling and the streetscape.

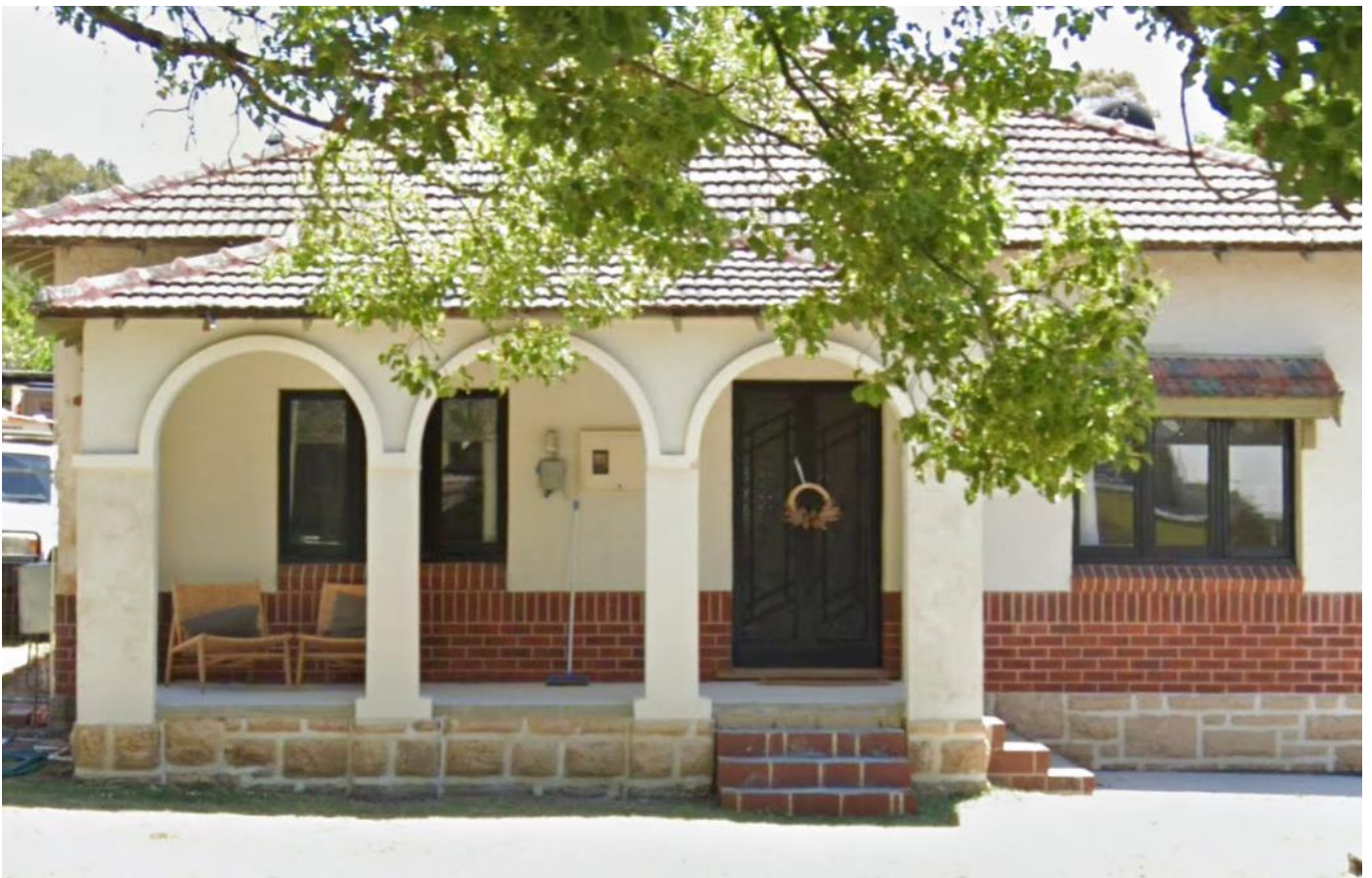
Photos have been included from Google maps that show the changes that have been undertaken to the front verandah. Subsequent photos taken on 9 November 2022 and included within the attachments show that there have been further changes undertaken to the property including the addition of new steps off the front verandah. The Town cannot verify whether any other changes have been made to the property externally or internally.



Before Development – April 2021



After Development – December 2021



It is disappointing that the applicant/owner has taken so long to respond to repeated requests to engage with the Town and respond appropriately with issues regarding 21 Walter Street. If the posts were in poor condition at no stage has evidence been provided of problems with the posts in terms of their structural integrity.

Given that the applicant/owners have changed a fundamental feature of the Category B heritage dwelling it is recommended that the proposed development application subsequent to development be refused and the Town instructs the applicant/owners to have a full heritage impact assessment undertaken and remove the current brick verandah pillars and reinstate the original or replicas of the original pillars to remediate the damage that has already been done to the heritage dwelling.

It is noted that despite a request to have the applicant/owner provide plans and building/ engineering information of the works that have been undertaken, no plans or information were submitted as part of the development application. No justification for the works has been provided. Indeed, with the exception of the application, the applicant has not liaised with the Town nor demonstrated any remorse for the works undertaken. It is suggested the only reason an application was submitted was because the Town had indicated that further action would be undertaken should a development application not be submitted.

It is also noted that the applicant/owners have submitted 12 letters from surrounding property owners that support the change to the verandah pillars. Although this is the case, the Town cannot allow owners to undertake changes to heritage listed properties without following due process and seeking the formal approval of the Town. Alterations and additions to existing heritage listed dwellings require the approval of the Town, irrespective of whether the neighbouring property owners support the changes or not. The works undertaken have no amenity impact to adjoining neighbours. However, as stated previously, the works that have been undertaken have removed the key and distinctive Spanish mission style verandah posts.

The photographs also show that stairs have been added to the front of the verandah which were never approved and is considered to detract from the original verandah. As a result, a requirement has been included in the final recommendation that the new stairs are to be removed. This is commensurate with the concern that the Town has, that all significant works undertaken on a heritage listed property are considered and ultimately approved by the Town before they are undertaken.

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## CONCLUSION

The Town of East Fremantle takes its responsibilities with regards to heritage protection seriously and it is without doubt why the Town is a sought after locality for property purchasers. The Town is supportive of renovation of heritage properties and additions that are completed in accordance with both the Burra Charter and the Hercon requirements. In this case, no formal discussions regarding changes to the dwelling were held before the works were undertaken and the works were completed irrespective of the Town's requirements and requests to submit a development application for any works.

Therefore, the development application to gain approval for the change to the front verandah pillars is recommended for refusal and a further recommendation is made to have the original or replica posts reinstalled to return the Category B heritage dwelling at 21 Walter Street East Fremantle as close as possible to its original verandah form. Photographic evidence must be presented to the Town that demonstrates that the work is completed. In addition, the owners are requested to have a heritage impact assessment of the whole dwelling completed to verify the state of the dwelling and ensure that the current state of the dwelling is on record with the Town. The heritage assessment is also requested to ensure the works are reinstalled as per heritage best practice. Failure to complete the required works and additional requirements will result in the Town undertaking legal action against the property owners. The Town requires that all property owners abide by the requirements set out in the Planning and Development Act 2005 and associated regulations.

- Ms Claire Hopley (owner) spoke against the officer's recommendation and requested that the modifications that have been undertaken be approved to remain.



## 12.9 OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

### OFFICERS RECOMMENDATION

That Council:

1. Refuse the proposed approval subsequent to development (removal of original barley twist verandah posts and replacement with plastered piers) at 21 (Lot 48) Walter Street, East Fremantle in accordance with the application submitted 1 October 2022 for the following reasons;  
In the opinion of the Town the proposed development conflicts with provisions of Clause 67 of the Planning and Development (Local Planning Scheme) Regulation 2015:
  - (a) the aims and provisions of this Scheme;
  - (b) the requirements of orderly and proper planning;
  - (g) any local planning policy for the Scheme area;
  - (k) the built heritage conservation of any place that is of cultural significance;
  - (l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;
  - (m) the compatibility of the development with its setting, including —
    - (i) the compatibility of the development with the desired future character of its setting;
    - (n) the amenity of the locality including the following —
      - (ii) the character of the locality;
      - (zb) any other planning consideration the local government considers appropriate.
2. Requires the applicant/ owner to engage a qualified heritage consultant or heritage architect to complete a heritage impact assessment of the whole dwelling. The heritage consultant is to provide advice in the heritage impact assessment regarding best practice heritage processes for the restoration of the pillars. A copy of the heritage impact assessment is to be submitted to the Town within the next 90 days.
3. Requires the applicant/ owner to remove the current plastered verandah pillars and reinstate/restore the original verandah pillars within the next 120 days.
4. Requires the applicant/owner to remove the current stairs located at the front of the verandah and restore the limestone footings directly behind these stairs within 120 days.
5. Provide written and photographic evidence of completion of remediation works to the Town within 7 days after completion of the restoration of the verandah pillars.
6. An application for a BA13 (application for building approval certificate) and BA18 (certificate of building compliance) is to be completed by a private building surveyor appointed by the property owners and submitted to the Town for works to be completed.

*Advice note:*

1. *Failure to complete 2 and 3 above will require the Town to undertake additional actions which may include legal proceedings against the owners in accordance with section 222 of the Planning and Development Act (2005)*

*Moved Cr Nardi, seconded Cr Mascaro*

*The adoption of the Officer's recommendation.*

### PROCEDURAL MOTION

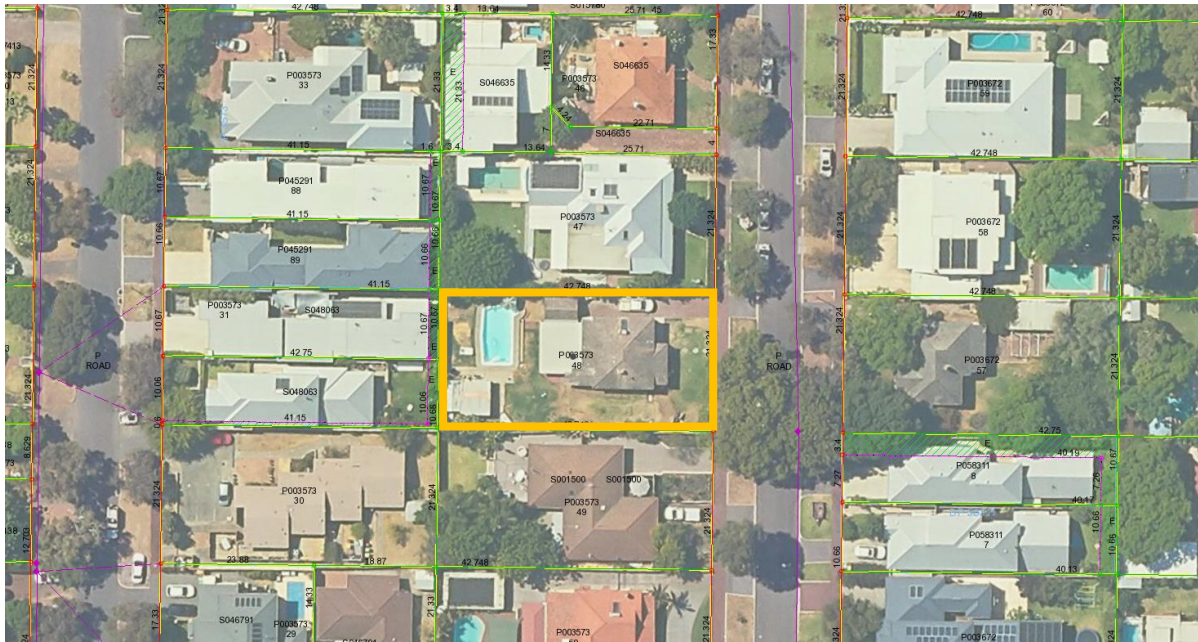
**Moved Mayor O'Neill, seconded Cr White**

**That the matter be deferred until the March 2023 meeting to allow the applicant the time to seek a Heritage Impact Assessment.**

(CARRIED 3:3)

(ON THE CASTING VOTE OF THE PRESIDING MEMBER)

# Attachment 1



Attachment -2

**21 Walter Street – Photos**





**PLACE RECORD FORM**

PRECINCT	Richmond
ADDRESS	21 Walter Street
PROPERTY NAME	N/A
LOT NO	Lot 48
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1937
ARCHITECTURAL STYLE	Inter-War Spanish Mission
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 21 Walter Street is a single storey house constructed in limestone, brick and rendered brick with a hipped tiled roof. It is a very fine expression of the Inter-War Spanish Mission style. It is asymmetrically composed with a part width arcaded porch. The porch sits proud of the house and is supported on barley twist columns. There is a pair of front doors flanked by sets of casement windows. There is a sunhood over the northern set of windows. The place sits on limestone foundations. The lower walls to the front facade are face brick and rendered above sill</p>

height. A soldier course header divides the face brick and rendered sections. The side elevations are rendered. The roofscape features a rendered chimney.

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

In September 1883 Stephen Henry Parker and James Morrison of Perth commenced subdivision of 65 acres of land to the north of Canning Road. The subdivision occurred at Swan Locations 63, 176, 219 and the south-western portion of Swan Location 306. The subdivision included Preston Point Road, Alcester Gardens, Wolsely Gardens, Victoria Road, Alexandra Road, Parry Avenue, and Salvado Avenue.

The Richmond Precinct was owned by Walter Easton and was named after the town of Richmond where Easton lived in England. In 1901 Easton's sons subdivided Windsor Estate. New streets to the subdivision of the Windsor Estate were named after various members of the Easton family; Walter, Gill, Stratford and Morgan (later Osborne Road).

Initially lot sizes were generous but sold at a slow rate. The initial development of the Richmond Precinct occurred at Canning Highway and Preston Point Road. Substantial residences were developed on these streets giving precedence to the future development of Richmond. The distinct architecture of Canning Highway and Preston Point Road distinguish Richmond from the surrounding area.

By 1913 there were approximately 40 residences in the area between Preston Point Road and Alexandra Road. Osborne Road, Windsor Road and Gill Street had several buildings apiece by 1913. By 1931 approximately half the lots were developed. In 1921 Richmond Primary School was developed between Windsor and Osborne Road and several Inter-War residences were developed in the immediate area. In the 1930s the Workers' Homes' Board developed a number of weatherboard, asbestos, brick and tiled residences. Inter-War style front porches were preferred over Federation style full width verandahs.

Redevelopments have occurred throughout the Richmond Precinct. Large lot sizes have allowed Richmond to be subject to the redevelopment of group and multiple housing. However, significant clusters of heritage dwellings remain throughout.

## OWNERS

Unknown

## HISTORIC THEME

Demographic Settlements - Residential Subdivision

## CONSTRUCTION MATERIALS

Walls – Limestone, brick and rendered brick

Roof – Tiles

## PHYSICAL SETTING

The residence is situated on a gently sloping site with lawned gardens. There is a concrete kerb to the lot boundary.

## STATEMENT OF SIGNIFICANCE

No 21 Walter Street is a single storey house constructed in limestone, brick and rendered brick with a tiled roof. It has historic and aesthetic value for its contribution to Richmond's high concentration of predominantly Federation and Inter-War period houses and associated buildings. The place contributes to the local community's sense of place.

The place has considerable aesthetic value as a fine Inter-War Spanish Mission style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.

The additions to the rear have no significance.

AESTHETIC  
SIGNIFICANCE

No 21 Walter Street has considerable aesthetic value as a fine Inter-War Spanish Mission style house. It retains most of the characteristic features of a dwelling of the type and period.

HISTORIC  
SIGNIFICANCE

No 21 Walter Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of Walter Easton's Estate from 1901.

SCIENTIFIC  
SIGNIFICANCE

N/A

SOCIAL  
SIGNIFICANCE

No 21 Walter 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 21 Walter Street is not rare in the immediate context but Richmond has rarity value as a cohesive middle-class suburb.

CONDITION

No 21 Walter Street is in good condition.

INTEGRITY

No 21 Walter Street retains a high degree of integrity.

AUTHENTICITY

No 21 Walter Street retains a moderate to high degree of authenticity.

MAIN SOURCES

## 12.1 64 STATON ROAD - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Mark & Simone Waters
<b>Applicant</b>	De Pledge Design
<b>Report Reference Number</b>	TPR-1157
<b>Planning Reference Code</b>	P86/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

### Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 30 September & 7 November 2022
4. Community engagement checklist

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### PURPOSE

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 64 (Lot 5) Staton Road, East Fremantle.

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### EXECUTIVE SUMMARY

This development application proposes alterations and additions to an existing dwelling at 64 (Lot 5) Staton Road East Fremantle. It is proposed to convert an existing single storey dwelling into a large double storey dwelling. The dwelling is proposed to have 8 bedrooms and 4 bathrooms, as well as a large double garage and storeroom, 2 studies and an upper storey kitchen dining and family room that leads onto a large alfresco area. The property is not heritage listed. Multiple variations are proposed to the Residential Design Codes and the Residential Design Guidelines related to the following;

- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern wall – Bar, Ensuite, Bed 6 – 1m required, 0m provided
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Bed 7, Bath – 1.5m required, 1.2m provided
- Clause 3.7.15.4.1.3 – Residential Design Guidelines – Wall Height -5.6m required, 8.5m provided
- Clause 3.7.15.4.1.3 - Residential Design Guidelines – Roof Height – 8.1m required, 8.5m provided
- Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m required, greater than 0.5m provided

It is recommended that the proposed development be supported subject to the conditions included in the final recommendation.

## BACKGROUND

<b>Zoning</b>	Residential R17.5
<b>Site Area</b>	1007m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

## CONSULTATION

## Advertising

The proposed development was advertised from 6 to 24 October 2022. The submissions are included in the table below.

Submissions	Applicant Response	Town Response
<p><b>Submission 1</b></p> <p>Please note that on the plans supplied via email that the boundary between these properties is incorrect. The plans are showing a brick and then a Hardie flex as boundary. This is incorrect as the Hardie flex is on the property of 8 Coolgardie and there is an asbestos fence that is the boundary fence, which due to being asbestos will need to be removed and another fence constructed, preferably out of brick with correct footing and rendered on eastern side to match the existing brick fence that is part of the boundary. The plans show clearly that the proposal suggest this is a multiple dwelling development. Whether this is allowed or not on the subject property, it should be assessed as a multiple dwelling development. The proposal clearly indicates that the existing residence on site is altered and extended, but the eastern end of the development presents a self-contained double storey dwelling with its own access off Coolgardie Ave. The eastern portion of the development is much larger than an ancillary dwelling and therefore should be accessed as a self-contained dwelling. The bar area is really a kitchen. If this development is assessed as a multiple dwelling development, then also parking and all additional planning requirements should have to be met to suit. Due to the modifications to be undertaken on the existing house we would presume that the existing house would possibly be demolished, possibly only retaining the slab to be used to start rebuilding, but due to the extensive changes to the position of the kitchen, toilets, bathrooms and ensuites, most of the slab will need to be cut away for the new plumbing and pipes to be laid. If this is the case the house could all be moved west to allow for the eastern wall to be built away from the boundary line thus letting more natural light to fall on the western end of 8 Coolgardie Ave.</p>	<ol style="list-style-type: none"> <li>1. The upper floor northern wall has windows with sill levels 1.6m above the floor level, therefore they are not deemed major openings to habitable rooms. The only window below the 1.6m height is less than 1m<sup>2</sup> in area and therefore is not deemed a major opening to a habitable room. I have calculated a setback of 2.5m as being the minimum required for the proposed wall length and height as per Table 2a: Boundary setbacks- Walls with no major openings of the R-Codes. Therefore, the top floor with a setback of 3.231m is compliant.</li> <li>2. The eastern parapet wall on the ground floor complies with the R-Codes. It is not a significant parapet wall being only 6.39m long 2.857m high.</li> <li>3. The eastern wall of the upper storey setback from the boundary is compliant with the R-Codes. I have calculated a setback of 1.2m as being the minimum required for the proposed wall length and height as per Table 2a: Boundary setbacks- Walls with no major openings of the R-Codes. Therefore, the top floor wall with a length of 6.69m and height of 5.714m with a setback of 1.22m is compliant.</li> <li>4. We have addressed your concerns about the concealed roof and have now converted it to a skillion roof design. This has significantly reduced the wall height on our northern side by 726mm.</li> <li>5. I have adjusted the study window back to the original size of what was previously the kitchen window. This</li> </ol>	<p>Matters relating to dividing fences are private civil matters between the neighbouring property owners. Replacement of the dividing fence is a matter for discussion and negotiation between neighbouring property owners. The site survey is a means to identify the lot boundaries and the existing heights on site. The proposed development is a single dwelling. Although large it is currently a single lot at the same address. It is not a multiple dwelling as there is not one dwelling unit above the other. Decisions regarding the location of walls and plumbing are a matter for the owner/applicant and builder to decide. The height of a building is not assessed based on the height of neighbouring dwellings but rather the height of the proposed development from the existing ground level heights on the subject site. Landscaping on private land is ultimately a matter for the owners to decide subject to meeting the landscaping requirements of the Residential Design Codes. There are no visual privacy requirements for the primary or secondary street setback areas. The Town must assess the proposed application on its merits and as presented therefore, the cannot require the owners of a property to excavate a site if a decision is made to build on top of the existing site levels. A single residential dwelling does not have to be wheelchair accessible and may have stairs. The window on the eastern side of the eastern extremity of the development is a bathroom window which is not considered a major opening and does not have to meet the visual privacy requirements of other habitable rooms within a dwelling.</p>



<p>Also a great noise buffer and to gain easy access to back of property. Another option would be to shorten the garage by one 1.5 meters, and then moving the new dwelling west by 1.5 meters thus away from the boundary, giving access to back yard, and allowing more natural sunlight to on the 8 Coolgardie Ave western face. With the height of the new house it appears that the total height is above that of 8 Coolgardie by a good margin which the owner in discussion has said that it's not above this height. Also the western front of the house rebuild is above the maximum height, of the eastern dwelling is even higher than the existing house, but by clever measurements it is very hard to work out the exact height correctly and how much it is over height. Due to the position of the new build right on the eastern border, this is going to impede and stop a lot of afternoon natural sunlight on to 8 Coolgardie Ave western side of existing house, even with the setback of the second storey. A possible solution following talks with the owner is to excavate down at least a metre or more the eastern dwelling build, thus lowering the house this would give a lot more natural sunlight earlier in the afternoon and help to stop the building from imposing over the existing dwelling. Lowering the build would also remove the stairs in the colonnade and make it wheelchair friendly. Making the whole floor plan on the same level apart from the garage. Following discussions with owner it was also suggested to move the complete eastern dwelling to the east as far as possible to allow more light on to the north west area of 8 Coolgardie Ave and also make the back area more usable for lawn and gardens. By lowering the roof lines would be in keeping with the existing build in the area. In line with the East Fremantle council tree planting we presume that once this tree is removed whether dead or alive, that at least one other tree of same height would need to be planted. On the eastern dwelling there is also a large window facing east on the eastern wall on the second level which will look directly into 8 Coolgardie Ave which is not acceptable. Privacy is of upmost importance to every household. With the plans supplied there is only the 3 small trees next to the western house that remain. The other trees on the northern border are removed.</p>	<p>way there is no additional overlooking compared to the existing overlooking from this habitable room window.</p> <p>6. The owners have no problem with the conditions of approval by The Town of East Fremantle regarding removing the proposed street tree.</p> <p>7. This application is for a single dwelling. This residence has specifically been designed to suit the owner's individual lifestyle. The owners fully understand the R17.5 zoning and that the corner lot cannot be subdivided.</p> <p>We have addressed some of the neighbours' concerns by locating the eastern part of our proposed residence 1.167m closer to Coolgardie Avenue, therefore increasing the setback from the northern boundary by 1.167m. This provides more natural light to the outdoor living area of 8 Coolgardie Avenue. The bathroom window facing 8 Coolgardie Avenue will be frosted glass. The Study and Bedroom 7 windows facing north have had their sill levels lifted to 1.6m above floor level, therefore providing privacy for the northern neighbour.</p>	
<p><b>Submission 2</b></p> <p>We refer to your letter dated 6 October 2022 inviting comment on plans P86/22. We are very concerned about the overall scale of the proposed development.</p> <p><b>Main objection – height at eastern end</b></p>		<p>As the proposed dwelling is located to the south of the northern properties there is no impact from overshadowing as calculated in accordance with the Residential Design Codes. The property cannot overshadow properties to the north.</p>

<p>Our main objection is the height of the roof at the eastern end of the proposed development. The overall roof height at the eastern end of the proposed development is unnecessary and excessively imposes on neighbouring properties - including blocking light, having inordinate visual impact, overlooking neighbours, and reducing amenity. The height of the proposed roofline at the eastern end significantly and unnecessarily exceeds the roof height of the adjacent two storey dwelling which is situated higher up the hill (at 8 Coolgardie Ave). The height of the proposed roofline at the eastern end is also unnecessarily higher than the height of the roofline of the proposed two storey build at the western end of Lot 5. A relatively minor excavation at the eastern end of Lot 5 would cater for the proposed build without exceeding, or being below, the roof height of the neighbouring property at 8 Coolgardie Ave. Dropping the overall height in that way would be consistent with the consultation we have had with Mr Waters, where he told us that he did not think that the proposed build was higher than the 8 Coolgardie property. We also understand that such an approach could bring the height of the roofline of the proposed eastern end into line with the height of the roofline at the western end of the proposed build on Lot 5 (without requiring any change to the proposed plan for the western end), reducing the overall imposition of this very substantial building on the streetscape and on neighbours. Only approving building to a level at or below the height of the roofline of the existing two storey property higher on the hill at 8 Coolgardie would be likely to meaningfully reduce the overall impact of the proposed build and, otherwise given the proposed plans, resolve our concerns about the excessive impact and imposition of the proposed build.</p> <p><b>Multi-dwelling development on the property</b></p> <p>Overall, it is difficult to understand how the proposed plans are in substance and in fact a renovation. Rather, the plans support a multiple dwelling development with two self-contained two storey dwellings at the western and eastern end of the property respectively - given the scope provided for their own entrances, and sleeping, bathroom, communal and kitchen facilities (noting the area planned as a BAR seems to have all the necessary elements of a kitchen). The proposed eastern building past the garage is more than a mere ancillary dwelling.</p>		<p>The height of the proposed dwelling at the eastern end of the property is below the maximum permissible roof height in accordance with the Residential Design Guidelines. Development does not have to consider the heights of the neighbouring properties subject to the height of the existing ground levels and if the development is less than the maximum acceptable heights. In this case the eastern section of the development is below the maximum acceptable height of 6.5m. Proponents do not have to excavate a site – this is a decision for the owners in accordance with the requirements of their proposed design.</p> <p>The proposed dwelling is a single dwelling and not a group dwelling or multiple dwelling. There is only one lot and at the moment it cannot be subdivided unless a scheme amendment was undertaken by the owners.</p> <p>The eastern section of the proposed dwelling has been assessed as a part of the whole development and is not considered an ancillary dwelling.</p> <p>The development is considered alterations and additions to an existing dwelling as the existing concrete slab and some existing walls are being retained and utilised in the new construction.</p> <p>This development has the greatest heights at the western end of the lot. If the dwelling was demolished and a new building proposed there is the possibility that the development would utilise the highest parts of the lot and have a greater potential impact on neighbouring properties.</p>
<p><b>Submission 3</b></p> <p>Main objection –</p> <p>After reviewing the plans we have concerns that the home is very dominating to the other</p>		<p>The property exceeds the amount of open space that is required for a lot with a density coding of R17.5 (approximately 57%).</p>

<p>surrounding homes due to the imposing height and scale.</p> <p>The home footprint consumes a large portion of the plot.</p> <p>There is an excessive height in some areas of the roof line of the home and this could be potentially lowered into the back portion of the lot to maintain a more suitable build and lessen the impact of the streetscape.</p> <p>The rear set-back is very close to surrounding neighbours and creates some question about allowable heights on ancillary dwelling which is a 4 bed x2.5 bath and exceeding 170sqm</p> <p>The existing home being retained and having a proposed extension when this appears as two separate buildings joined by a long hallway.</p> <p>Given the height of the second rear dwelling we would be trying to ascertain if there are any potential issues with privacy from our backyard. Which we would assume a fix could be a limitation of the total peak height. Using the existing slab means a further extension and would show a peak height from the front of the build which could be very dominating to the surrounding structures.</p> <p>Overall we just want to understand the scope and scale of the build and believe that this could be an imposition to our neighbourhood if it exceeds a certain height for visual impact.</p>		<p>The rear section of the proposed alterations and additions has not been deemed to be ancillary dwellings as it is part of the same building on the same lot.</p> <p>It is possible to have corridors between different sections of a house. There is no requirement to have all rooms of a dwelling massed together.</p> <p>The rear section of the dwelling sits below the maximum permissible heights.</p> <p>There are no privacy issues from the rear section of the dwelling as bedroom 7 and the upper storey study achieve the minimum 4.5m visual privacy setback as required by the Residential Design Codes.</p> <p>The proposed design only exceeds maximum permissible height in one section of the dwelling at the western end of the building. The rest of the dwelling achieves the maximum permissible roof height in accordance with the Residential Design Guidelines.</p>
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#### Community Design Advisory Committee

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

#### External Consultation

##### Referral to Water Corporation

#### **Re: Referral of Development Application P86/22 - 64 Staton Road, East Fremantle - Extensions to Dwelling**

*Thank you for your letter dated 10 October 2022, Water Corporation has No Objection to the proposed development. The proposed development does not appear to affect Water Corporation assets. If our assets are affected, the developer may be required to fund new works, or the upgrading of existing works and protection of all works associated with the Water Corporation. If a service is required, please contact as per above.*

*This proposal will require approval by our Building Services section prior to the commencement of works.*

*Infrastructure Contributions and fees may be required to be paid prior to approval being issued.*

*For further information about building applications, please follow this link:*

<https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a-building-application>

*The information provided above is subject to review and may change. If the proposal has not proceeded within six months, it is recommended that the developer contacts us to confirm whether or not the above information is still valid.*

A condition was included in the final recommendation requiring the owner to seek written approval from the Water Corporation before submitting an application for a building permit and present this approval to the Town.

### Internal Consultation

The development application was referred to the Town's Operations department. Standard conditions relating to the Town's crossover requirements and protection of verge trees were included in the final recommendation.

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### STATUTORY ENVIRONMENT

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

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### POLICY IMPLICATIONS

Residential Design Guidelines\

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### FINANCIAL IMPLICATIONS

Nil

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### 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.*

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### RISK IMPLICATIONS

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

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### SITE INSPECTION

A site inspection was undertaken.

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### 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

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	9.889m	A
Carport setback	1.5m	2.505m	A
Minor incursions			N/A
Lot Boundary Setbacks			
Northern wall – portico, terrace, study, laundry, powder room	1.5m	3.231m	A
Northern wall – upper storey – alcove, dining, kitchen, scullery, bed 4	2.5m	3.231m	A
Northern wall - colonnade	1m	>1m	A
Northern wall – games & bar	1.5m	3.509m	A
Northern wall – bed 7, study	3.3m	4.509m	A
<b>Eastern wall – bar, ensuite, bed 6</b>	<b>1m</b>	<b>0m</b>	<b>D</b>
<b>Eastern wall – bed 7, bath</b>	<b>1.5m</b>	<b>1.2m</b>	<b>D</b>
Car Parking	2 car bays	2 car bays	A
<b>Maximum roof height</b>	<b>8.1m</b>	<b>8.5m</b>	<b>D</b>
<b>Maximum wall height</b>	<b>5.6m</b>	<b>8.5m</b>	<b>D</b>
<b>Site Works</b>	<b>Maximum 0.5m</b>	<b>&gt;0.5m</b>	<b>D</b>
Visual Privacy			
Study	4.5m	<4.5m Existing window	A
Kitchen	6m	<6m Window less than 1m <sup>2</sup>	A
Overshadowing	Maximum of 25%	Overshadows subject property and road	A
<b>Roof form and pitch</b>	<b>28 to 36 degrees</b>	<b>&lt;28 degrees</b>	<b>D</b>
Materials and colours			A
Landscaping			A
Front fence			N/A
Footpaths and crossovers	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing dwelling at 64 (Lot 5) Staton Road East Fremantle. It is proposed to convert an existing single storey dwelling into a large double storey dwelling. The dwelling is proposed to have 8 bedrooms and 4 bathrooms, as well as a large double garage and storeroom, 2 studies and an upper storey kitchen dining and family room that leads onto a large alfresco area. The property is not heritage listed. Multiple variations are proposed to the Residential Design Codes and the Residential Design Guidelines related to lot boundary setbacks (2 locations), wall and roof height, roof pitch and site works.

Lot Boundary Setbacks - Eastern Wall – Bar, Ensuite, Bed 6

The eastern wall on the ground floor is proposed to be 10.1m long and less than 3.5m high without major openings. It is proposed to be located up to the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1m from the boundary. The reduced lot boundary setback can be supported based on design principles 5.1.3 P3.2 for the following reasons;

- Makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas,
- Minimal impacts of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation to the building and open spaces on the site and adjoining properties,

- Minimal overlooking and resultant loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property
- Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

There is reduced building bulk on the neighbouring property because excavation is proposed that lowers the development on the eastern side. The area immediately to the east of the proposed development is comprised of a second storey and a driveway leading into the garage of the neighbouring property. The proximity of the development to the boundary will not increase overshadowing from the north noting that the neighbouring property will create its own shadow from the north because of its height. Privacy is not compromised as there are no major openings in the eastern wall.

#### Lot Boundary Setbacks - Eastern Wall – Bed 7, Bath

The eastern wall on the upper floor is proposed to be 10.4m long and less than 5.7m high without major openings. It is proposed to be located 1.244m from the boundary. 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 boundary. The reduced lot boundary setback can be supported based on design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact from building bulk on the adjoining property to the west.
- Adequate direct sun and ventilation can reach the building and open space on the site and the adjoining property.
- There is no overlooking and loss of privacy on adjoining properties.

There is reduced building bulk on the neighbouring property because excavation is proposed that lowers the development on the eastern side. The area immediately to the east of the proposed development is comprised of a second storey and a driveway leading into the garage of the neighbouring property. The proximity of the development to the boundary will not increase overshadowing from the north noting that the neighbouring property will create its own shadow from the north because of its height. Privacy is not compromised as there are no major openings in the eastern wall.

#### Wall Height

In accordance with the Residential Design Guidelines 3.7.15.4.1.3 A1.5 the maximum height of the wall of the dwelling is supposed to be 5.6m. In this case the skillion roof with the wall underneath rises to a height of no more than 8.5m and this height is only in one section of the design; the southwestern corner of the lot. A significant proportion of the dwelling is well below this height and over half the length of the building is below 6.5m. After discussions with the applicant it was agreed to change the roof form to a skillion roof from a fully concealed roof to reduce some of the impact of the building height to properties to the north. It is also noted that the maximum height of the roof is at a point that is further away from other dwellings than any other point of the building so the impact of bulk and scale is reduced. The proposed height is of a compatible form, bulk, and scale to traditional development in the immediate locality.

#### Roof Height

In accordance with the Residential Design Guidelines 3.7.15.4.1.3 A1.5 the maximum roof height of a dwelling with a pitched roof is supposed to be 8.1m. In this case the skillion roof rises to a height of no more than 8.5m and this height is only in one section of the design; the southwestern corner of the lot. A significant proportion of the dwelling is well below this height and over half the length of the building is below 6.5m. After discussions with the applicant it was agreed to change the roof form to a skillion roof from a fully concealed roof to reduce some of the impact of the building height to properties to the north. It is also noted that the maximum height of the roof is at a

point that is further away from other dwellings than any other point of the building so the impact of bulk and scale is reduced. The proposed height is of a compatible form, bulk and scale to traditional development in the immediate locality.

#### Roof Pitch

Clause 3.7.8.3 A4.1 of the Residential Design Guidelines requires the roof pitch of the proposed dwellings to be between 28 and 36 degrees. The roof of this dwelling has 3 roof forms; skillion roof over the main dwelling, hip roof over the centre and concealed roof over the rear section. In each case the roof pitch is less than 28 degrees. The reduced roof pitch can be supported because it complements the traditional roof forms of surrounding development in the immediate locality. By utilising a concealed roof at the rear the roof is lower than what it could possibly be, and by having a skillion roof at the front some of the bulk and scale is reduced compared to having a fully concealed roof.

#### Site Works

Site works are proposed in the north-eastern corner of the lot that involve both the excavation of soil in the area to allow for the construction of the rear component of the proposed alterations and additions. The excavation of the soil in the north-eastern section of the lot is more than 0.5m but less than 1m. By doing this the dwelling is lower than if it was built on the existing levels so there is a reduced impact of building bulk on neighbouring properties. A retaining wall is proposed to be constructed along the northern and eastern sections of the lot boundary to respond to the excavation. This retaining is proposed to be 0.8m high. In accordance with the Residential Design Codes Table 4 deemed to comply clause C7.2 the retaining should be located 1m from the boundary. The proposed variation can be supported in accordance with design principles 5.3.7 P7.3 because the retaining walls allow the land to be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered, and landscaped having due regard to clause 5.3.7 (site works) and 5.4.1 (visual privacy).

Discussions were held with the applicant to address some matters that were of concern to the Town. Although the height of the dwelling has not been reduced significantly the adoption of a skillion roof at the front of the dwelling does reduce the height and ultimately some of the bulk and scale of the development towards the northern boundary. It has also been agreed that the second and existing driveway on the northern side of the lot will be removed recognising that dwellings are only permitted to have a single crossover. Also, despite the upper storey windows of the bed 7 and the study at the rear complying with the visual privacy setbacks the design was amended to utilise highlight windows to reduce any impact on the privacy of the northern neighbouring property.

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#### CONCLUSION

The proposed alterations and additions are on a large scale. The property is a single dwelling and even though it may appear to be 2 dwellings, given the R17.5 density coding it is not possible to subdivide the lot and create 2 individual dwellings. This property is a single dwelling and was assessed as such. An additional condition will be included in the final recommendation that would require a development application to be submitted for any future short-term accommodation being established on site. Based on the preceding assessment and report the proposed development can be supported subject to the conditions included in the final recommendation.

- Mr Hayden Dempsey, (neighbour) spoke against the officer's recommendation.
- Mr Tim Massey, (neighbour) spoke against the officer's recommendation.
- Mr Brent De Pledge (Architect) spoke in favour of the officer's recommendation.



OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

**12.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP011222**

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

**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 – Bar, Ensuite, Bed 6 – 1m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Bed 7, Bath – 1.5m required, 1.2m provided**
- (iii) Clause 3.7.15.4.1.3 – Residential Design Guidelines – Wall Height -5.6m required, 8.5m provided**
- (iv) Clause 3.7.15.4.1.3 - Residential Design Guidelines – Roof Height – 8.1m required, 8.5m provided**
- (v) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (vi) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m required, greater than 0.5m provided**

**for alterations and additions at No. 64 (Lot 5) Staton Road, East Fremantle, in accordance with the plans submitted 30 September & 7 November 2022, subject to the following conditions:**

- (1) A development application shall be submitted for the consideration of Council if short term accommodation is to be established on site.**
- (2) Written approval shall be received from the Water Corporation and this approval shall be submitted to the Town prior to the submission of a building permit application.**
- (3) 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.**
- (4) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.**
- (5) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not be removed without written approval from the Town.**
- (6) The existing redundant crossovers are to be removed and a new crossover application is to be submitted to the Operations Department of the Town.**
- (7) 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.**
- (8) 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.**



- (9) 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.
- (10) 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.
- (11) 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.
- (12) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (13) 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.
- (14) 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.
- (15) This development approval is to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) *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](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf)  
*Residential Design Guidelines*  
[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3\\_1\\_1\\_LPP\\_Residential\\_Design\\_Guidelines\\_Amended\\_17\\_May\\_2016.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf)  
*Urban Streetscape and Public Realm Style Guide*  
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>  
*Application to Conduct Crossover Works*  
[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application\\_to\\_conduct\\_crossover\\_works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf)
- (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.*
- (g) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (h) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.*
- (i) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.*

(CARRIED 4:2)

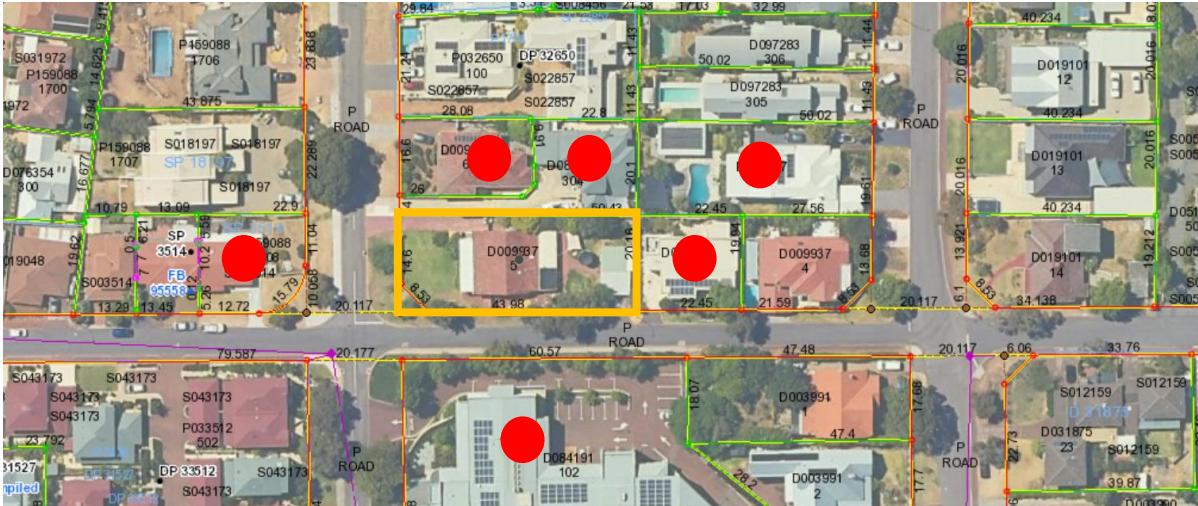
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

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#### REPORT ATTACHMENTS

Attachments start on the next page

## 64 Staton Road – Location and Advertising Plan



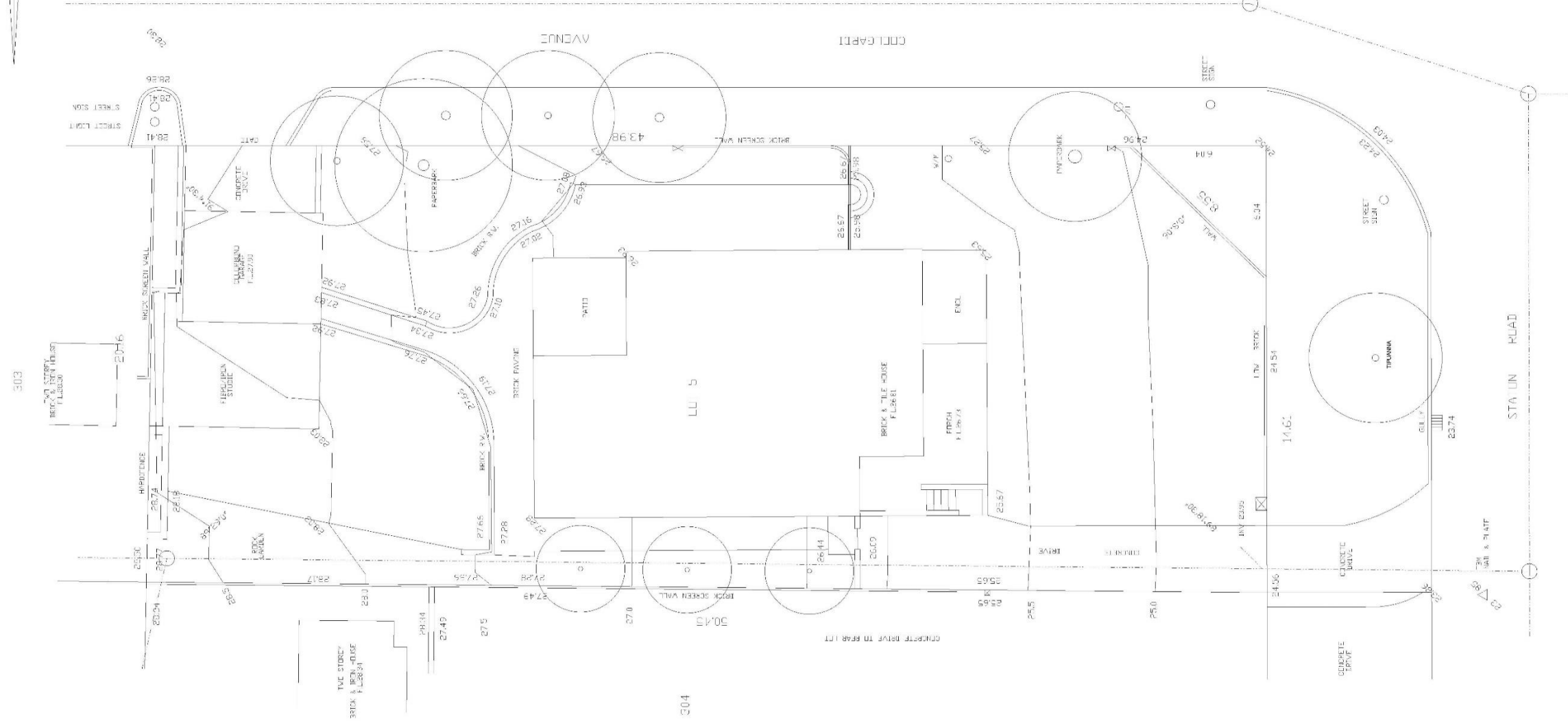
**64 Staton Road – Photos**











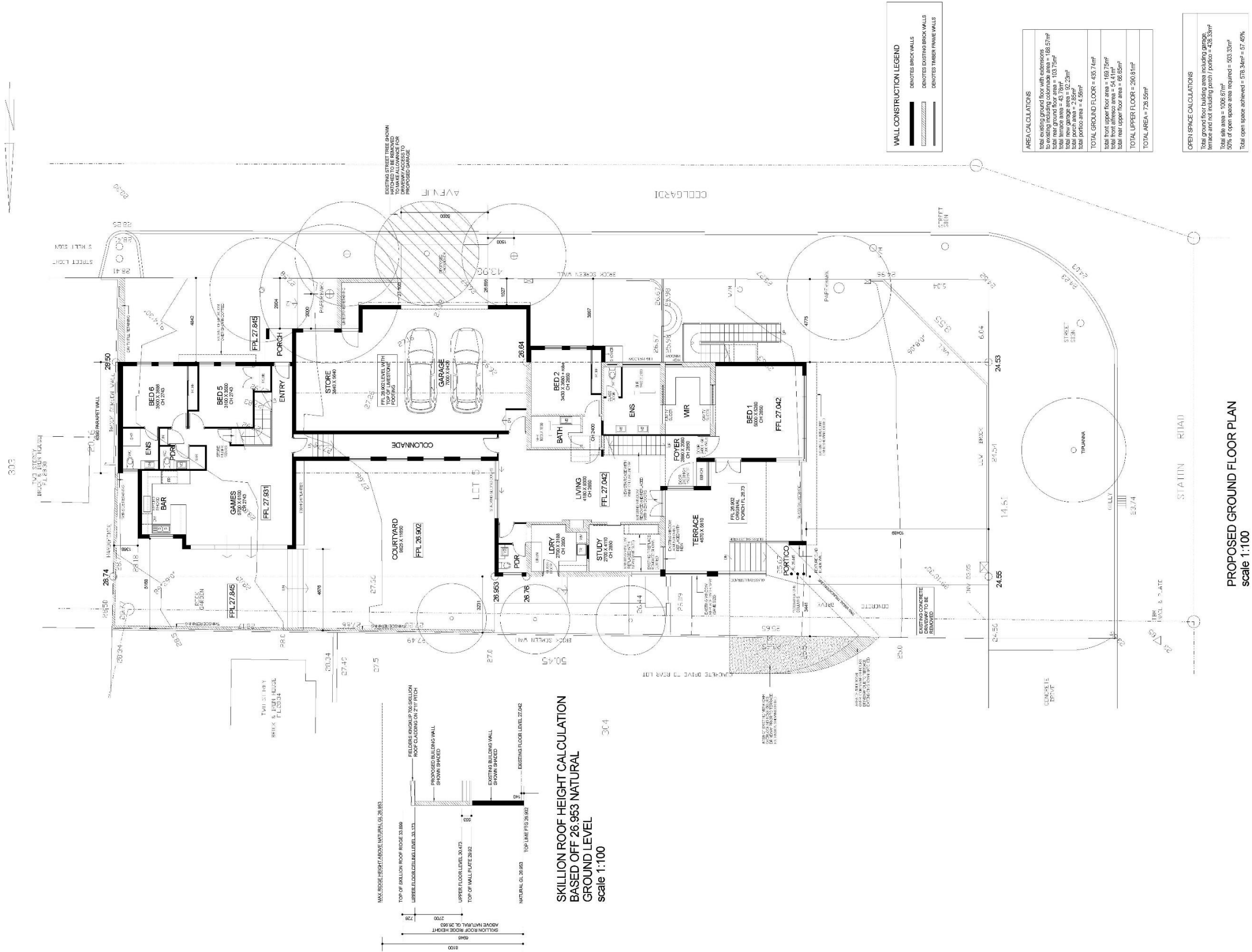
**PROPOSED EXTENSIONS**  
for: **MARK & SIMONE WATERS**  
at: **64 STATON ROAD, EAST FREMANTLE:**

de pledge design  
3a carrn road attadale  
PH 0438 196 172

SURVEYED	J.R.F.
DESIGN	R.T.O.
SCALE	1:100
DATE	6.3.2015
JOB NO	8859/12
DATUM	AHD

MR MARK WATERS  
SITE SURVEY OF LOT 5  
STATION ROAD, EAST FREMANTLE

**PATERSON  
TUDOR OWEN  
& PARKER**  
R. LEVINS, S. PATE  
NORTHIDGE, WA 98003  
T 408.9328.111;  
F 408.5227.5016  
E [info@paterstow.co.uk](mailto:info@paterstow.co.uk)  
ON-SURVEYING SURVEYERS



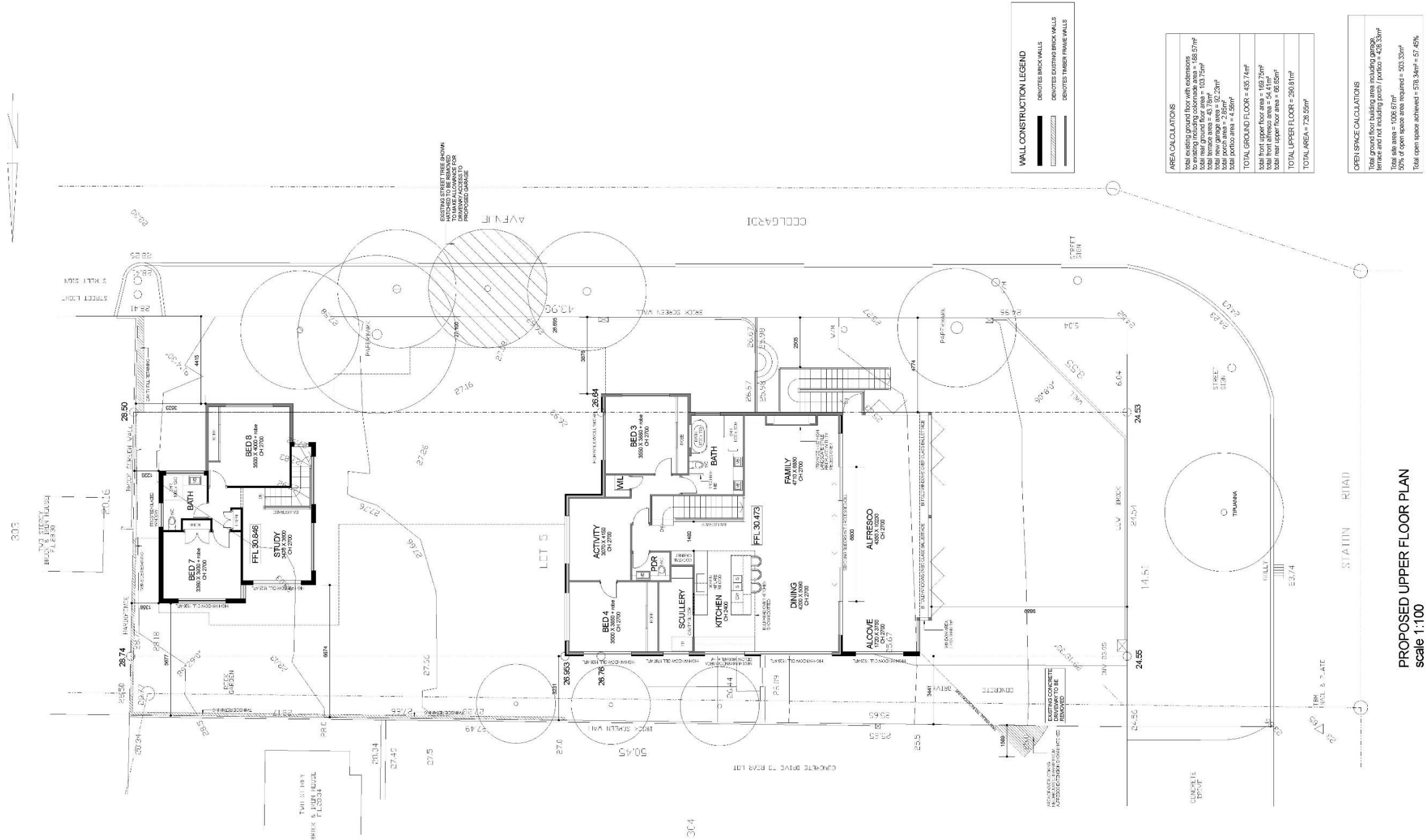
PROPOSED GROUND FLOOR PLAN  
scale 1:100

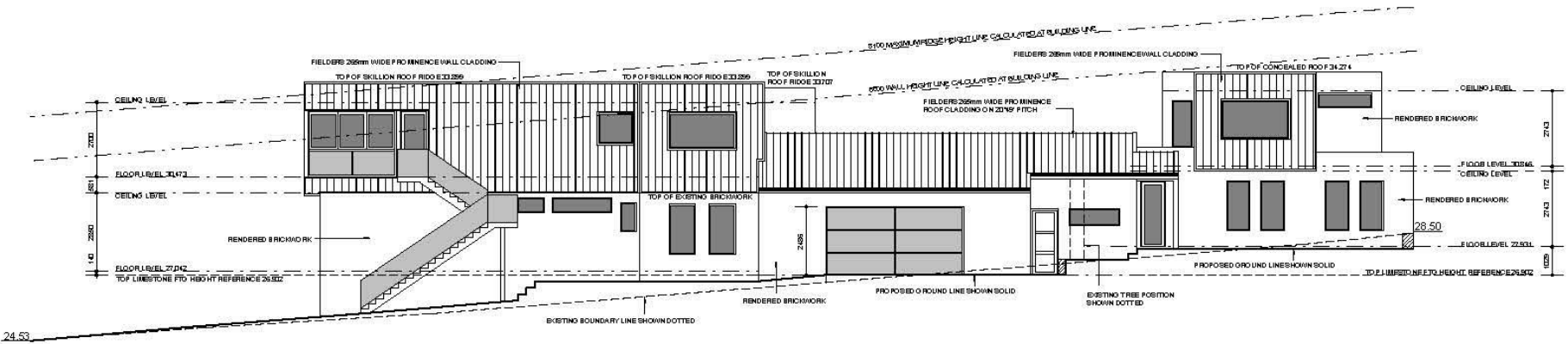
PROPOSED EXTENSIONS  
for: MARK & SIMONE WATERS  
at: 64 STATON ROAD, EAST FREMANTLE.

de pledge design  
3rd Cann Road Attadale  
PH 0438 196 172

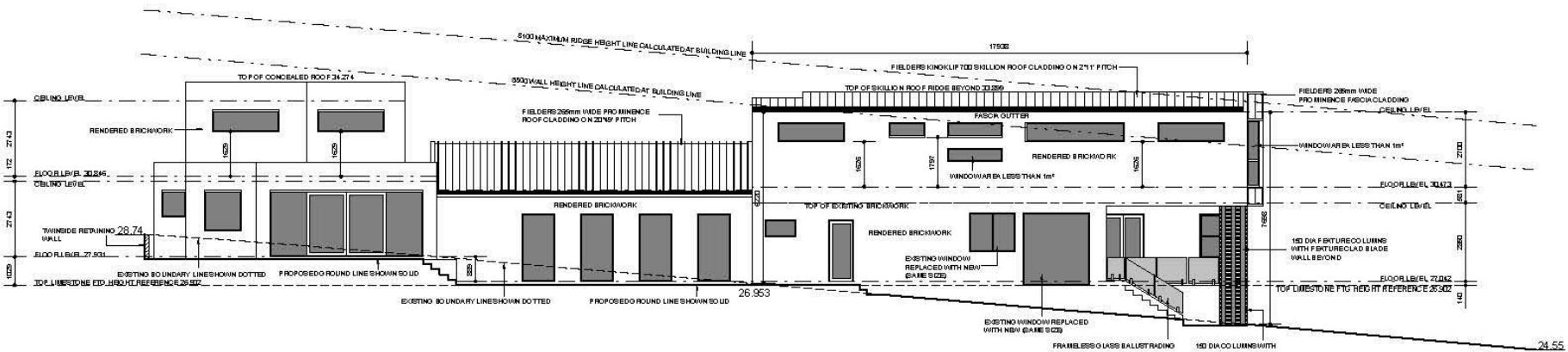
ANB 002 02/10/2022  
DRAWN 21/09/2022  
SHEET 2 OF 6



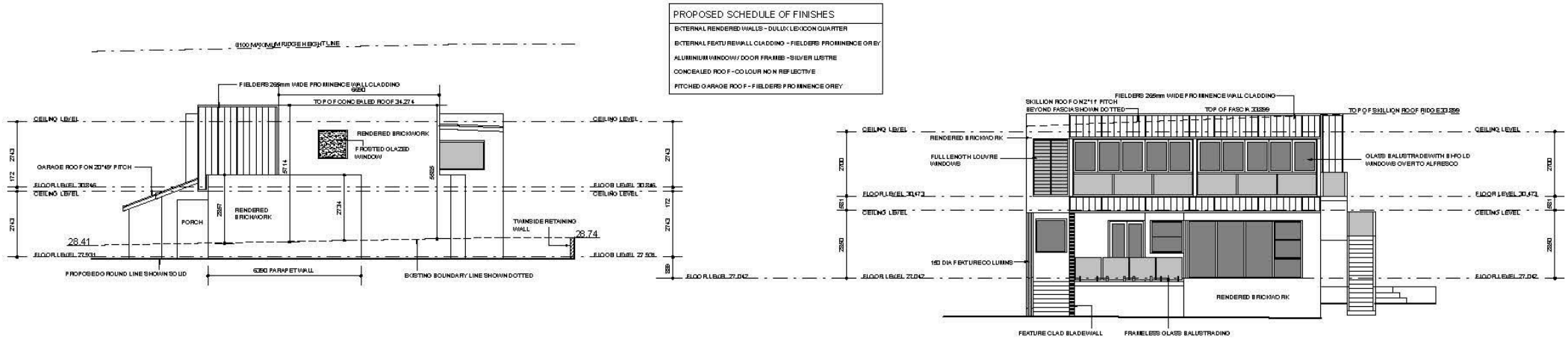




PROPOSED COOLGARDI AVENUE (SOUTH) ELEVATION  
scale 1:100



PROPOSED NORTH ELEVATION  
scale 1:100



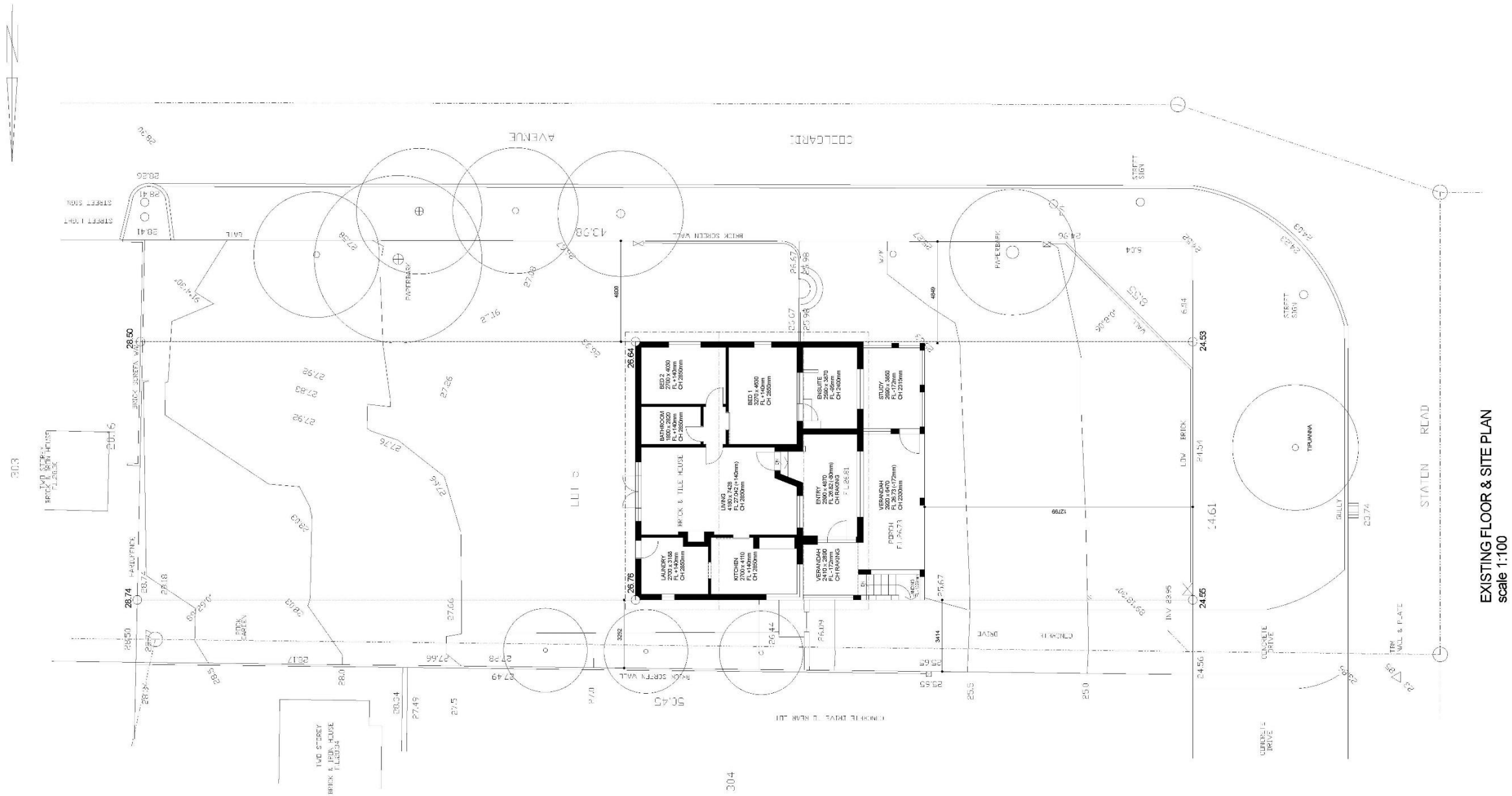
PROPOSED EAST ELEVATION  
scale 1:100

PROPOSED STATON ROAD (WEST) ELEVATION  
scale 1:100

PROPOSED EXTENSIONS  
for: MARK & SIMONE WATERS  
at: 64 STATON ROAD, EAST FREMANTLE.

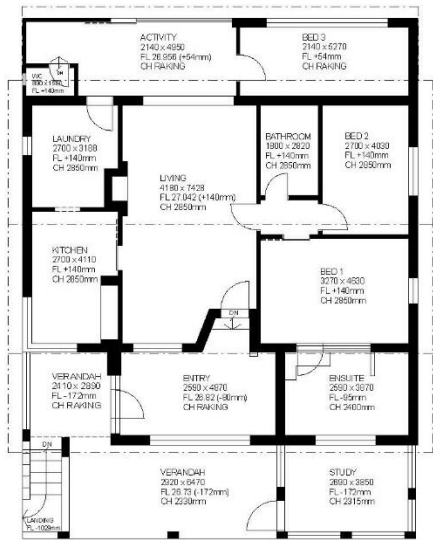
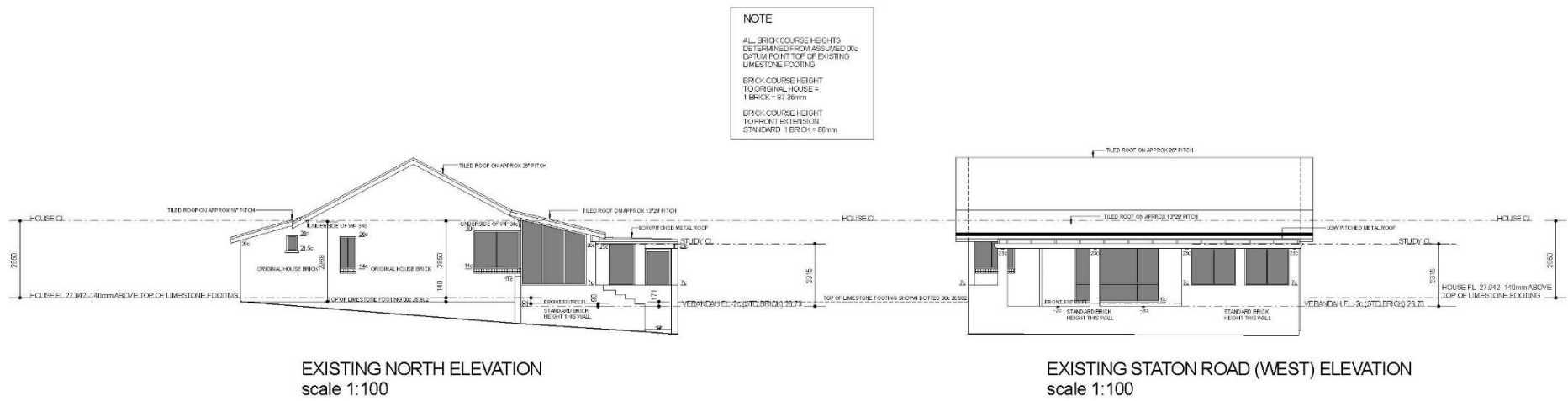
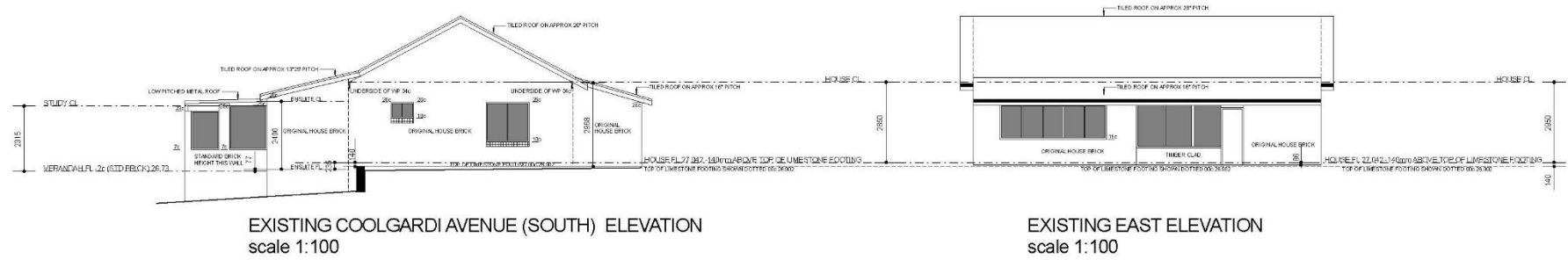
de pledge design  
3a cann road ottendale  
PH 0438 196 172

AMENDED 02/11/2022  
DRAWN 21/09/2022  
SHEET 4 OF 6



EXISTING FLOOR & SITE PLAN  
scale 1:100

PROPOSED EXTENSIONS for: MARK & SIMONE WATERS at: 64 STATION ROAD, EAST FREMANTLE.	de pledge design	
	3a cam road attitude PH 0438 196 172	
	DRAWN 21/09/2022	SHEET 5 OF 6



**NOTE**

ALL BRICK COURSE HEIGHTS  
DETERMINED FROM ASSUMED D.C.  
DATUM POINT TOP OF EXISTING  
LIMESTONE FOOTING

BRICK COURSE HEIGHT  
TO ORIGINAL HOUSE =  
1 BRICK = 87.35mm

BRICK COURSE HEIGHT  
TO FRONT EXTENSION  
STANDARD 1 BRICK = 88mm

**AREA CALCULATIONS**

existing house area = 188.61m <sup>2</sup>
existing verandah area = 77.38m <sup>2</sup>
existing shed area = 5.38m <sup>2</sup>
TOTAL AREA = 371.37m <sup>2</sup>

PROPOSED EXTENSIONS  
for: MARK & SIMONE WATERS  
at: 64 STATON ROAD, EAST FREMANTLE.

de pledge design  
3a cann road attadale  
PH 0438 196 172

DRAWN 21/09/2022  
SHEET 6 OF 6

## Community Engagement Checklist

### Development Application P86/22 – 64 Staton Road

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	24/10/2022	<input checked="" type="checkbox"/> Advertised to 6 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		24/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

## 12.2 115 PETRA STREET - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Philip Rossillo
<b>Applicant</b>	Mark Messiha (Premier Residential)
<b>Report Reference Number</b>	TPR-1163
<b>Planning Reference Code</b>	P85/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 19 October 2022
4. Place record form
5. Community engagement checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 115 (Lot 22) Petra Street, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes alterations and additions to an existing Category C heritage dwelling located at 115 (Lot 22) Petra Street, East Fremantle. Rear additions added to the existing dwelling many years ago are being demolished, and the original front porch and the front rooms of the existing dwelling are being retained. A new carport, family room, dining room, kitchen, laundry, 2 bathrooms, scullery, linen, and study are being added to the existing dwelling. A small shed is being located in the northwestern corner of the dwelling. With the exception of the ensuite and the carport the rest of additions are being added to the rear of the dwelling. From the front of the property there will be minimal interference with the streetscape.

Six variations are requested to the requirements of the Residential Design Codes and Residential Design Guidelines as included below;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Carport – 1m required, 0m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Wall – Study, Linen, Scullery, Lounge, Ensuite – 3.6m required, 0m provided
- (iii) Clause 3.7.15.3.3 – Residential Design Guidelines – Carport Setback Behind Building Line– 1.2m required, 0.9m provided
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- (v) Clause 5.4.1 – Residential Design Codes – Visual Privacy - Family Room – 6m required, less than 6m provided

(vi) Clause 5.4.1 – Residential Design Codes – Visual Privacy - Alfresco – 7.5m required, less than 7.5m provided  
It is recommended that Council support the development application subject to the conditions included in the final recommendation.

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## BACKGROUND

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	804m <sup>2</sup>
<b>Heritage</b>	Category C (not on heritage list only the local heritage survey)
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

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## CONSULTATION

### Advertising

The proposed development was advertised from 6 to 24 October 2022. No submissions were received.

### Community Design Advisory Committee

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

### External Consultation

Nil

### Internal Consultation

The development application was referred to the Town's Operations department. Standard conditions relating to the Town's crossover requirements and protection of verge trees were included in the final recommendation in response to Operations' comments.

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## STATUTORY ENVIRONMENT

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

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## POLICY IMPLICATIONS

Residential Design Guidelines

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## FINANCIAL IMPLICATIONS

Nil

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## STRATEGIC IMPLICATIONS

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

### Built Environment

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

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

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



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

## RISK IMPLICATIONS

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

## SITE INSPECTION

A site inspection was undertaken.

## COMMENT

### Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

### Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback – existing heritage dwelling – no change			N/A
<b>Carport setback</b>	<b>1.2m behind existing dwelling</b>	<b>0.9m</b>	<b>D</b>
Minor incursions			N/A
Lot Boundary Setbacks			
<b>Northern wall - carport</b>	<b>1m</b>	<b>0m</b>	<b>D</b>
Northern wall – rear shed	0m	0.2m	A
Western wall – rear shed	0m	1m	A
Northern wall – existing, stairs, family, alfresco	2.7m	5.103m	A
Western wall – alfresco, laundry, study	6m	10.181m	A
<b>Southern wall – study, linen, scullery, lounge, ensuite</b>	<b>3.6m</b>	<b>0m</b>	<b>D</b>
Open Space	55%	70.86% (applicant provided)	A
Car Parking	1-2 car bays	2 car bays	A
Maximum roof height	7m	<7m	A
Maximum wall height	8m	<8m	A
Site Works	<0.5m	<0.5	A
Visual Privacy			
<b>Family room</b>	<b>6m</b>	<b>&lt;6m</b>	<b>D</b>
<b>Alfresco</b>	<b>7.5m</b>	<b>&lt;7.5m</b>	<b>D</b>

Overshadowing	<25%	12.4% (100m2 – applicant provided)	A
Roof form and pitch	28 to 36 degrees	<28 degrees	A
Materials and colours			A
Landscaping			N/A
Front fence	1.8m maximum height 60% visual permeability	1.8m maximum 60% visual permeability	A
Footpaths and crossovers – no change	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing Category C heritage dwelling located at 115 (Lot 22) Petra Street, East Fremantle. Rear additions added to the existing dwelling many years ago are being demolished and the original front porch and 4 front rooms of the existing dwelling are being retained. A new carport, family room, dining room, kitchen, laundry, 2 bathrooms, scullery, linen, and study are being added to the existing dwelling. A small shed is being located in the north-western corner of the dwelling. With the exception of the ensuite and the carport the rest of additions are being added to the rear of the dwelling. From the front of the property there will be minimal interference with the streetscape.

Multiple variations are requested to the requirements of the Residential Design Codes and Residential Design Guidelines including lot boundary setbacks (2 locations), carport setback, roof pitch and visual privacy setbacks to the northern property (2 locations).

#### Lot Boundary Setback – Northern Wall – Carport

In accordance with the Residential Design Guidelines deemed to comply clause 5.1.3 C3.1 the northern carport wall which is 6.19m long and 2.753m high is required to be setback 1.0m from the boundary. In this case the wall is located on the boundary. The reduced lot boundary setback can be supported in accordance with design principle 5.1.3 P3.2 for the following reasons;

- The carport makes more effective use of the space and it located against a similarly located and constructed garage to the north,
- There is minimal impact from building bulk on adjoining properties,
- Adequate sunlight and ventilation can reach the building and open spaces on the site and the adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted and,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

As the wall located up to the boundary is solid and part of the carport will shield the neighbours from excessive vehicle noise as cars are moved in and out of the carport. As it is south of the northern neighbouring property there is no impact from overshadowing and access to sunlight is protected. For these reasons the reduced lot boundary setback can be supported.

#### Lot Boundary Setback - Southern Wall – Study, Linen, Scullery, Lounge, Ensuite

In accordance with the Residential Design Guidelines deemed to comply clause 5.1.3 C3.1 the southern wall which is 19.31m long and 3.6m high is required to be setback 3.6m from the boundary. In this case a portion of the wall (the linen cupboard and study) is located up to the boundary and the scullery and ensuite whilst separate are not setback so as to enable the wall to be determined as separate sections. Therefore the whole wall must be assessed in terms of the setback requirements. This reduced lot boundary setback can be supported in accordance with design principle 5.1.3 P3.2 for the following reasons;

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

Part of the wall is existing and there is some articulation so although measured as a much longer wall the whole wall is not built up to the boundary. Overshadowing is not excessive. The southern neighbouring property owners have also provided signed support for the proposed development. For these reasons the reduced lot boundary setback to the southern walls can be supported.

#### Carport Setback

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.15.3.3 A3 i carports are required to be setback a minimum distance of 1.2m behind the building line. In this case the carport is setback 0.9m from the front building line. The reduced setback is supported as the carport does not visually dominate the streetscape or the building to which it belongs and does not detract from the heritage character of the contributory building in accordance with performance criteria 3.7.15.3.3 P3.

The applicant/owner has provided the following comment related to the reduced setback from the front boundary;  
*The carport will be excavated to the same ground level of the property next door at 117 Petra Street. This is to create energy efficiency by maximising light into the bedrooms and living areas on the northern side of the house in winter. To meet engineering requirements retaining walls need to be erected on the front side and rear of the carport. Bringing the carport back 900 instead of 1200 will provide sufficient room for a walkway between the stairs and retaining wall at the back of the carport and more efficient use of space for the turning circle at the front.*

#### Roof Pitch

The proposed roof pitch of the additions to the existing dwelling is proposed to be less than the 28 degrees required. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch should be between 28 and 36 degrees and of a consistent scale and form with the prevailing building typology in the immediate locality. The reduced roof pitch can be supported in accordance with performance criteria 3.7.8.3 P4 because the roof complements the traditional form of the surrounding development in the immediate locality. Likewise, the roof materials that are being utilised are a combination of new tiles for the existing dwelling and the ensuite to the side and Colorbond sheeting to the carport and the rear additions. Although different materials are being utilised tile roofing is appropriate for the existing dwelling and new ensuite. By utilising the Colorbond roof for the carport and rear additions it clearly differentiates the new additions from the original dwelling. The reduced roof pitch can be supported.

### Visual Privacy – Family Room & Alfresco

The new family room at the rear of the dwelling does not achieve the 6m minimum visual privacy setback that is required in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.1. It only achieves a visual privacy setback of 5.1m but overlooks a narrow area of land no more than 0.9m on the northern neighbouring lot. The proposed development can be supported in accordance with design principles 5.4.1 P1.1 because the location of the room does not overlook the active habitable spaces or outdoor living areas of the northern neighbouring property.

The alfresco is also elevated above 0.5m above natural ground level and as such is required to provide a visual privacy setback of 7.5m in accordance with the Residential Design Codes 5.4.1 P1.1. In this case this is not achieved which a setback of only 7m being achieved, but again the design achieves design principles 5.4.1 P1.1 because the area does not overlook the active habitable spaces and outdoor living areas of the northern neighbouring property. Some screening is provided on the northern side of the alfresco area which improves privacy between the subject dwelling and the northern neighbouring lot. The owner of the subject property is also the owner of the northern neighbouring property and as such is supportive of the proposal including the reduced visual privacy setbacks for the family room and the alfresco area.

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### CONCLUSION

Based on the preceding assessment and report the proposed development can be supported. The proposed development is a single storey development that restores the existing heritage dwelling (Category C) and will ensure that a dwelling that has deteriorated over time is renovated and modernised. The applicant has had discussions with the Town and produced a design that meets the Town's requirements with a minimal number of variations to the Residential Design Codes and Residential Design Guideline. It is recommended that Council support the proposal with the attached conditions.

- Mr Phil Rosillo and Ms Anthea Paino (owners) spoke in favour of the officer's recommendation.

---

### OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

#### **12.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP011222**

**Moved Cr White, seconded Cr Mascaro**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Carport – 1m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Wall – Study, Linen, Scullery, Lounge, Ensuite – 3.6m required, 0m provided**
- (iii) Clause 3.7.15.3.3 – Residential Design Guidelines – Carport Setback Behind Building Line– 1.2m required, 0.9m provided**
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (v) Clause 5.4.1 – Residential Design Codes – Visual Privacy - Family Room – 6m required, less than 6m provided**
- (vi) Clause 5.4.1 – Residential Design Codes – Visual Privacy - Alfresco – 7.5m required, less than 7.5m provided**

**for alterations and additions at 115 (Lot 22) Petra Street, East Fremantle, in accordance with the plans submitted 19 October 2022, subject to the following conditions:**

- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date submitted 19 October 2022 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (2) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines.
- (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 to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (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/work-s-reserves/Crossover\\_Specification\\_2017.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/work-s-reserves/Crossover_Specification_2017.pdf)*

*Residential Design Guidelines*

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

***Urban Streetscape and Public Realm Style Guide***

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

***Application to Conduct Crossover Works***

***[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/work-s-reserves/Application to conduct crossover works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/work-s-reserves/Application%20to%20conduct%20crossover%20works.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.***
- (g) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.***
- (h) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.***
- (i) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.***

***(CARRIED UNANIMOUSLY)***

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

## REPORT ATTACHMENTS

Attachments start on the next page.



## 115 Petra Street – Location and Advertising Plan



**115 Petra Street – Photos**



Attachment -2




**PROPOSED ADDITIONS & RENOVATIONS**

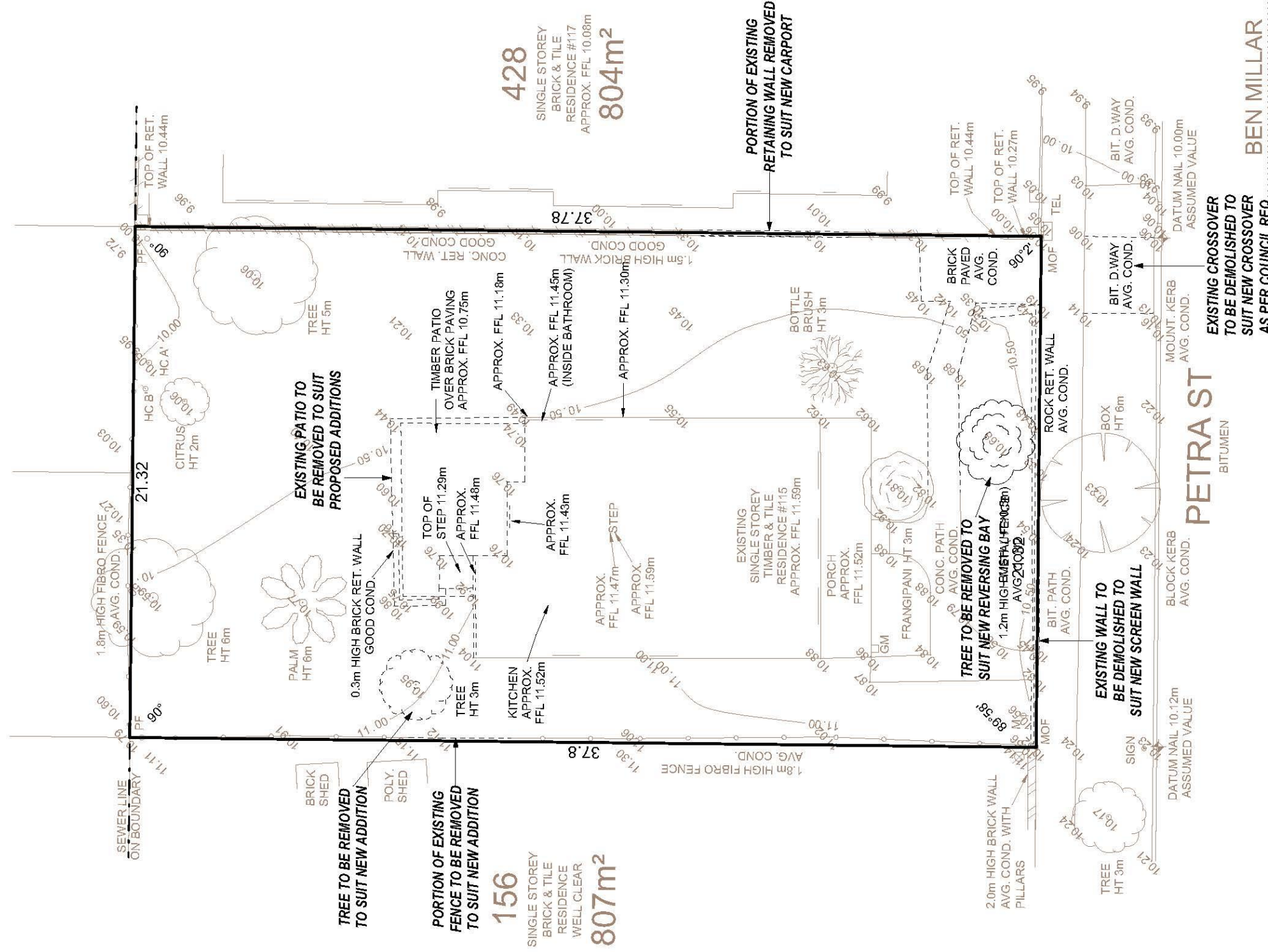
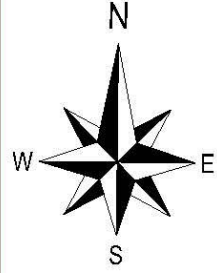
LOT 22 (#115) PETRA STREET, EAST FREMANTLE  
for PHIL ROSSILLO

**PLANNING DRAWINGS**

SHEET INDEX	
SHEET No	SHEET NAME
1	COVER SHEET & INDEX
2	SITE SURVEY
3	SITE PLAN
4	OVERSHADOWING PLAN
5	DEMOLITION PLAN
6	FLOOR PLAN
7	STREET ELEVATION
8	ELEVATIONS 1
9	ELEVATIONS 2



<div></div> <div>Premier Residential</div> <div>The Way You Want To Live</div> <div>51 Glomach Circuit Kinross WA 6028</div> <div>Mobile: 0466 672 189</div> <div>Email: admin@premierresidential.com.au</div> <div>ABN: 69 305 673 609</div>	<u>Project details</u>		© COPYRIGHT	<u>Revisions</u>			<u>COVER SHEET &amp; INDEX</u>					
	Client: PHIL ROSSILLO	Address: LOT 22 (#115) PETRA STREET EAST FREMANTLE TOWN OF EAST FREMANTLE		Description	Date/Dwn.	Chkd.	<b>Note:</b> Dimentions on plan do not allow for plastering/flooring finish.					
				DA Rev A	14.09.22	MM						
				DA Rev C	19.10.22	MM	<b>Job No: 242</b>					
										Drawn	Date	Rev
										MM	19/10/2022	A
			Sheet 1 of 9									



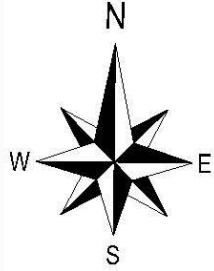


## EXISTING SITE PLAN

1:200

TITLE : FEATURE SURVEY & BOUNDARY IDENTIFICATION		LOT : 22 No. 115 PETRA ST	
CLIENT : PHIL ROSSILLO		SUBURB : EAST FREMANTLE DIA : 31342	
BUILDER : N/A		AUTHORITY : TOWN OF EAST FREMANTLE C/T : 213/166A	
<div>  <div> <div>P: (08) 9354 8511</div> <div>W: <a href="http://www.linksurveying.com.au">www.linksurveying.com.au</a></div> <div>E: <a href="mailto:info@linksurveying.com.au">info@linksurveying.com.au</a></div> </div> </div>		UBD REF : 326 J 2      GPS : S 32.03704°      E 115.77576°	
			
		SHEET : 1 of 1      BUILDER'S REF :      SURVEYED : 07/10/21      SCALE @ A3 : 1:200      DWG No : 43182-02-200      REV : A	
<b>NOTE</b> This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERV/CES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.      © STANDFASTNOMINEES 1996			



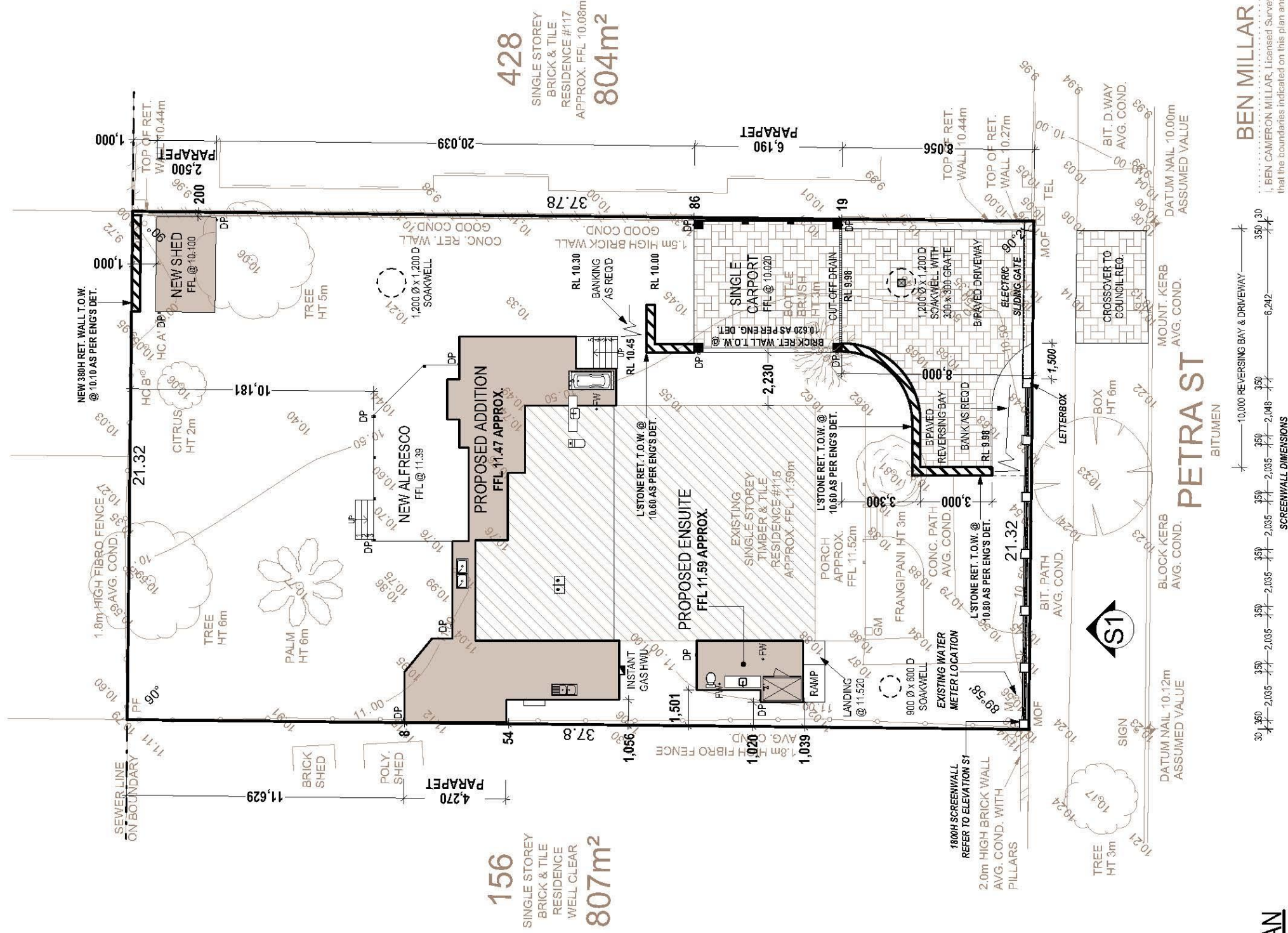


2  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE  
WELL CLEAR  
417m<sup>2</sup>

1  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE  
WELL CLEAR  
389m<sup>2</sup>

### STORMWATER CALCULATIONS

REQUIRED SOAKWELL CAPACITY.  
= 1m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA  
REQUIRED MINIMUM TOTAL CAPACITY  
= ROOF AREA OF (189.72m<sup>2</sup> / 65m<sup>2</sup>) x 1m<sup>3</sup> = 2.92m<sup>3</sup>  
SELECTED SOAKWELLS  
1 x 900Ø x 600D (0.38m<sup>3</sup>) = 0.38m<sup>3</sup>  
2 x 1200Ø x 1200D (1.36m<sup>3</sup>) = 2.72m<sup>3</sup>  
TOTAL SOAKWELL CAPACITY = 3.10m<sup>3</sup>



### SITE PLAN

NOTE:  
• RE-PEG BY LICENSED SURVEYOR  
• STORMWATER DISPOSAL TO SHIRE REQUIREMENTS

TO SCALE ON A3 SHEET

GROUND COVER  
SANDY / GRASS / WEED

BEN MILLAR

SERVICES MARKED CONFIRM REQUIRE  
BUILDER / CLIENT TO CONFIRM  
POSITION & / OR AVAILABILITY ON SITE.  
APPROXIMATE AHD CONNECTION ONLY,  
HEIGHT RESTRICTIONS REQUIRE  
ACCURATE GEODETIC CONNECTION.  
SEWER CONNECTION POSITION  
APPROXIMATE ONLY  
SEWER INVERT LEVEL 8.31  
SEWER BROUGHT UP 0.00  
DEPTH TO CONNECTION 1.74

LOT RECORDS			
STATUS	LOT SERVICE	LOCATED	CONFIRM
	WATER	✓	
	SEWERAGE	✓	
	GAS	✓	
	TELE.	✓	
	DRAINAGE	✓	✓
	POWER U/G	✓	
	Q/H		✓
AREA: ESTAB 03/1965			
COASTAL DISTANCE 1.5-10km			
LOT: 22			
AREA: 804 m <sup>2</sup>			
APPROX. AHD + 24.00m			
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.			

SERVICE LEGEND	
POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MAN-HOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN.	○ HCI
INDICATOR	
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MAN-HOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊗ WTP
WATERMETER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	✦
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
MARK ON FEATURE	■ MOF

TITLE : FEATURE SURVEY & BOUNDARY IDENTIFICATION  
CLIENT : PHIL ROSSILLO  
BUILDER : N/A

LOT : 22 No. 115 PETRA ST  
SUBURB : EAST FREMANTLE  
AUTHORITY : TOWN OF EAST FREMANTLE  
UBD REF : 326 J 2 GPS : S 32.03704° E 115.77576°



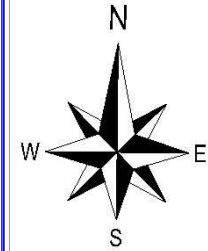
P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

### NOTE

This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site collaboration. Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFASTNOMINEES 1996

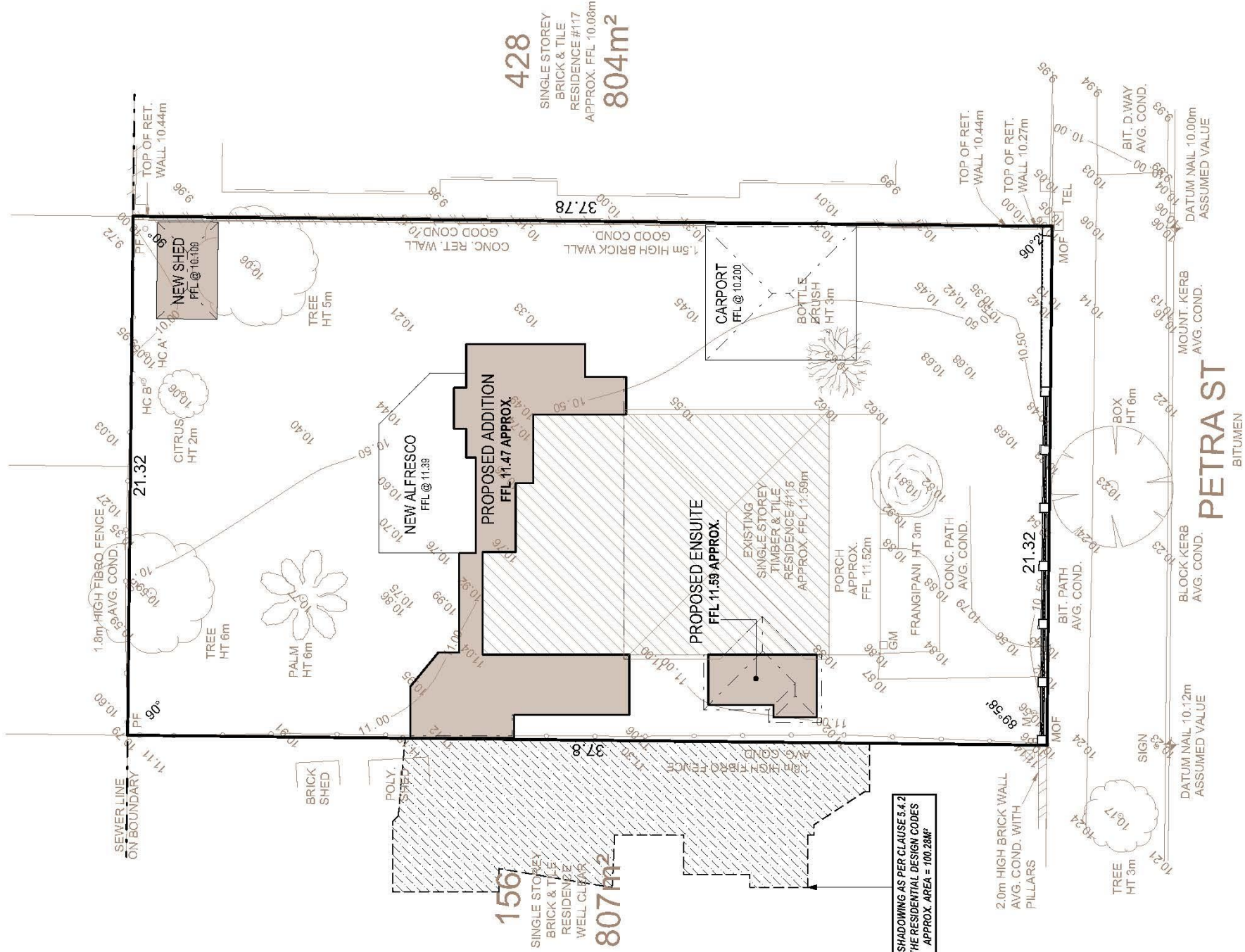
SHEET	BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No	REV
1 of 1		07/10/21	1:200	43182-02-200	A





2  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE  
WELL CLEAR  
417m<sup>2</sup>

1  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE  
WELL CLEAR  
389m<sup>2</sup>



OVERSHADOWING AS PER CLAUSE 5.4.2  
OF THE RESIDENTIAL DESIGN CODES  
APPROX. AREA = 100.28M<sup>2</sup>

OVERSHADOWING PLAN  
1:200

SERVICE LEGEND

POWER	CONSUMER POLE	CP
POWER POLE	PP	
LIGHT POLE	LP	
STAY POLE	SP	
S. WIRE ANCHOR	SWA	
UNI PILLAR		
EXPOSED CABLES	EC	
GAS		
PRE-LAID CONN.	GPL	
METER	GM	
SEWERAGE		
MANHOLE	SMH	
INSPECT. SHAFT	IS	
INSPECT. OPENING	IO	
HOUSE CONNECTION	HC	
HOUSE CONN.	HCI	
INDICATOR		
INSPECT. SHAFT CONNECTION	ISC	
TELE.		
PIT	TEL	
PRE-LAID CONN.	TPL	
DRAINAGE		
MANHOLE	DMH	
GULLY PIT		
LOT PIT	LDP	
HOUSE CONN.	DHC	
SIDE ENTRY PIT		
COMBINATION ENTRY PIT		
WATER		
STOP VALVE	WSV	
HYDRANT	HY	
FLUSH POINT	FP	
WATER TAP	WTP	
WATER METER	M	
PRE-LAID CONN.	WPL	
SURVEY		
DATUM NAIL		
PEG FOUND	PF	
PEG DISTURBED	PD	
PEG GONE	PG	
MARK ON FEATURE	MOF	

LOT RECORDS

STATUS	LOCATED	NO SERVICE	CONFIRM
LOT SERVICE	✓		
WATER	✓		
SEWERAGE	✓		
GAS	✓		
TELE.	✓		
DRAINAGE	✓		
POWER U/G	✓		
Q/H			✓
AREA: ESTAB 03/1965			
COASTAL DISTANCE 1.5-10km			
LOT: 22			
AREA: 804 m <sup>2</sup>			
APPROX. AHD + 24.00m			

BEN MILLAR

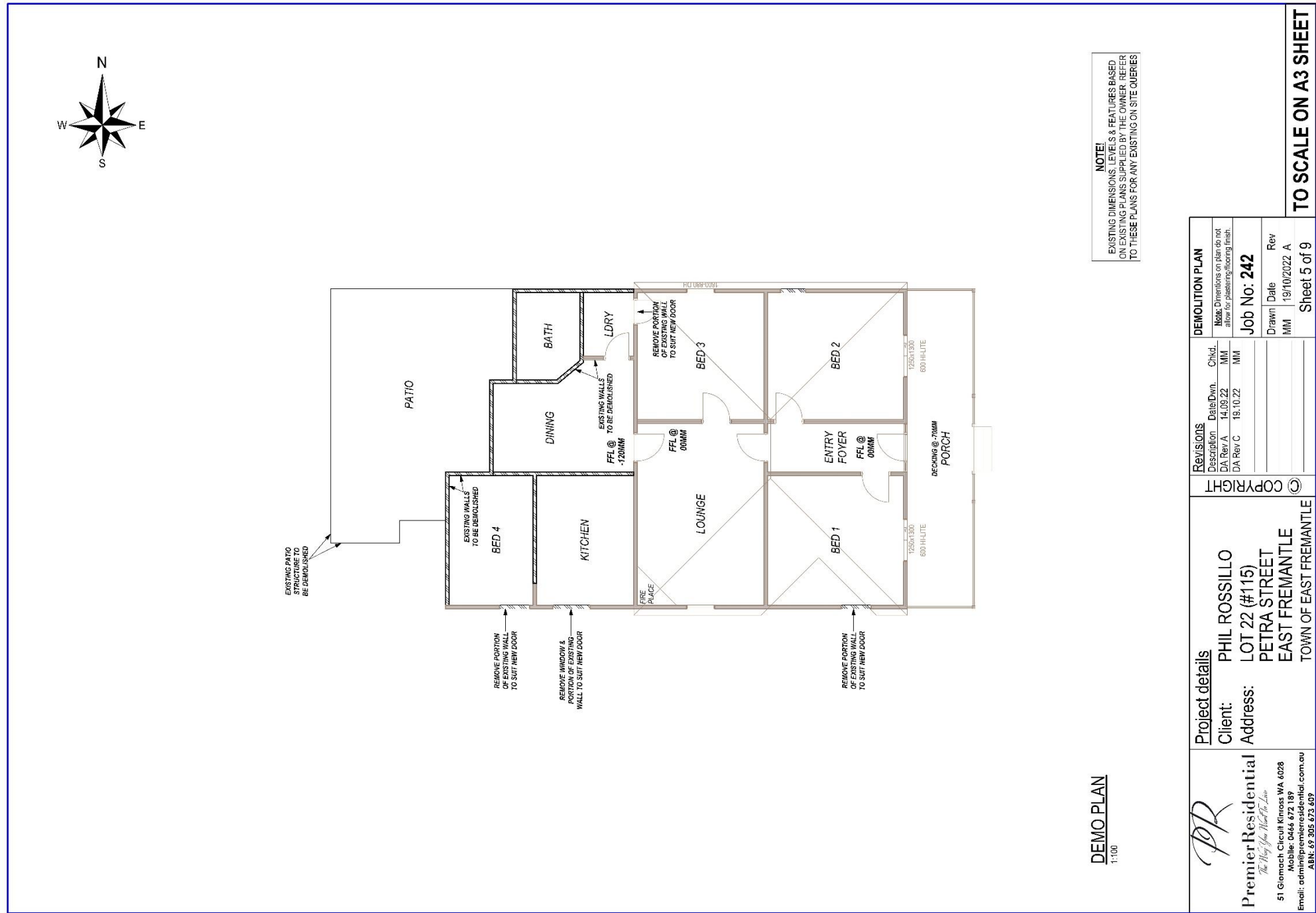
I, BEN CAMERON MILLAR, Licensed Surveyor certify that the boundaries indicated on this plan and the survey were performed in accordance with the provisions of the LICENSED SURVEYORS REGULATIONS 1981.

GROUND COVER

SANDY / GRASS / WEED

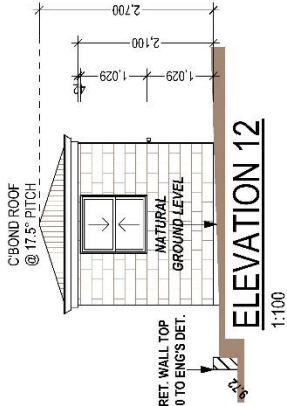
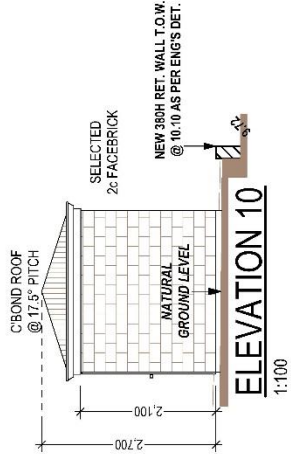
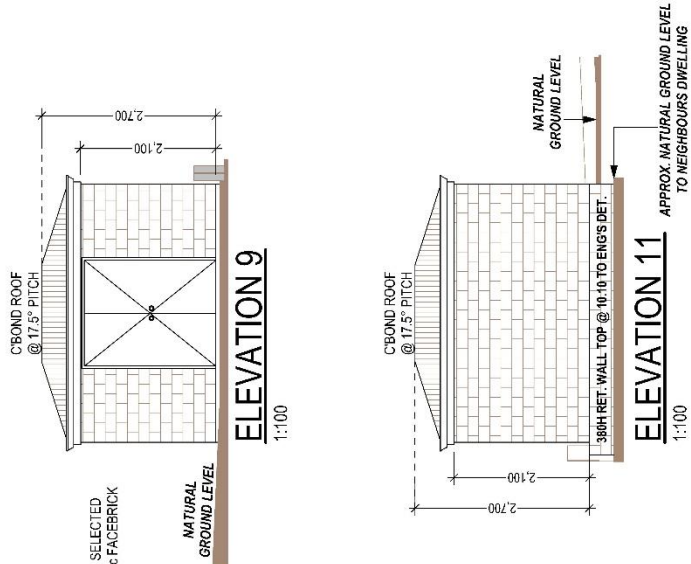
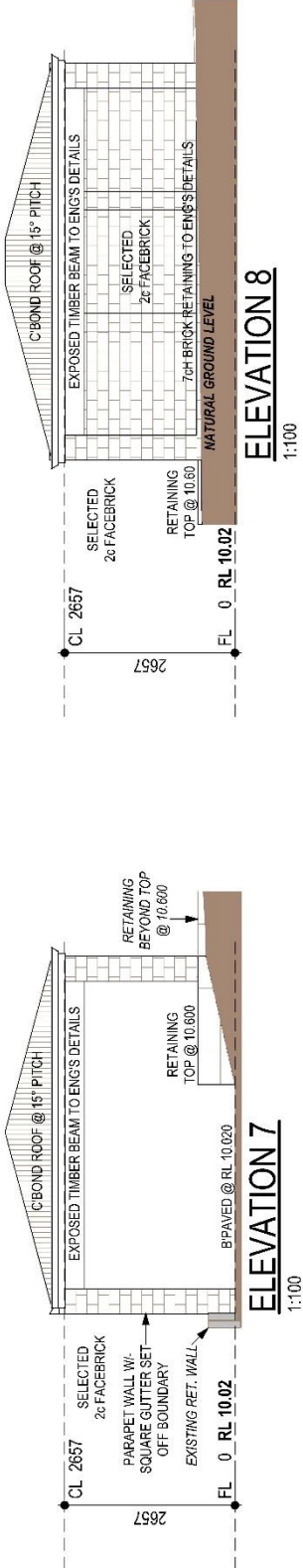
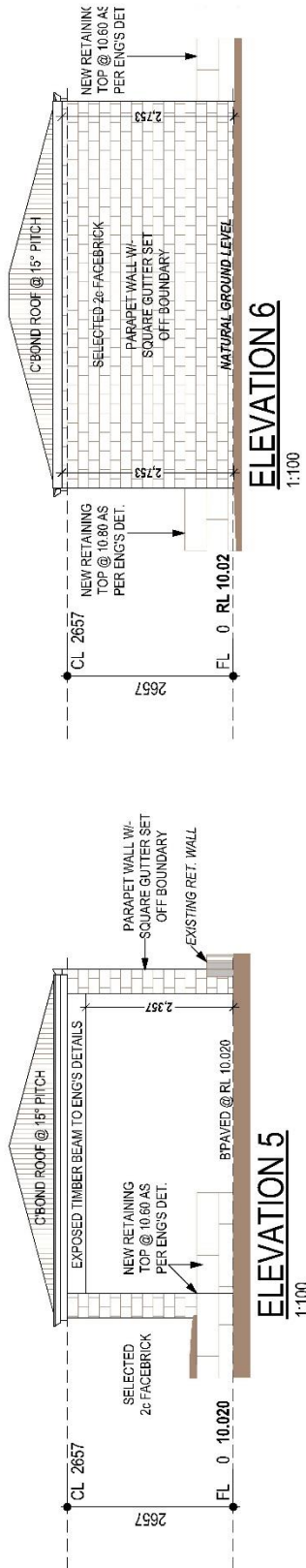
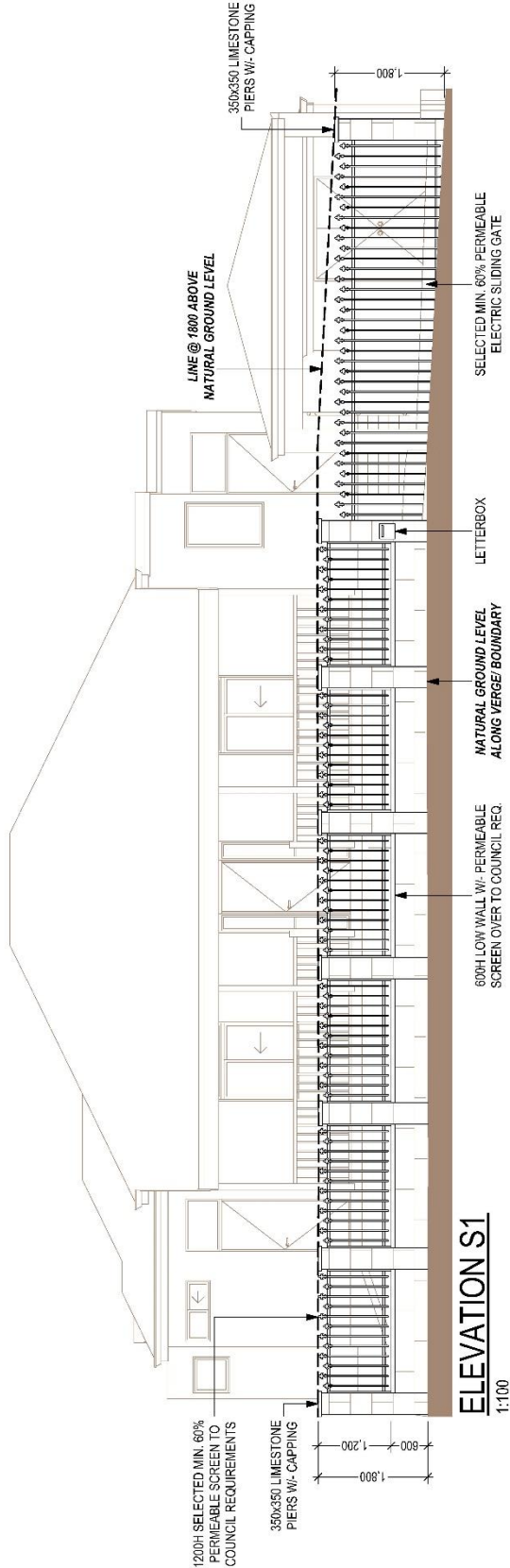
TO SCALE ON A3 SHEET


TITLE : FEATURE SURVEY & BOUNDARY IDENTIFICATION	LOT : 22 No. 115 PETRA ST
CLIENT : PHIL ROSSILLO	SUBURB : EAST FREMANTLE
BUILDER : N/A	AUTHORITY : TOWN OF EAST FREMANTLE
P: (08) 9354 8511 W: www.linkssurveying.com.au E: info@linkssurveying.com.au	UBD REF : 326 J 2    GPS : S 32.03704°    E 115.77576°
LINKS SURVEYING	
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERV/CES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 1 of 1    BUILDER'S REF 07/10/21    SURVEYED SCALE @ A3 1:200    DWG No 43182-02-200    REV A









 <b>Premier Residential</b> <i>The Way Your House Fits Life</i>	<b>Project details</b> <b>Client:</b> PHIL ROSSILLO <b>Address:</b> LOT 22 (#115) PETRA STREET EAST FREMANTLE TOWN OF EAST FREMANTLE
	51 Glomac Circuit Kinross WA 6028 Mobile: 0466 672 189 Email: <a href="mailto:admin@premierresidential.com.au">admin@premierresidential.com.au</a> ABN: 69 305 673 609

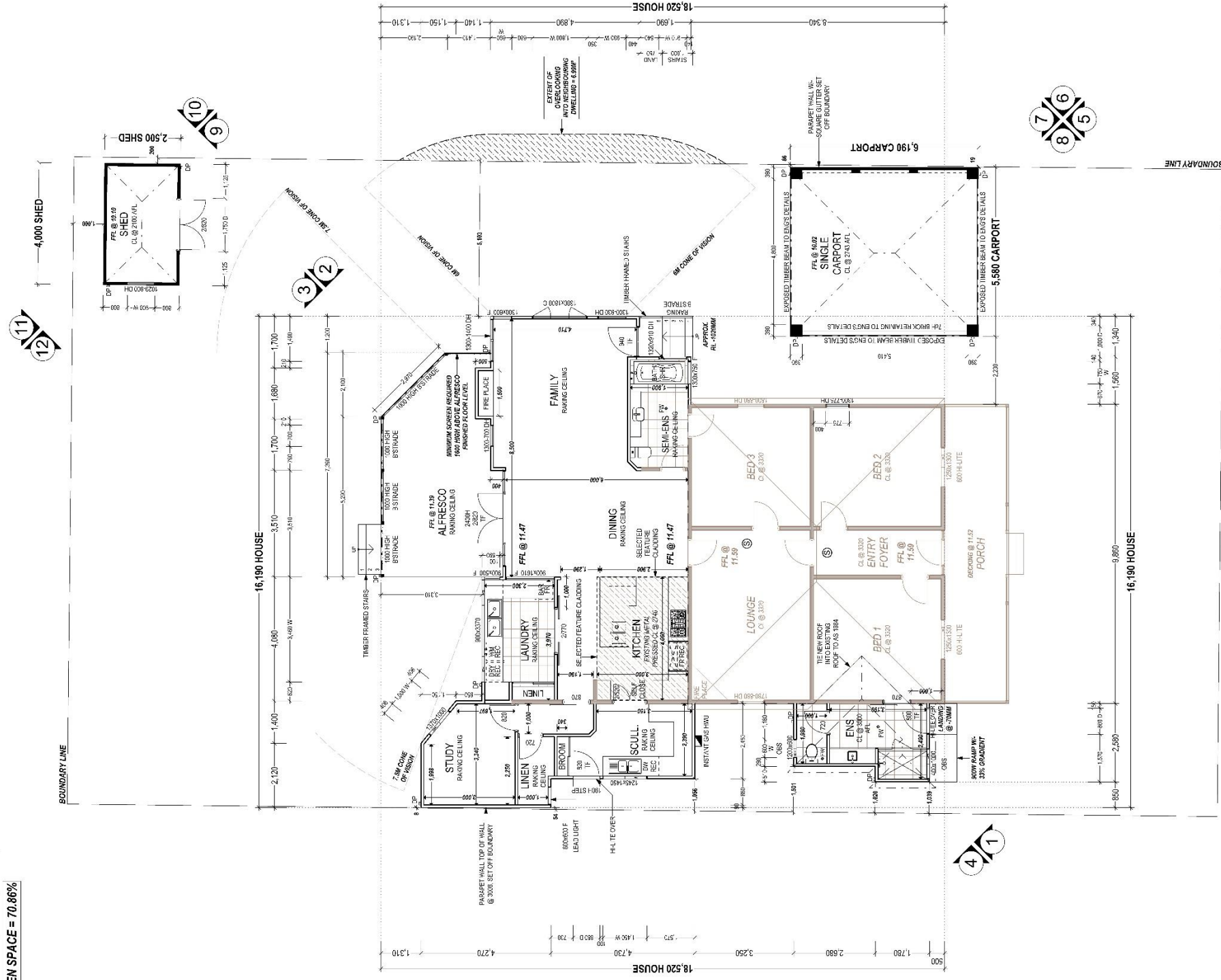
<b>ELEVATIONS 2</b>	
<b>Note:</b> Dimensions on plan do not allow for plastering/flooring finish.	
<b>Job No: 242</b>	
<b>Drawn</b>	<b>Date</b>
MM	19/10/2022 A
<b>Sheet 9 of 9</b>	

**TO SCALE ON A3 SHEET**



Floor Areas		
Location	Area	Perimeter
EXISTING HOUSE	130.71	48.20
EXISTING VERANDA	20.71	23.92
NEW ALFRESCO	25.13	22.55
NEW ENSUITE	10.14	14.08
NEW HOUSE	59.44	83.24
NEW SHED	10.00	13.00
NEW SINGLE CARPORT	34.54	23.54
	<b>200.67 m<sup>2</sup></b>	<b>208.53 m</b>

**OPEN SPACE = 70.86%**

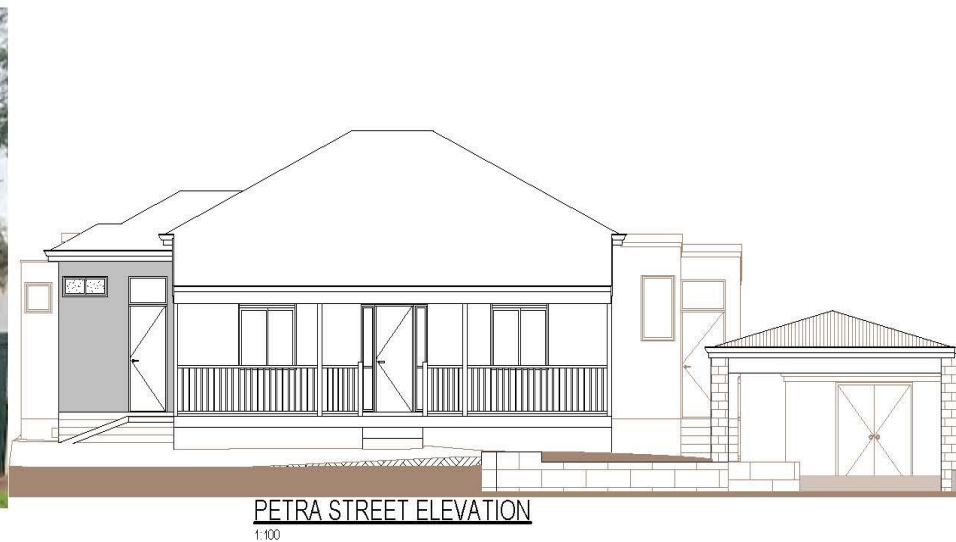


**FLOOR PLAN**  
1:100  
⑤ DENOTES HARD-WIRED  
SMOKE DETECTOR

**NOTE!**  
EXISTING DIMENSIONS, LEVELS & FEATURES BASED  
ON EXISTING PLANS SUPPLIED BY THE OWNER. REFER  
TO THESE PLANS FOR ANY EXISTING ON SITE QUERIES

<div></div> <div><b>Premier Residential</b> <i>The Way You Want to Live</i> 51 Glenloch Circuit Kinross WA 6028 Mobile: 0844 672 189 Email: <a href="mailto:info@premierresidential.com.au">info@premierresidential.com.au</a> ABN: 49 305 673 607</div>	<b>Project details</b> Client: PHIL ROSSILLO Address: LOT 22 (#115) PETRA STREET EAST FREMANTLE TOWN OF EAST FREMANTLE		<div>Revisions</div> <table><thead><tr><th>Description</th><th>Date/Dwn.</th><th>Chkd.</th></tr></thead><tbody><tr><td>DA Rev A</td><td>14.08.22</td><td>MM</td></tr><tr><td>DA Rev C</td><td>19.10.22</td><td>MM</td></tr></tbody></table>		Description	Date/Dwn.	Chkd.	DA Rev A	14.08.22	MM	DA Rev C	19.10.22	MM	<b>FLOOR PLAN</b> Notes: Dimensions on plan do not reflect actual site conditions or plan of work. All dimensions are to be confirmed by the client prior to any construction work.
	Description	Date/Dwn.	Chkd.											
	DA Rev A	14.08.22	MM											
DA Rev C	19.10.22	MM												
<b>Job No: 242</b> Drawn:      Date:      Rev: MM      19/10/2022      A		<div>© COPYRIGHT</div> <div>Sheet 6 of 9</div>												

**TO SCALE ON A2 SHEET**



TO SCALE ON A2 SHEET



**PLACE RECORD FORM**

PRECINCT	Richmond
ADDRESS	115 Petra Street
PROPERTY NAME	N/A
LOT NO	Lot 22
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1923
ARCHITECTURAL STYLE	Inter-War Bungalow
USE/S	Original Use: Residence/ Current Use: Residential
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C

PHYSICAL DESCRIPTION	No 115 Petra Street is a single storey house constructed in timber framing, weatherboard and fibrous cement cladding with a hipped tiled roof. It is an expression of the Inter-War Bungalow style. The front elevation is symmetrically composed with a full width skillion roofed verandah. The verandah is supported on timber posts. There is vertical a timber balustrade spans between the posts. There is a central door and hopper light and sidelights flanked with pairs of casement windows and hopper lights. The lower walls are weatherboard clad and the upper walls are clad in fibrous cement. The roofscape features a rendered brick.
----------------------	--

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

In September 1883 Stephen Henry Parker and James Morrison of Perth commenced subdivision of 65 acres of land to the north of Canning Road. The subdivision occurred at Swan Locations 63, 176, 219 and the southwestern portion of Swan Location 306. The subdivision included Preston Point Road, Alcester Gardens, Wolsely Gardens, Victoria Road, Alexandra Road, Parry Avenue, and Salvado Avenue.

The Richmond Precinct was owned by Walter Easton and was named after the town of Richmond where Easton lived in England. In 1901 Easton's sons subdivided Windsor Estate. New streets to the subdivision of the Windsor Estate were named after various members of the Easton family; Walter, Gill, Stratford and Morgan (later Osborne Road).

Initially lot sizes were generous but sold at a slow rate. The initial development of the Richmond Precinct occurred at Canning Highway and Preston Point Road. Substantial residences were developed on these streets giving precedence to the future development of Richmond. The distinct architecture of Canning Highway and Preston Point Road distinguish Richmond from the surrounding area.

By 1913 there were approximately 40 residences in the area between Preston Point Road and Alexandra Road. Osborne Road, Windsor Road and Gill Street had several buildings apiece by 1913. By 1931 approximately half the lots were developed. In 1921 Richmond Primary School was developed between Windsor and Osborne Road and several Inter-War residences were developed in the immediate area. In the 1930s the Workers' Homes' Board developed a number of weatherboard, asbestos, brick and tiled residences. Inter-War style front porches were preferred over Federation style full width verandahs.

Redevelopments have occurred throughout the Richmond Precinct. Large lot sizes have allowed Richmond to be subject to the redevelopment of group and multiple housing. However, significant clusters of heritage dwellings remain throughout.

#### OWNERS

Unknown

#### HISTORIC THEME

Demographic Settlements - Residential Subdivision

#### CONSTRUCTION MATERIALS

Walls – Timber framing, weatherboard and fibrous cement cladding

Roof – Tiles

#### PHYSICAL SETTING

The residence is situated on a sloping site with a post-rail-chainlink fence on the lot boundary.

#### STATEMENT OF SIGNIFICANCE

No 115 Petra Street is a single storey house constructed in timber framing, weatherboard and fibrous cement cladding with a tiled roof. It has historic and aesthetic value for its contribution to Richmond's high concentration of predominantly Federation and Inter-War period houses and associated buildings. The place contributes to the local community's sense of place.

The place has some 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.

Attachment -4

AESTHETIC  
SIGNIFICANCE

No 115 Petra 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 115 Petra Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of Walter Easton's Estate from 1901.

SCIENTIFIC  
SIGNIFICANCE

N/A

SOCIAL  
SIGNIFICANCE

No 115 Petra 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 115 Petra Street is not rare in the immediate context, but Richmond has rarity value as a cohesive middle-class suburb.

CONDITION

No 115 Petra Street is in good condition.

INTEGRITY

No 115 Petra Street retains a high degree of integrity.

AUTHENTICITY

No 115 Petra Street retains a moderate degree of authenticity.

MAIN SOURCES



## Community Engagement Checklist

### Development Application P85/22 – 115 Petra Street

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	24/10/2022	<input checked="" type="checkbox"/> Advertised to 2 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		24/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

## 12.4 12 DALGETY STREET - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Kelly Moss & Travis Sheehy
<b>Applicant</b>	Mo Wilson Design
<b>Report Reference Number</b>	TPR-1161
<b>Planning Reference Code</b>	P90/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 7 October 2022
4. Place record form
5. Heritage impact assessment
6. Community engagement checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for alterations and additions at 12 (Lot 12) Dalgety Street, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes alterations and additions to a Category B heritage dwelling at 12 (Lot 12) Dalgety Street, East Fremantle. It is proposed to remove the southern rear section of the existing dwelling and modernise the dwelling. The heritage elements of the original front section are retained, and newer rear additions are to be added. There are existing additions that were constructed some years ago which are being retained. A rear deck, toilet, kitchen, bathroom, and associated doors and walls to these rooms are being demolished. Two centrally located chimneys and associated fireplaces are also being removed to open up the rear of the dwelling and allow an upper storey master bedroom, guest room and ensuite to be constructed. A heritage impact assessment was prepared which supported the proposed development. Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines as listed below;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – 1.5m required, 1.1m provided
- (ii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m truncation or reduction in fence height to 0.75m required, visually permeable fence provided
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided.

It is recommended that Council support the proposed development subject to the conditions included in the final recommendation.

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## BACKGROUND

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

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## CONSULTATION

The proposed development was advertised from 10 to 26 October 2022. No submissions were received.

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## STATUTORY ENVIRONMENT

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

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## POLICY IMPLICATIONS

Residential Design Guidelines

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## FINANCIAL IMPLICATIONS

Nil

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## 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.*

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## RISK IMPLICATIONS

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

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## SITE INSPECTION

A site inspection was undertaken.

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**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

**Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes**

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	>7.5m	A
Garage setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
<b>Southern wall – ground floor - garage, laundry, WC</b>	<b>1.5m</b>	<b>1.1m</b>	<b>D</b>
Rear wall – porch, dining	6m	>6m	A
Southern wall – upper storey – master bedroom & ensuite	1.2m	1.4m	A
Eastern wall – balcony, corridor	6m	>6m	A
Northern wall - staircase	1.4m	>1.4m	A
Open Space	55%	76.9%	A
Car Parking	2 car bays	2 car bays	A
Maximum roof height (concealed roof)	8m	7.06m	A
Site Works			N/A
Visual Privacy N/A			
Overshadowing	25% maximum	<25%	A
<b>Roof form and pitch</b>	<b>28 to 36 degrees</b>	<b>Less than 28 degrees</b>	<b>D</b>
Landscaping			N/A
Front fence			
Maximum height of solid section	1.2m	>1.2m	D
Maximum height of infill	1.8m	1.8m	A
Visual permeability	>60%	Notation required on plans	A
Pier height	1.8m	1.8m	A
Footpaths and crossovers	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to a Category B heritage dwelling at 12 (Lot 12) Dalgety Street, East Fremantle. It is proposed to remove the southern rear section of the existing dwelling and modernise the dwelling. The heritage elements of the original front section are retained and newer rear additions are added. There are existing additions that were added some years ago which are being retained. A rear deck, toilet, kitchen, and bathroom and associated doors and walls to these rooms are being demolished. Two centrally located chimneys and associated fireplaces are also being removed to open up the rear of the dwelling and allow an upper storey master bedroom, guest room and ensuite to be constructed. A heritage impact assessment was prepared which supported the proposed development.

Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setback (1 location), maximum height of solid wall section of the front fence, sightlines and roof pitch.

#### Lot Boundary Setback - Southern Wall – Ground Floor - Garage, Laundry, WC

On the southern side of the ground floor the wall adjacent to the garage, laundry and toilet is 12.4m long and 3.7m high. It is located 1.1m from the southern boundary. 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 boundary. In this case the reduced lot boundary setback can be supported based on design principles 5.1.3 P3.1.

- There is minimal impact from building bulk on adjoining properties.
- Adequate sunlight and ventilation are possible to the buildings and open spaces on adjoining sites.
- There is no change in the site levels or increase introduction of major openings which would cause overlooking or loss of privacy to adjoining properties.

There is no change in the setback of the existing southern wall, however, it is being increased in length. The setback still allows sunlight and air to reach the surrounding area. There is no reduction in privacy as the rooms being added along the southern side of the dwelling are a laundry and a toilet both of which are not considered habitable rooms which people typically do not spend large amounts of time.

#### Sightlines

The proposed development includes changes to an existing fence. Existing pillars are being utilised but increased in height along the front fence. In accordance with the Residential Design Codes deemed to comply clause 5.2.5 C5 there is a requirement for either a 1.5m corner truncation or a reduction in the wall height to 0.75m. In this case the proposed fence design including the junction between the fence and the driveway can be supported because there are good quality sightlines that are provided as a result of the high levels of visual permeability through the infill panels along the fence.

#### Roof Pitch

Based on the Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 the roof pitch of the new developments should be between 28 and 36 degrees. In this case the new additions involve a concealed roof at 3 degrees pitch and a flat roof to the rear verandah. The roof pitch which is less than 28 degrees can be supported because it is hidden and subtle and complements both the existing dwelling that is the subject of this development application and also the surrounding dwellings in accordance with performance criteria 3.7.8.3 P4. The roof is hidden from the front streetscape and concealed behind the dwelling and the new upper storey addition.

The proposed upper storey development could be considered relatively subtle as it involves only a study/guest room, master bedroom, ensuite and small balcony. The upper storey is located 19.85m from the front boundary and a significant proportion of the addition is concealed behind the hip roof of the heritage dwelling. The balcony is small and located at the rear of the building. The ground floor additions are hidden behind the existing dwelling and cannot be seen from the street front. Visual privacy screening is utilised to ensure visual privacy is maintained to the southern neighbouring property. The rear of the building (existing lounge room and associated verandah) is setback more than 13m from the rear boundary.

#### Heritage Impact Assessment

A heritage impact assessment was requested as part of the discussions held prior to the submission of the development application. The heritage assessment was supportive of the proposed development. Changes are required to the original roof behind the main ridgeline to allow for the insertion of the upper storey addition. Internal ceilings, walls and doors are being removed which will result in the loss of internal elements of the heritage property, but increase the area dedicated to the modernised kitchen and dining and living areas. Two chimneys and associated fireplaces are being removed. It is noted that the plans show that only the front chimney is completely

visible from the street with the proposed additions and alterations. Photographs also show that only the front chimney is clearly visible from the street prior to the additions due to large trees in the front yard. The removal of the chimneys and the side windows, as well as the internally located bathroom and removal of walls and doors between the front hallway does allow for the creation of a more functional design and the creation of a more liveable dwelling. It is also noted in the heritage report that the upper storey addition is contemporary in design which is in alignment with the Town's Residential Design Guidelines that requires additions to not attempt to mimic the heritage style of the subject dwelling. The heritage impact assessment is included in the attachments for closer inspection.

On balance the proposed development can be supported. There are features of the heritage dwelling that are being removed or modified, but the proposed development does create a more functional and habitable dwelling. From the street there are few changes that are visible. The exterior of the heritage dwelling from the street remains relatively unchanged.

## CONCLUSION

Based on the preceding assessment and report the proposed alterations and additions at 12 Dalgety Street, East Fremantle can be supported. Although there are changes being made to a Category B heritage property the changes do see the retention of much of the original heritage dwelling. At the same time a renovated and expanded dwelling is created. It is recommended that the proposed development be supported subject to the attached conditions.

- Mr Mo Wilson (Designer) spoke in favour of the officer's recommendation.

## OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

### 12.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP031222

**Moved Cr White, seconded Cr Nardi**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – 1.5m required, 1.1m provided**
- (ii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m truncation or reduction in fence height to 0.75m required, visually permeable fence provided**
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**

**for alterations and additions at No. 12 (Lot 12) Dalgety Street, East Fremantle, in accordance with the plans submitted 7 October 2022, subject to the following conditions:**

- (1) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines including having a minimum of 60% visually permeable infill fence panels above 1.2m from ground level on the street side of the boundary.**
- (2) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.**
- (3) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (4) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.**

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

**Footnote:**

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

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (d) *All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (e) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (f) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (g) *Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads and signage will have to be repaired by the applicant/owners/contractors at their cost.*
- (h) *A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.*

(CARRIED 5:1)

Cr Collinson requested his vote against the motion be recorded.

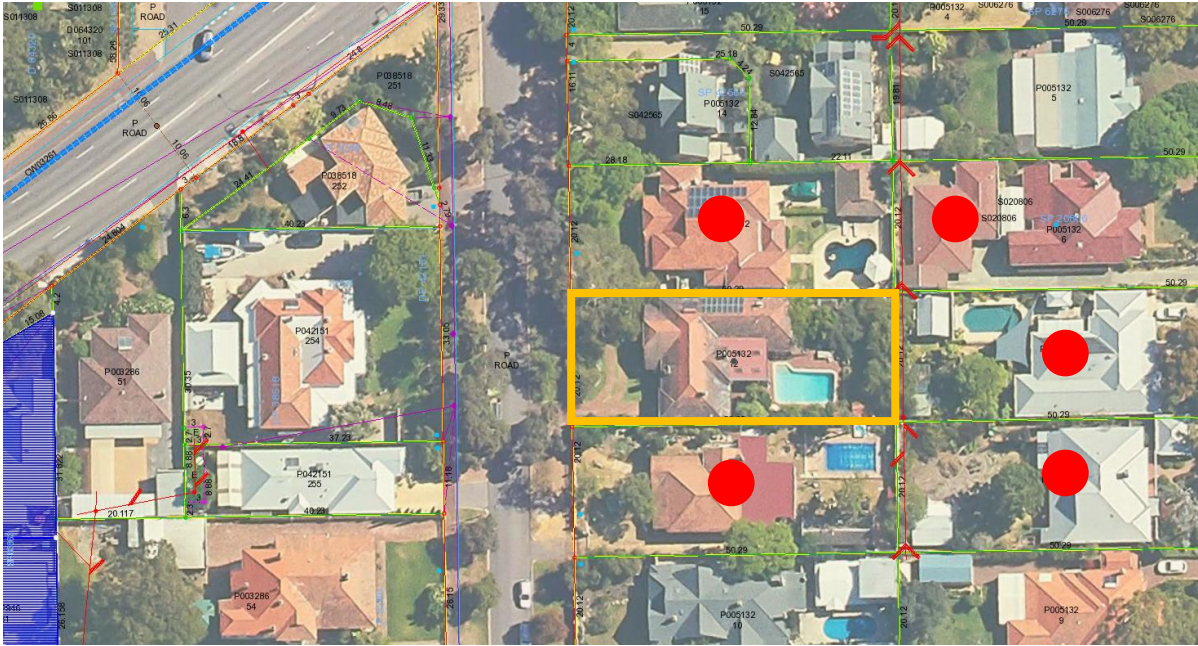
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

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## REPORT ATTACHMENTS

Attachments start on the next page

## 12 Dalgety Street – Location and Advertising Plan





## 12 Dalgety Street – Photos









ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	



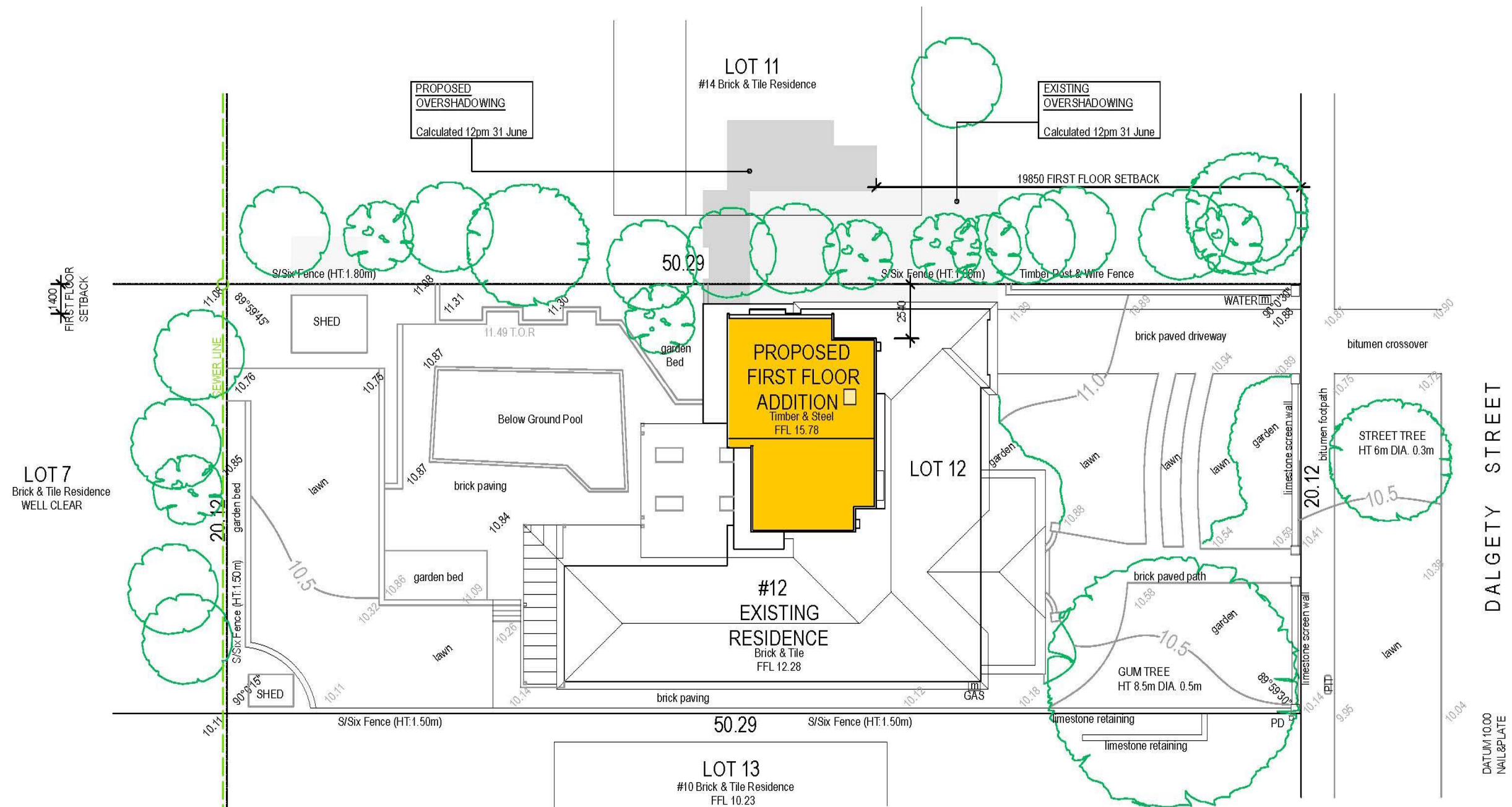
REVISION NO.	DESCRIPTION	DATE

P.O. BOX 1678  
Fremantle W.A. 6950  
M: 0423 230 636  
E: mo@mo-wilsondesign.com

**MO  
WILSON  
DESIGN**

SCALE	Not To Scale	DRAWING TITLE
STATUS	Design Approval	<b>PERSPECTIVES</b>
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MVV	<b>A00</b>





# SITE PLAN

SCALE 1:200

| Zoning: R12.5

Total Site: 1012m<sup>2</sup>

Existing Building Envelope: 221m<sup>2</sup>

Proposed Building Envelope: 234m<sup>2</sup>

Proposed open space: 76.9 %

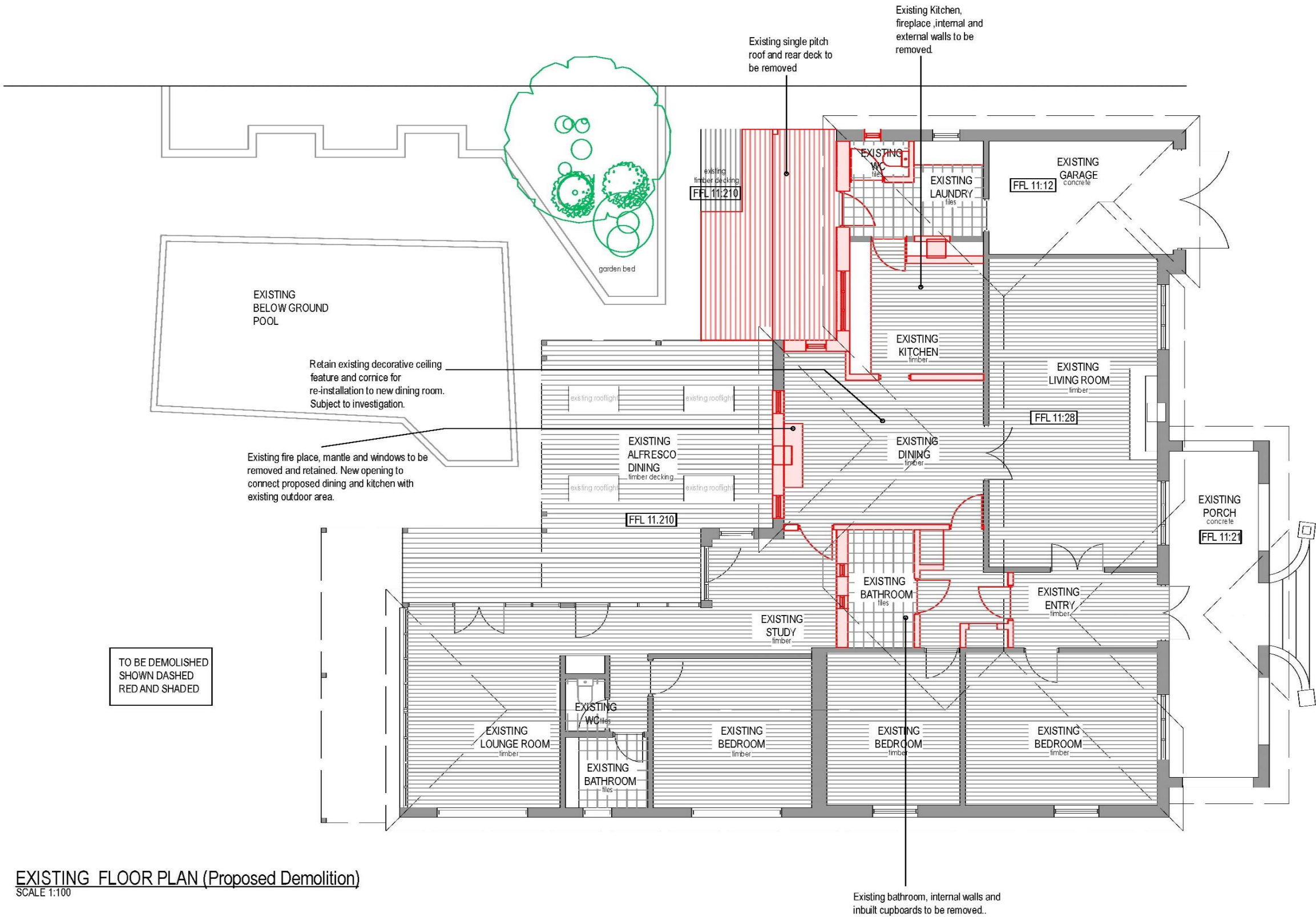
ADDRESS <b>12 DALGETY ST,          EAST FREMANTLE, 6158. W.A.</b>	PROJECT <b>ALTERATIONS &amp; ADDITIONS</b>
CLIENT <b>Kelly Moss &amp; Travis Sheehy</b>	



REVISION NO.	DESCRIPTION	DATE

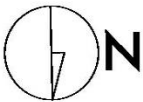
**MO  
WILSON  
DESIGN**

SCALE	1:200	DRAWING TITLE <b>SITE PLAN</b>
STATUS	Design Approval	
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MWV	<b>A01.0</b>



EXISTING FLOOR PLAN (Proposed Demolition)  
SCALE 1:100

ADDRESS <b>12 DALGETY ST, EAST FREMANTLE, 6158. W.A.</b>	PROJECT <b>ALTERATIONS &amp; ADDITIONS</b>
CLIENT <b>Kelly Moss &amp; Travis Sheehy</b>	



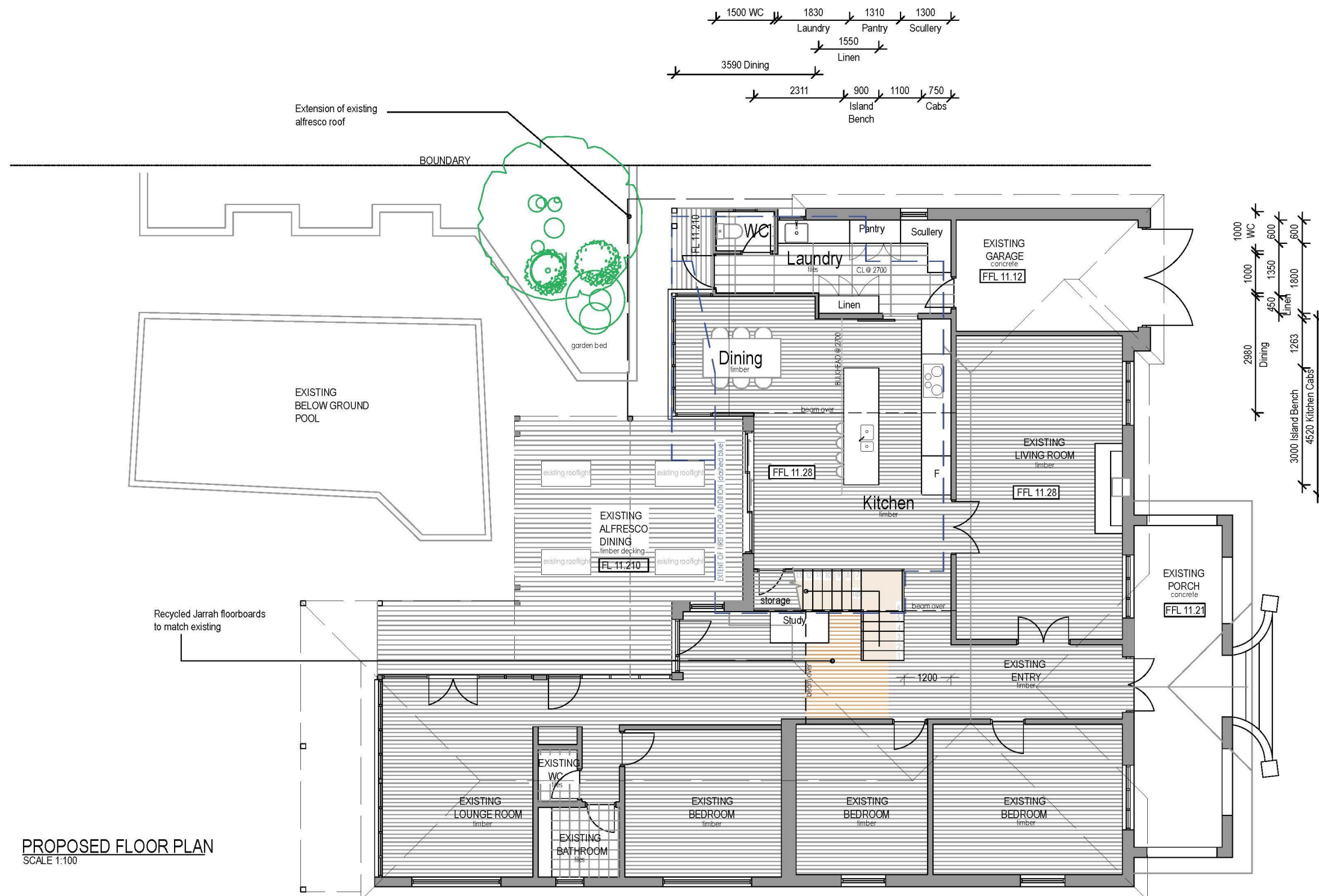
REVISION NO.	DESCRIPTION	DATE

**MO WILSON DESIGN**

P.O BOX 1678  
Fremantle W.A 6959  
M: 0423 296 836  
E: mo@molwilsondesign.com

SCALE	1:100	DRAWING TITLE
STATUS	Design Approval	<b>EXISTING FLOOR PLAN (Proposed Demolition)</b>
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MW	<b>A02.0</b>





ADDRESS <b>12 DALGETY ST,          EAST FREMANTLE, 6158. W.A.</b>	PROJECT <b>ALTERATIONS &amp; ADDITIONS</b>
CLIENT <b>Kelly Moss &amp; Travis Sheehy</b>	

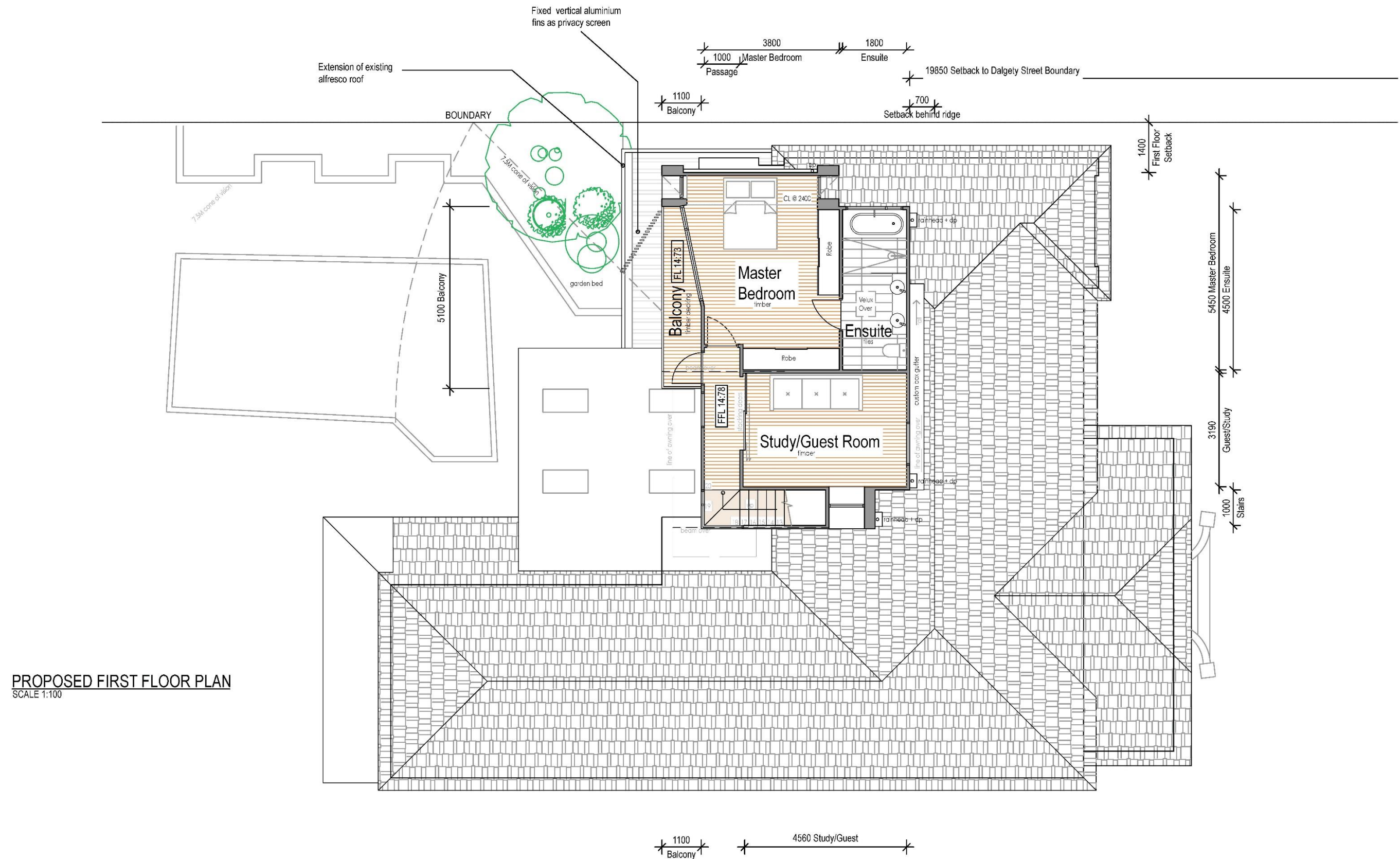


REVISION NO.	DESCRIPTION	DATE

**MO  
WILSON  
DESIGN**

P.O. BOX 1678  
Fremantle WA 6950  
M: 0423 286 636  
no@mowilsondesign.com

SCALE	1:100	DRAWING TITLE <b>PROPOSED FLOOR PLAN</b>
STATUS	Design Approval	
PROJECT NUMBER	60-22	DRAWING NUMBER <b>A02.1</b>
DRAWN	MW	



ADDRESS <b>12 DALGETY ST,          EAST FREMANTLE, 6158. W.A.</b>	PROJECT <b>ALTERATIONS &amp; ADDITIONS</b>
CLIENT <b>Kelly Moss &amp; Travis Sheehy</b>	

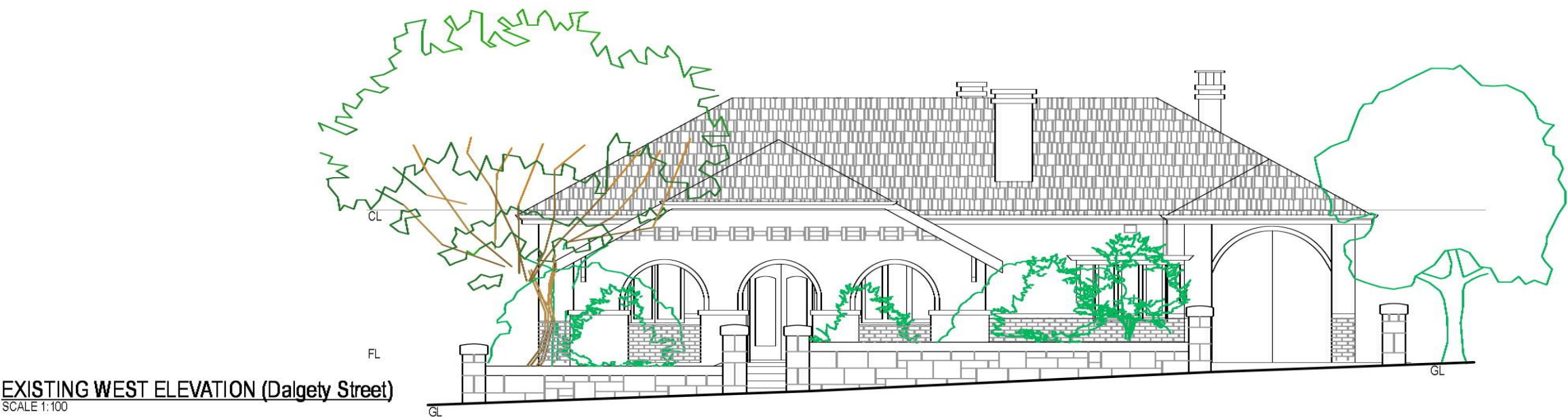
REVISION NO.	DESCRIPTION	DATE



**MO  
WILSON  
DESIGN**

SCALE	1:100	DRAWING TITLE <b>PROPOSED FIRST FLOOR PLAN</b>
STATUS	Design Approval	
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MWV	<b>A02.2</b>

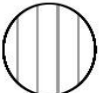




EXISTING WEST ELEVATION (Dalgety Street)

SCALE 1:100

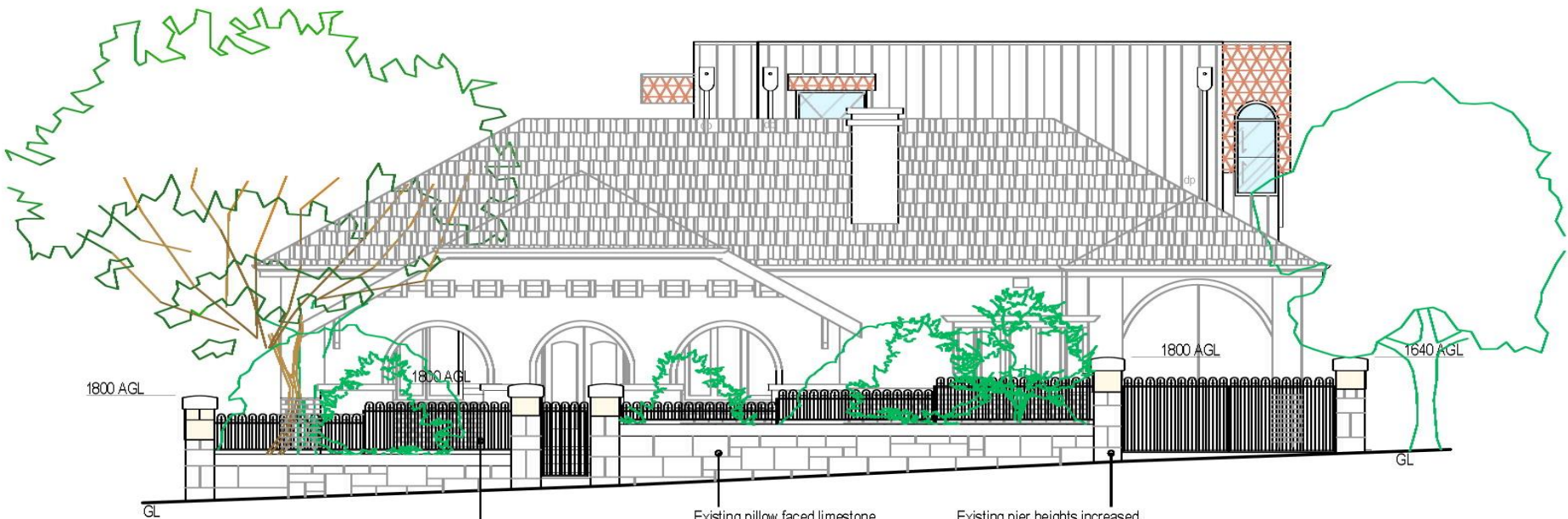
Addition Cladding Legend



Axon Fibre Cement Cladding  
Paint finish



Custom copper shingles



PROPOSED WEST ELEVATION (Dalgety Street)

SCALE 1:100

New wrought iron infill panels and gates, minimum 60% Visual permeability.

Existing pillow faced limestone screen wall. Remove cement mortar and re-point with lime mortar.

Existing pier heights increased. Re-use existing capping blocks, new blockwork to match existing (new block work shown shaded).

ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	

REVISION NO.	DESCRIPTION	DATE

MO  
WILSON  
DESIGN

P.O BOX 1679  
Fremantle W.A 6969  
M: 0423 286 636  
E: mo@mowilsondesign.com

SCALE	1:100	DRAWING TITLE
STATUS	Design Approval	STREET ELEVATION
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MW	A03.0



PROPOSED STREETSCAPE  
SCALE 1:150

ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	

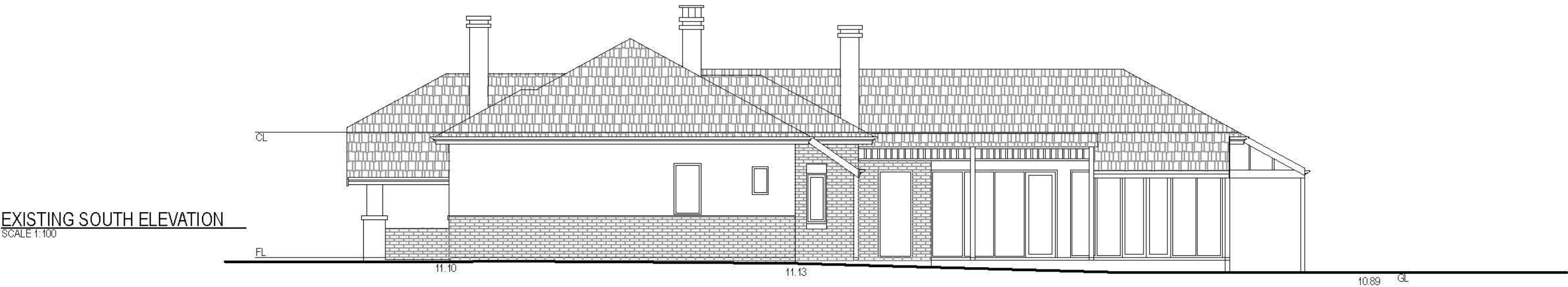
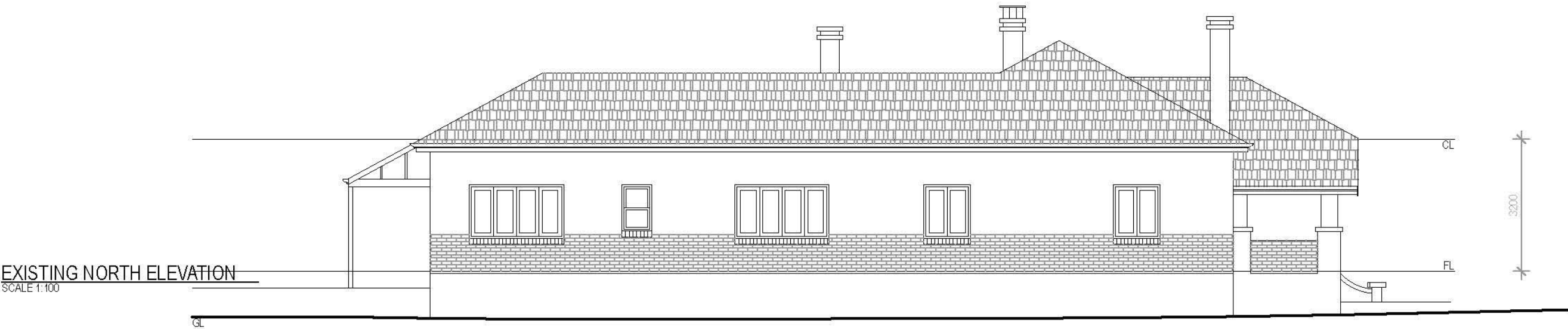
REVISION NO.	DESCRIPTION	DATE

MO  
WILSON  
DESIGN

PO BOX 1678  
Fremantle W.A 6959  
M: 0423 286 636  
E: mo@mawilsondesign.com

SCALE	1:150	DRAWING TITLE
STATUS	Design Approval	PROPOSED STREETSCAPE
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MVV	A03.1





ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	

REVISION NO.	DESCRIPTION	DATE

MO  
WILSON  
DESIGN

P.O. BOX 1678  
Fremantle W.A. 6950  
M: 0420 280 036  
E: mo@mowilsondesign.com

SCALE	1:100	DRAWING TITLE EXISTING ELEVATIONS
STATUS	Design Approval	DRAWING NUMBER
PROJECT NUMBER	60-22	A03.2
DRAWN	MW	





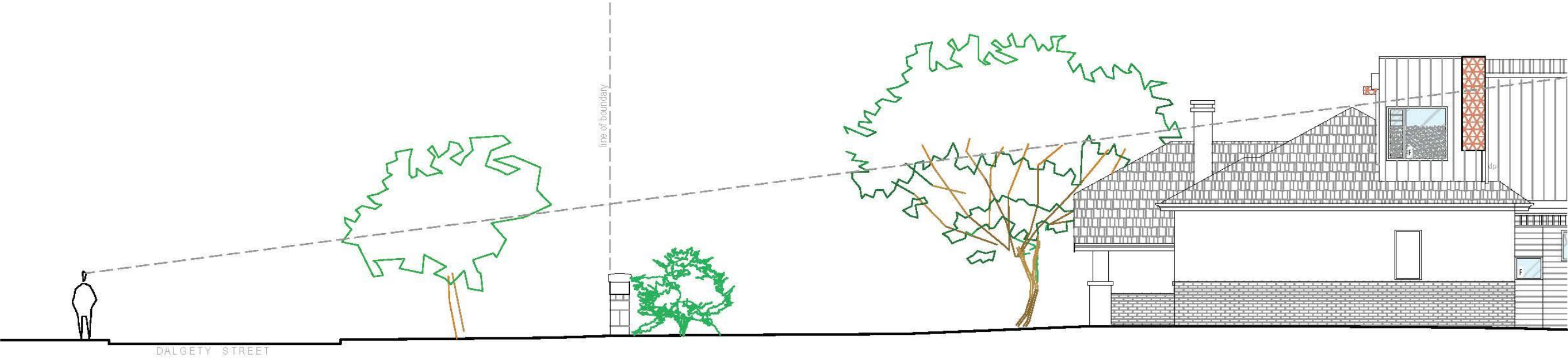
ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	

REVISION NO.	DESCRIPTION	DATE

**MO WILSON DESIGN**

PO BOX 1678  
Fremantle W.A 6959  
M: 0423 286 636  
E: mo@mowilsondesign.com

SCALE	1:100	DRAWING TITLE
STATUS	Design Approval	PROPOSED ELEVATIONS
PROJECT NUMBER	60-22	DRAWING NUMBER
DRAWN	MVV	A03.3



ADDRESS 12 DALGETY ST, EAST FREMANTLE, 6158. W.A.	PROJECT ALTERATIONS & ADDITIONS
CLIENT Kelly Moss & Travis Sheehy	

REVISION NO.	DESCRIPTION	DATE

MO  
WILSON  
DESIGN

P.O. BOX 1878  
Fremantle W.A. 6950  
M: 0420 280 606  
E: mo@mowilsondesign.com

SCALE	1:100	DRAWING TITLE Line of View from Street Diagram
STATUS	Design Approval	
PROJECT NUMBER	60-22	DRAWING NUMBER A04.0
DRAWN	MW	



**PLACE RECORD FORM**

PRECINCT	Woodside
ADDRESS	12 Dalgety Street
PROPERTY NAME	N/A
LOT NO	Lot 12
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1937
ARCHITECTURAL STYLE	Inter-War California Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B

PHYSICAL DESCRIPTION	<p>No 12 Dalgety Street is a single storey house constructed in limestone, brick and rendered brick with a hipped and gable tiled roof. It is a fine expression of the Inter-War California Bungalow style. The front elevation is asymmetrically planned with an offset arcaded porch. The porch is arch lined with brick headers and supported on limestone piers. A pair of glazed entry doors is flanked by casement windows. Adjacent the porch is a set of casement windows under a flat roofed awning. An integral garage with an arched entry is located to the south. The wall construction is face brick over limestone footings. Above the sill height the bricks are rendered. The roofscape features rendered chimneys.</p>
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	<p>The place retains its basic form and details. There are additions to the rear.</p> <p>The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.</p>
HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls - Limestone, brick and rendered brick</p> <p>Roof - Tiles</p>
PHYSICAL SETTING	The residence is situated on a gently sloping site with a low limestone, wall at the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 12 Dalgety Street is a single storey house constructed in limestone brick and rendered brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has considerable heritage value for its intrinsic aesthetic value as an Inter-War California Bungalow style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>Additions to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	No 12 Dalgety Street has considerable aesthetic value as an Inter-War California Bungalow style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 12 Dalgety 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 12 Dalgety 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 12 Dalgety Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 12 Dalgety Street is in good condition.
INTEGRITY	No 12 Dalgety Street retains a high degree of integrity.
AUTHENTICITY	No 12 Dalgety Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

## **DEVELOPMENT IMPACT STATEMENT; NO.12 DALGETY STREET, EAST FREMANTLE**

The following information is provided in support of the submitted development application, having particular regard to the pro forma and all relevant requirements contained at Appendix A of Council's Local Area Policy 3.1.1 "Residential Design Guidelines".

### **Introduction**

The proposed development embraces the conservation, adaptation and construction of upper-level additions to of an existing heritage listed, single storey single dwelling, located in the Woodside heritage precinct of the Town.

The proposed development retains the existing ground level structure including lounge room, bedrooms and more recent living room additions to the rear of the original dwelling form. The original rear portion of the dwelling containing the dining room, kitchen, bathroom and laundry is to be stripped and significantly adapted for provision of new facilities to replace those existing, providing significantly better access to light and adjacent habitable outdoor spaces.

Above this adapted portion, a new upper level bedroom / study and en-suite bathroom are proposed, as a contemporary rectilinear form 'inserted' into the hipped roof form of the original building and projecting marginally above and immediately behind the main ridge line.

Minor adaptation of the front screen wall to the lot is proposed to incorporate open railing to the upper portion, while the presentation of the building to the street is retained and conserved as part of the development, with the upper-level portion contained beyond the main front ridge.

### **Reasons for Demolition**

The development requires partial demolition of existing fabric to effect the proposed adaptive internal works and insertion of the new upper-level bedroom additions.

Removal of some internal walls, rooms and fitout is required to allow a more open living arrangement beyond the formal front room arrangement, with a new enlarged kitchen in conjunction with open plan living spaces directly connected to associated deck areas and the rear yard with an existing below ground swimming pool in close proximity to the house. Providing better access to natural light for the central living portion of the house is essential to improving the livability of the dwelling.

Partial demolition of the existing hipped roof beyond the main transverse ridge is required to allow the insertion of a new main bedroom suite, also facilitating access to natural light and ventilation from openings to the new upper level. There is insufficient vertical space within the existing dwelling form for any sort of significant loft type addition. Alternative location of a bedroom facility at the ground level would necessarily be pushed to the rear corner of the lot beyond the more recently constructed family room facility, significantly separated from the children's bedrooms and main portion of the house and reducing traditional open garden space.



## Heritage Listings

The dwelling is contained on the Town of East Fremantle's Heritage List, adopted under Local Planning Scheme No.3 further to the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015. Entries on the Town's Heritage List are drawn from the Local Heritage Survey for all premises allocated an A or B Management Category

The place at No.12 Dalgety Street has a Management Category B allocated to it under the Town's Local Heritage Survey. Management Category B provides for...;

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

## Statement of Significance

The Town's Local Heritage Survey provides the following Statement of Heritage Significance

*No.12 Dalgety Street is a single storey house constructed in limestone, brick and rendered brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's concentration of predominantly Federation Period houses and associated buildings. The place contributes to the local community's sense of place.*

*The place has considerable heritage value for its intrinsic aesthetic value as an Inter-War California Bungalow style house. The house retains a moderate to high degree of authenticity and a high degree of integrity.*

*Additions to the rear have no (heritage) significance.*

Further to the above, inspection of the house reveals a high degree of aesthetic significance for its striking art-deco interior detailing and arrangement, not readily apparent from its external appearance but otherwise encompassed by the given Statement of Significance.

The collective aesthetic significance of the place is amplified by its particular location in the northern portion of Dalgety Street, as one of the preeminent streets of the Ward and Town and close proximity to the landmark Woodside building, former dwelling of William Dalgety Moore and contained on the State Register of Heritage Places.

## Description of the Place

The Town's Local Heritage Survey contains a broadly informative physical description of the place as seen from the street, as follows;

*"No.12 Dalgety Street is a single storey house constructed in limestone, brick and rendered brick with a hipped and (half) gabled tiled roof. It is a fine expression of the Inter-War California Bungalow style. The front elevation is asymmetrically planned with an offset arcaded porch. The porch is*

*arched lined with brick headers and supported on limestone piers. A pair of glazed entry doors is flanked by casement windows. Adjacent to the porch is a set of casement windows under a flat-roofed awning. An integral garage with an arched entry is located to the south. The wall construction is face brick over limestone footings. Above the sill height the bricks are rendered. The roofscape features rendered chimneys.*

*The place retains its basic form and 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.”*

The following additional information is provided to adequately describe the place for purposes of heritage assessment and considering the impacts of proposed development on its heritage significance.

While clearly exhibiting California Bungalow form and detailing, the dwelling also applies and integrates elements of the Spanish Mission style, also popular during the inter-war era in Perth and considered appropriate in the local Mediterranean climate. The influence further reflected the American west coast origins of the California Bungalow style, though subtle Arts and Crafts influences more European in origin can also be discerned. The resulting appearance of the dwelling is somewhat unusual, particularly in the northern portion of Woodside, although other dwellings similarly displaying these forms and themes are scattered throughout the precinct.

All building materials and visual architectural elements are original and appear to be in good though unremarkable condition. The leadlight entry doors and windows are particularly noteworthy, while the simply detailed chimneys contribute to the visual harmony and intactness of the overall building form as seen from the street.

The dwelling clearly dates from the latter part of the inter-war period (anecdotal evidence c.1934) and stands in clear contrast to the predominantly Federation style dwellings in the immediate locality. Notwithstanding this, the height bulk and scale of the building, located on a large quarter acre site is generally consistent with this predominant dwelling style / type.

Internally the dwelling presently retains its original form and layout, particularly displaying a strong living-dining perpendicular arrangement with large, well detailed rooms. Bedrooms are located to one side of the dwelling off a hallway between these and the living rooms, with a centralized bathroom common for this late inter-war era closing off the passageway, in contrast to earlier Federation era dwellings.

The dwelling has a high degree of internal authenticity, displaying a consistently applied art-deco language in its detailing and fittings. These are of a particularly high standard and have been well maintained and retouched to provide a striking impact upon entry to the dwelling. Large horizontally emphasized fireplaces and highly ornamental hand-made and uniquely styled ceiling friezes and cornices dominate the living and dining rooms, while dressed timber architraves and paneled doors are used throughout. The main living rooms are also notable for their strong sense of internalization and enclosure, with extremely limited access to natural light via comparatively small window openings and intentional reliance on stylistically consistent and visually impacting artificial lighting.

An updated kitchen and laundry have been contained within the original rooms for those purposes, as has a somewhat unique single garage contained integrally within the main building / roof form

and interestingly inserted behind a faux archway to reflect the architectural language of the front porch.

Recent single storey additions to the rear of the dwelling have been seamlessly applied to the north-eastern corner of the building beyond the original bedrooms. These are of brick and tile construction reflecting that of the original building, however subtly differentiated through the use of extensive glazing to the additional living room. This opens out to a large timber-decked covered patio, swimming pool and garden area beyond. These additions have been clearly designed and located to retain the original dwelling substantially intact.

An in-ground swimming pool and highly attractive associated garden are carefully located in close proximity to the rear of the house and deck.

To the front of the dwelling, a front yard space consistent with those found throughout the street generally is contained beyond an ornamental 'pillow block' limestone front wall, interspersed with piers to the pedestrian and vehicle entries. Mid-sized screen planting and mature vegetation forms a perimeter to the grassed / paved space, also used for parking.

## **Heritage Values**

The following values assessments, shown in italics are taken from the Council's Local Heritage Survey Place Record Form for the subject premises, thereafter expanded on where considered applicable in relation to each value.

### Heritage Values

#### Aesthetic Value

*No.12 Dalgety Street has considerable aesthetic value as an Inter-War California Bungalow style house. It retains most of the characteristics of a dwelling of the type and period.*

The external form and architectural style of the building represents a hybrid California Bungalow / Spanish Mission style with a 'stripped' decorative approach and distinctive asymmetrical arrangement, gesturing towards an early modern domestic architecture. Its cohesive location and site arrangement within a street of predominantly Federation style dwellings from the earlier Inter-War period provides an interesting and contributory streetscape aesthetic.

The aesthetic value of the place is arguably greater with regard to the art-deco interior detailing to the main co-joined living and dining areas, in conjunction with supporting décor, fittings and room arrangements. Beyond their intrinsic aesthetic value, these interiors complement the exterior building form and detailing and enhance the overall aesthetic value of the place.

#### Historic Value

*No.12 Dalgety Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the sub-division of W.D. Moore's Woodside Estate from 1912.*

Anecdotal evidence indicates the dwelling may have been constructed c.1934 for an anesthetist associated with the nearby Woodside Hospital. Further research regarding the construction and ownership of the place may reveal persons or groups of historical interest associated with the place. The particular scale and detail of the main rooms may reflect such association or use of the place, formally or informally.

### Social Value

*No.12 Dalgety 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.*

The additional comments at Historic Value above may again be relevant regarding the social value of the place.

### Scientific Value

N/A

### Heritage Attributes

#### Rarity

*No.12 Dalgety Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle-class suburb.*

While examples of California Bungalow style dwellings from the Inter-War period are relatively common, examples displaying a fusion with the Spanish Mission and Arts and Crafts styles are significantly less common and have a particular relevance in the Perth context. Other extant examples are scattered through the Woodside and Richmond precincts in East Fremantle.

Dwellings displaying the exuberance, consistency and cohesive intactness of Art Deco interior detailing found at No.12 Dalgety Street are relatively rare in the local / State context.

#### Representativeness

The Town's Local Heritage Survey listing for the place contains no entry for Representativeness

No.12 Dalgety Street is considered to have some representative value as an example of an Inter-War era California Bungalow / Spanish Mission styled dwelling, in conjunction with considerable representative value for its finely detailed, consistently applied Art Deco interior.

#### Integrity

*No.12 Dalgety Street retains a high degree of integrity.*

The Local heritage Survey also notes that the place is in good condition.

#### Authenticity

*No.12 Dalgety Street retains a moderate to high degree of authenticity.*

The place displays a high degree of authenticity, with the retention and maintenance of virtually all the original materiality, detailing and building form / arrangement. More recent additions have been minimally attached to the original building and are sympathetic in form and scale while clearly discernible as new works. Ceilings and associated detailing to the bedrooms appear to be more recent replacements of more simply detailed original plasterwork fabric

### Significance

As previously noted, the Town's Local Heritage Survey makes the following assessment in its Statement of Heritage Significance

*No.12 Dalgety Street...has historic and aesthetic value for its contribution to Woodside's concentration of predominantly Federation Period houses and associated buildings. The place contributes to the local community's sense of place.*

*The place has considerable heritage value for its intrinsic aesthetic value as an Inter-War California Bungalow style house. The house retains a moderate to high degree of authenticity and a high degree of integrity.*

Further to all the information contained in this Heritage Impact Statement, it is assessed that No.12 Dalgety Street has considerable overall heritage significance. This assessment reflects the Management Category B allocated to the place on the Town's Local Heritage Survey, and its consequent inclusion on the Town's Heritage List adopted under Local Planning Scheme No.3, with the place subject to all the discretionary planning and heritage provisions and protections as a result.

### **Statement of Heritage Impact**

The following assessment / comments are provided in regard to the proposed development of the site contained in the Development Application presently submitted to Council. It assesses the impact of the proposed development on the heritage significance of the place having regard to all the listed criteria contained in the Town's Residential Design Guidelines policy Development Impact Statement pro forma.

### Degree of change (positive and negative) on the place in light of its heritage significance.

#### **Positive Changes**

- The proposed development will make the dwelling more habitable in contemporary livability terms, facilitating the longer-term maintenance and use of the place as a single family dwelling (its original and integral use). While wholesale demolition would not likely be permitted, the effective use of the place as a family dwelling occupying a large site in a traditional manner will only be achieved through meaningful modernization and adaptation to allow it to function as such. Proposed changes to effect this include the following;
  - Opening up of the rear portion of the original dwelling to permit access to natural light and ventilation, resulting in greatly improved livability and environmental performance.



- Insertion of a new upper level that creates a light-well / ventilation void to the staircase area, further assisting the amenity of the lower-level spaces.
- Better connection between living spaces, resulting in a less segregated and compartmentalised dwelling.
- Greater space for a functional kitchen beyond the confines of the original small kitchen, well connected with surrounding living spaces.
- Better connection between inside and outside spaces, nevertheless maintaining an understanding of the general form of the original dwelling.
- Construction of a wholly new main bedroom suite, allowing all existing original bedrooms to be retained in original form without intrusive adaptation.
- The proposed development allows the general building arrangement as originally set out to be maintained, with some adaptation.
- The proposed upper-level additions allow the general retention of the original building footprint along with the large traditional rear garden space. Existing bedrooms can be retained in their original form and use without adaptation.
- The upper-level additions are arranged to fully retain the street front elevation of the building, being located fully behind the front ridge.
- The contemporary architectural style adopted by the additions assists a clear reading of this original building form.
- The relatively small scale of the proposed upper-level additions, recessed behind the main ridge and 'inserted' into the original main roof form minimises impacts on the significant heritage streetscape.
- The proposed development embraces full retention and conservation of the front portion of the dwelling, including the retention of a traditional front yard arrangement without any visual intrusion from vehicle infrastructure and retention of the original early example of a garage fully integrated into the design of the building.
- The proposed development retains the main living room wholly intact while better connecting it with the opened-up spaces beyond, as means to facilitating its better integration and use than at present and significantly improving access to indirect natural light.
- The proposed new room arrangement may facilitate the retention of the original dining room ceiling (with some adaptation, subject to condition/s of planning consent as appropriate) within the new open living space.

## Negative Changes

- The proposed development will necessarily impact the high authenticity of the original Inter-War dwelling, which has substantially survived and been maintained to the present.
- Specifically, the proposed upper-level additions will marginally alter the streetscape appearance of the building, being minorly visible above the main ridge line and of clearly contemporary form and style.
- The upper-level additions as presently illustrated will result in the loss of two of the three original chimneys, albeit given their relative obscurity as seen from the street.
- Internally, there are a number of original building and decorative elements that will be substantially removed or impacted by the proposal to open up the rear living spaces and kitchen, specifically as follows;
  - Loss of the defined formal dining room, both as a well-proportioned space and as a unified decorative element, with most surrounding walls to be removed.

- In particular, the proposed development necessarily removes the substantial and decorative fireplace at the eastern end of the room, along with its associated symmetrical side-light window arrangement.
- The proposal does not specifically indicate an intention to retain the highly decorative dining room rebated frieze-panel ceiling and cornices within the newly opened up space. Loss of this element of considerable heritage significance would clearly impact the significance of the place as a whole, particularly given its commonality with the main living room ceiling with which it has been co-designed.
- It is noted that the development as proposed could be minorly amended to retain this ceiling within the newly opened-up living / kitchen space.
- The original centrally located bathroom, as an element demonstrating an intermediate stage of residential development heading into the modern era, will be wholly removed.
- The entrance hallway dividing wall with its original doorway and integral cabinet beyond will be removed. It is noted that this element could be partially or wholly retained without impact on the overall proposed development, however reducing the openness of the front portion of the dwelling as generally desired in the proposal.
- The original kitchen room, including the fireplace brace (and chimney over) will be removed, however the new kitchen will remain in this general original location. The present kitchen fit out is not original.
- In overall terms, the loss of the above elements will result in a reduced overall level of intactness, cohesivity and extent of architectural detailing, including doors, architraves, skirtings and windows.

Degree of permanent impact (irreversible loss of value) that the proposal is likely to have on the heritage significance of the place.

- The proposed development will have some irreversible impacts, however these can be viewed as relatively contained within an overall dwelling retaining a clear understanding of the original building and a considerable amount of original form and fabric.
- The unimpeded original building form in the streetscape will be marginally impacted by the proposed upper-level additions beyond the main ridge line, however the original dwelling fabric will remain wholly intact as seen from the street, with relatively small scaled upper-level additions obscured by the main roof form and otherwise clearly readable as contemporary additions.
- There is some loss of original roof form and fabric to the rear face of the dwelling to effect the upper-level additions, however that original overall roof form remains readable and substantially intact beyond the additions. The new additions also facilitate penetration of natural light and ventilation through to the ground level from openings above stairwell.
- The additions necessarily remove two original chimneys, however only the kitchen chimney is obliquely visible from the street.
- There is some loss of original external wall fabric to the rear face of the dwelling, however this is of relatively minor aesthetic value while the general building arrangement remain intact.
- The loss of the wholly intact original internal building arrangement is limited though significant, however only appreciated from within the dwelling and with a knowledge of its former detailing and arrangement retained.
- The loss of the defined and highly detailed dining room, including its exuberant fireplace and possibly ceiling represents the most significant permanent impact on the heritage significance of the place. In this context, any options to retain some of these elements should be considered where these might still allow the effective opening up of this main living space, as a central tenet of the proposed modernization of the dwelling.

- The loss of the original bathroom and kitchen spaces has limited impact on the heritage significance of the place, primarily where considered in conjunction loss of the defined dining room that they abut. The internal bathroom fitout is not original other than the wall cabinet / sidelights.

Compatibility with heritage building in terms of scale, bulk, height- the degree to which the proposal dominates, is integrated with or is subservient to a heritage place.

- The proposed upper-level additions are relatively small in scale, rectilinear in form and closely arranged having regard to the setting out of the original dwelling.
- The additions are comparatively and appropriately scaled having regard to the original dwelling, set into the existing roof form and retaining the existing room heights below. Internal room heights to the additions themselves are limited and respectful
- These heights, in conjunction with the use of a flat roof form keeps the new building height and bulk to a minimum, allowing a respectful interaction with the existing roof form beyond its main ridge, notwithstanding its close proximity to this.
- Further setting back of the proposed upper-level additions beyond the main ridge line would stagger and distort the original building form in cross-section, also adversely impacting on the well-developed mature planting immediately behind the dwelling.
- Conversely, further setting back of the additions, unless considerable (min. 6m.) would provide little if any additional benefit in terms of streetscape impact. This would require a wholly different design approach significantly increasing a range of adverse impacts on the heritage dwelling, and the setting and amenity of the neighbouring heritage premises to the south.
- The 'stepping up' of the front elevation of the proposed development from north to south follows the general gradient of surrounding buildings in the streetscape, which rises from north to south. The proposed upper additions remain comfortably and respectfully within this existing building gradient, avoiding any dominating effect and effectively integrating the proposal within the existing streetscape.
- Proposed adaptation and additions at the ground level are compatibly scaled and arranged with regard to the existing building footprint, also retaining a well-considered backyard arrangement appropriate to traditional single dwellings and reflective of the heritage character of the Woodside precinct.

Compatibility with the streetscape and/or heritage area in terms of the siting, local architectural patterns and the degree of harmonized integration of old and new. Compatibility with viewsheds.

- As additions contained substantially within the existing building footprint and beyond the main roofline, the proposed development does not change the siting of the dwelling or the local architectural pattern.
- The use of comparatively small scaled upper-level additions, visible from the street and of readable contemporary form, is consistent with more recent development of heritage dwellings within the Woodside precinct and Town generally, where well considered contemporary architectural forms arguably add to the visual richness of the townscape.

- The proposal effectively integrates old and new building elements and provides a harmonized architectural response to the heritage site as seen from the street, also having regard to the building profile gradient of the immediate streetscape as already discussed.

Compatibility with heritage building in terms of the design solutions and architectural language, such as refinement and finesse of detailing, texture, materials, finishes and quality of craftsmanship.

- The overall design solution takes a simple and restrained approach to providing both additional floorspace and enhanced livability for existing spaces and facilities. This includes a contained upper-level addition, general retention of the existing building footprint and room / building arrangement, consequent retention and enhancement of outdoor living spaces and traditional gardens, opening up of the main living spaces and, most significantly, extensive retention and conservation of heritage fabric.
- The contemporary architectural language of the proposed upper-level additions provides an appropriate visual differentiation with the original dwelling and retaining a clear understanding of its original form. This architectural language is restrained, however compatibly decorative in its materiality, also employing flat-awning and arch devices that reflect and interpret the form and detailing of the main façade.
- Further consideration of options to retain significant elements of the former dining room, particularly regarding its highly significant decorative ceiling, including means to integrate this with detailing, fabric and arrangement of the newly opened up living spaces to the rear of the dwelling, would significantly enhance compatibility of the proposed development with the heritage building.

Degree of impact on the important public views, vistas, landmarks and landscape features.

- The northern portion of Dalgety Street represents one of the principal heritage streetscape vistas in the Town. The proposed development is centrally located within this streetscape and its compatibility and positive architectural contribution within this has been noted and discussed.
- The insertion of a well-considered contemporary addition in conjunction with substantial conservation of the heritage dwelling may also be considered appropriate and contributory in the context of proposed development of the landmark 'Woodside' site, located in close proximity to the subject premises.

**John W. Kirkness**  
**B.A.(Hist), B.Arch.**

**October, 2022**

## **APPENDIX A**

### **Photos of Premises as Existing (October 2022)**



Exterior Images

- Fig.1. Streetscape Nos.10-12 Dalgety Street looking east.
- Fig.2. Streetscape No.12 Dalgety Street looking south-east.
- Fig.3. Streetscape No.12 Dalgety Street looking north-east.
- Fig.4. Front boundary wall, looking north-east.
- Fig.5. Entry gateway to front boundary wall; entrance portico to dwelling beyond.
- Fig.6. Southern portion of front façade; location of upper-level additions beyond existing roofline.
- Fig.7. Arcaded front portico from inside front yard, looking north-east
- Fig.8. Entry doors and lounge room window inside front porch, looking south-east.
- Fig.9. Garage door and lounge room window / awning to front façade south portion looking north, with entry portico beyond.
- Fig.10. Southern lounge room window / awning to front façade.
- Fig.11. Arched garage door to front façade south portion.
- Fig.12. Northern side elevation looking east; face brick / rendered brick and window openings.
- Fig.13. South side elevation looking east.
- Fig.14. Rear elevation from beyond swimming pool, looking west; location of upper level to roof beyond pergola.
- Fig.15. Rear elevation beyond pool looking north-west.
- Fig.16. Southern portion of rear elevation with neighbouring dwellings beyond, looking south-west; mature vegetation between dwellings.
- Fig.17. Neighbouring dwelling beyond southern corner of subject dwelling, looking south-west; mature vegetation between dwellings.
- Fig.18. Rear verandah to south-east corner of subject dwelling with neighbouring dwelling beyond, looking south.
- Fig.19. Rear façade to south-east corner of dwelling; kitchen window.
- Fig.20. Rear facade portion; kitchen and south-east corner of dining room beyond, looking north.
- Fig. 21. Dining room windows to southern façade from rear pergola area, looking west.

- Fig.22. Rear living room additions looking north.
- Fig.23. South-east corner of living room with rear yard beyond, looking north-east.
- Fig.24. Swimming pool and back yard from rear of dwelling, looking east.
- Fig.25. Swimming pool and store shed in backyard beyond, from rear of dwelling looking south-east.

### Interior Images

- Fig.26. Entrance hallway looking east.
- Fig.27. Entrance hall looking west towards front doors.
- Fig.28. Hallway dividing door looking east to hallway / bathroom door beyond.
- Fig.29. Hallway passage looking north towards cupboard / 2<sup>nd</sup> bedroom.
- Fig.30. Looking southeast into loungeroom from entrance hallway; French doors to dining room beyond.
- Fig.31. Loungeroom looking south.
- Fig.32. Loungeroom looking south-east; French doors to dining room beyond.
- Fig.33. Loungeroom looking south-west towards fireplace.
- Fig.34. Dining room looking east.
- Fig.35. Dining room looking east.
- Fig.36. Dining room looking north-east.
- Fig.37. Dining room ceiling northern side portion.
- Fig.38. Dining room ceiling western end portion.
- Fig.39. Dining room fireplace looking north-east.
- Fig.40. Dining room fireplace looking south-east.
- Fig.41. Dining room looking south-west through to kitchen.
- Fig.42. Dining room looking west through French doors to loungeroom.
- Fig.43. 1<sup>st</sup> bedroom looking south-west through to loungeroom.

- Fig.44. 1<sup>st</sup> bedroom looking west.
- Fig.45. 2<sup>nd</sup> bedroom looking north.
- Fig.46. 2<sup>nd</sup> bedroom looking south across hallway.
- Fig.47. Bathroom looking east towards built in cabinet / side-light windows.
- Fig.48. Study looking west to bathroom side-light windows (original external wall).
- Fig.49. 3<sup>rd</sup> bedroom in rear additions, looking north-west.
- Fig.50. Rear hallway additions looking east towards living room.
- Fig.51. Kitchen, looking south from dining room.
- Fig.52. Kitchen window looking east.
- Fig.53. Laundry room looking east through to kitchen and rear door.
- Fig.54. Laundry room looking east towards rear door / toilet.



FIG. 1.



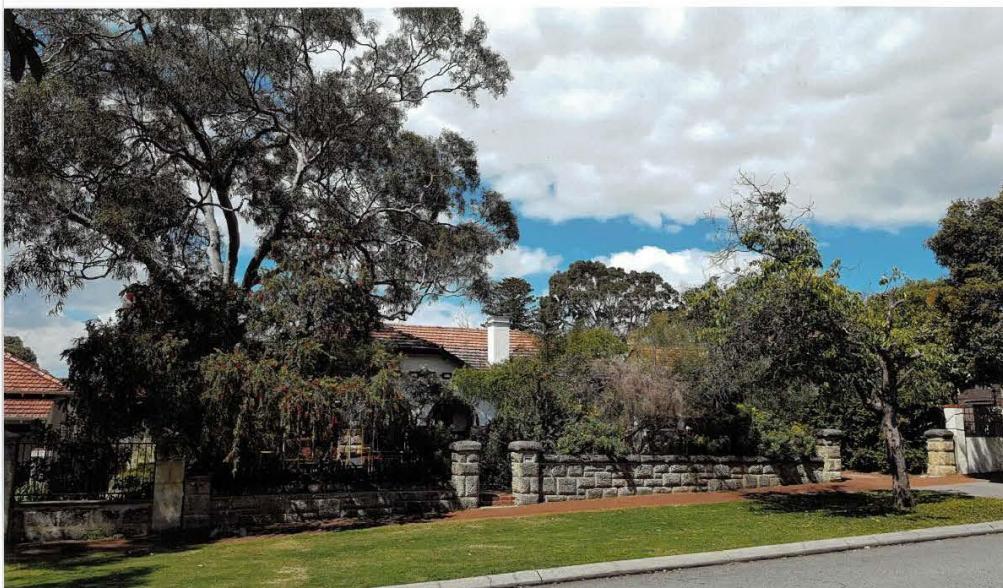


FIG. 2.

FIG. 3.





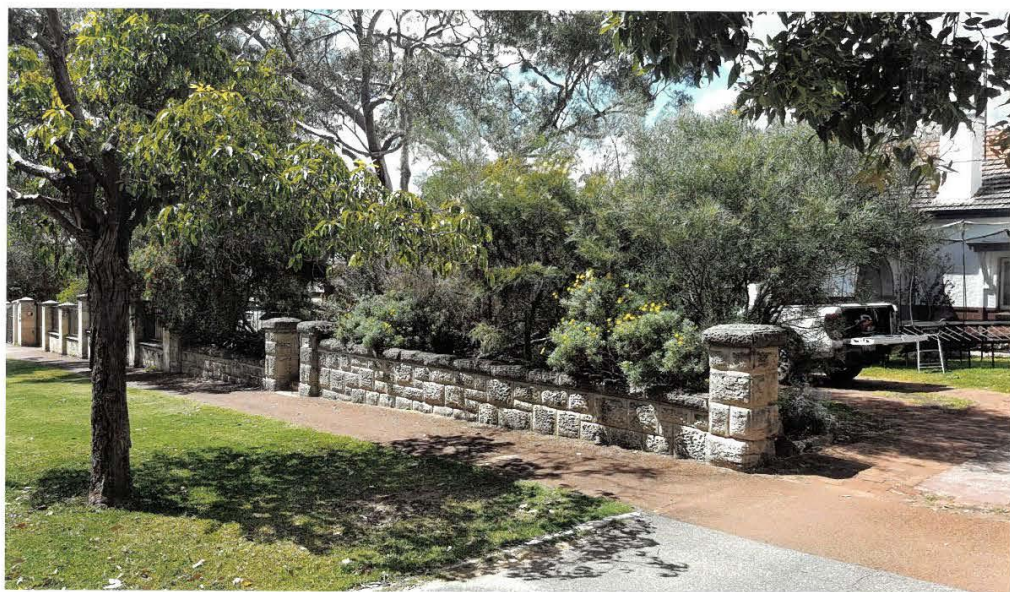


FIG. 4.

FIG. 5.







FIG. 6.

FIG. 7.



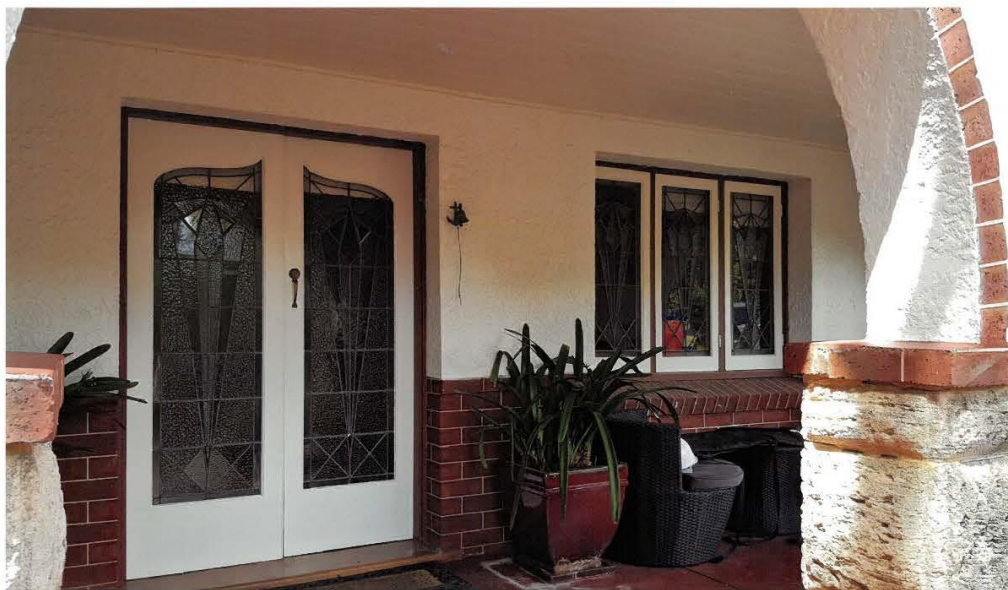


FIG. 8.

FIG. 9.







FIG. 10.

FIG. 11.

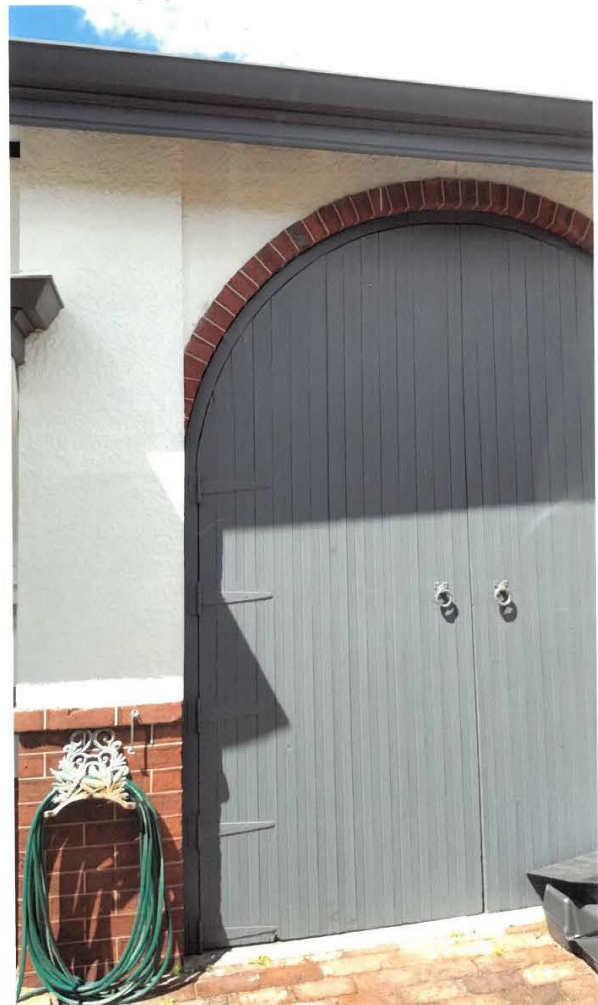




FIG. 12.

FIG. 13.

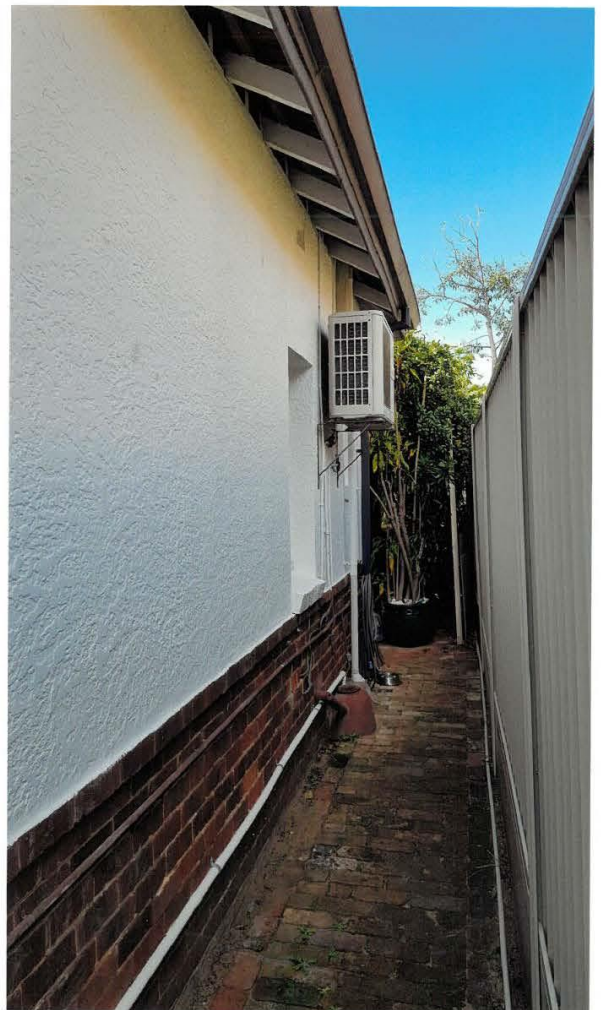






FIG. 14.

FIG. 15.





FIG. 16.

FIG. 17.

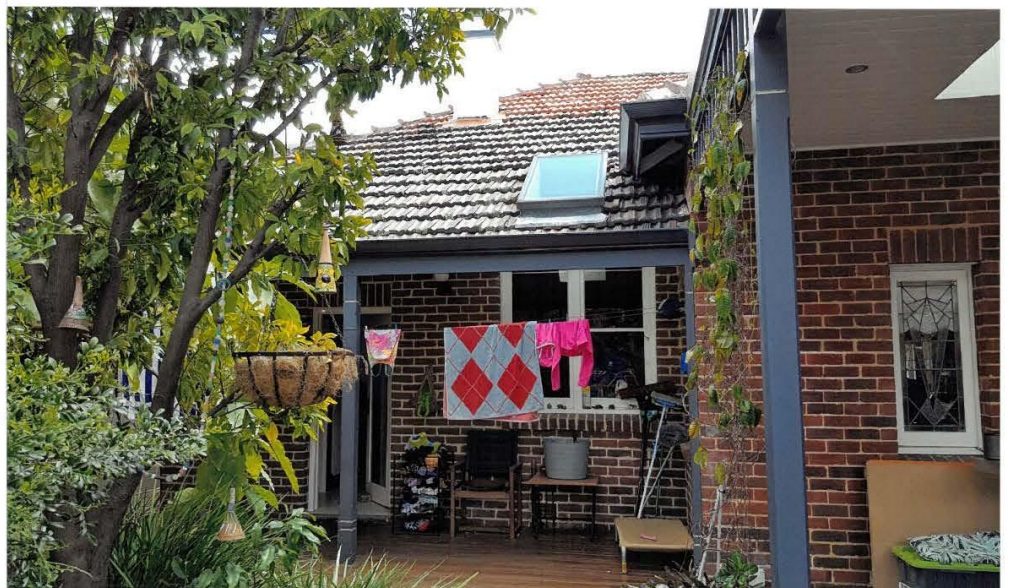






FIG. 18.

FIG. 19.



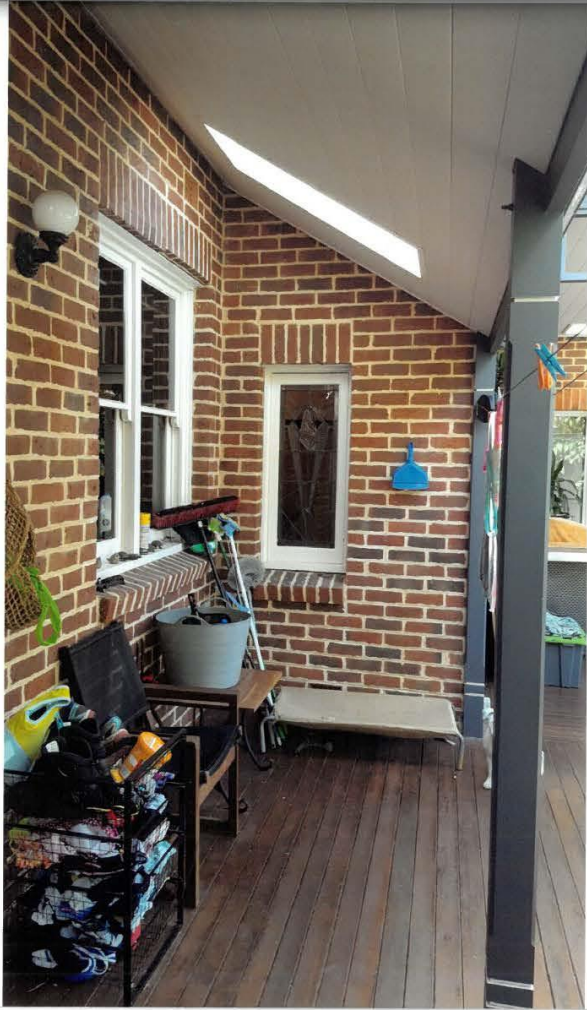


FIG. 20.

FIG. 21.

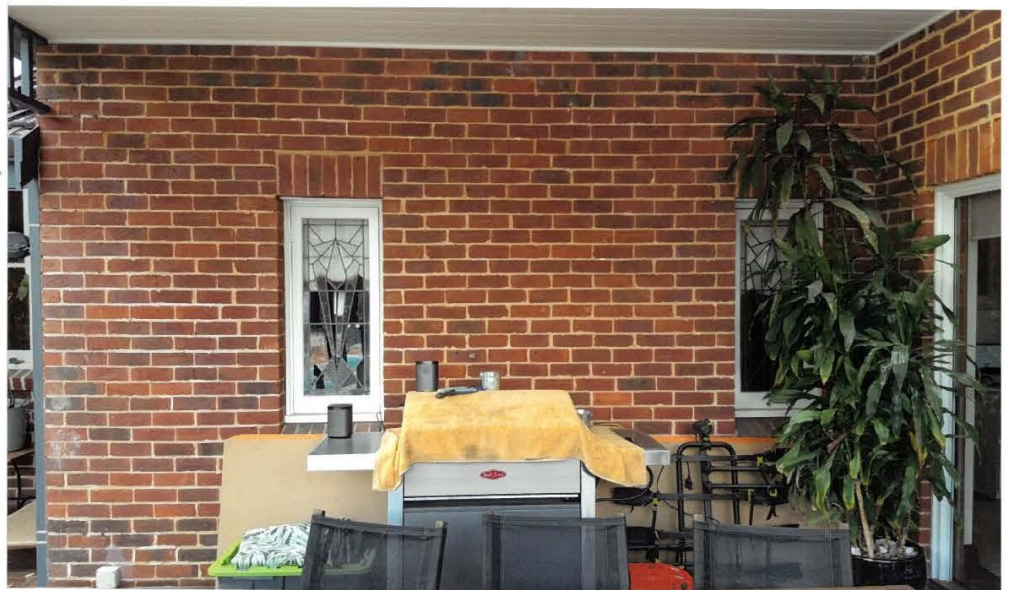






FIG. 22.

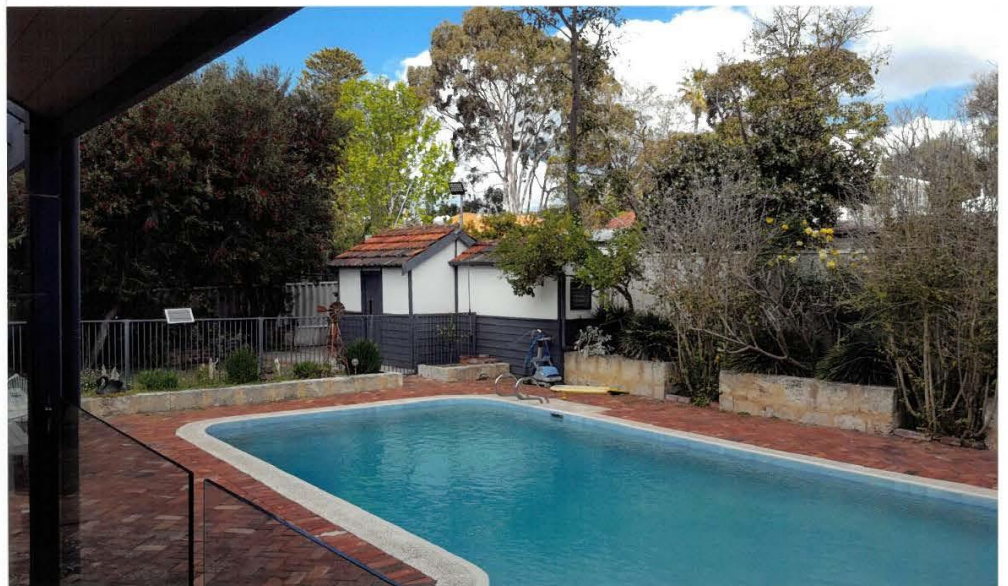
FIG. 23.





FIG. 24.

FIG. 25.





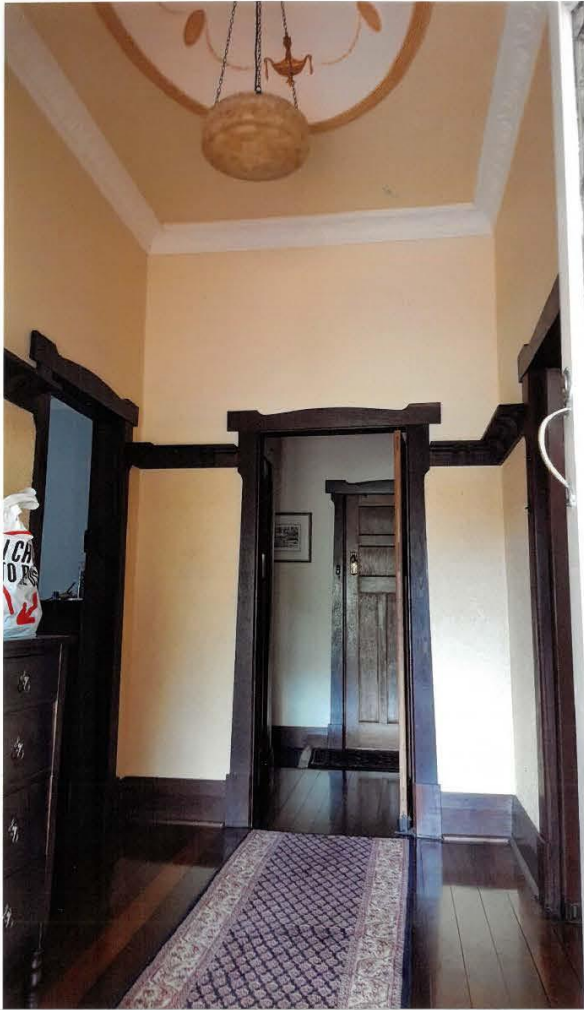


FIG. 26 .

FIG. 27.

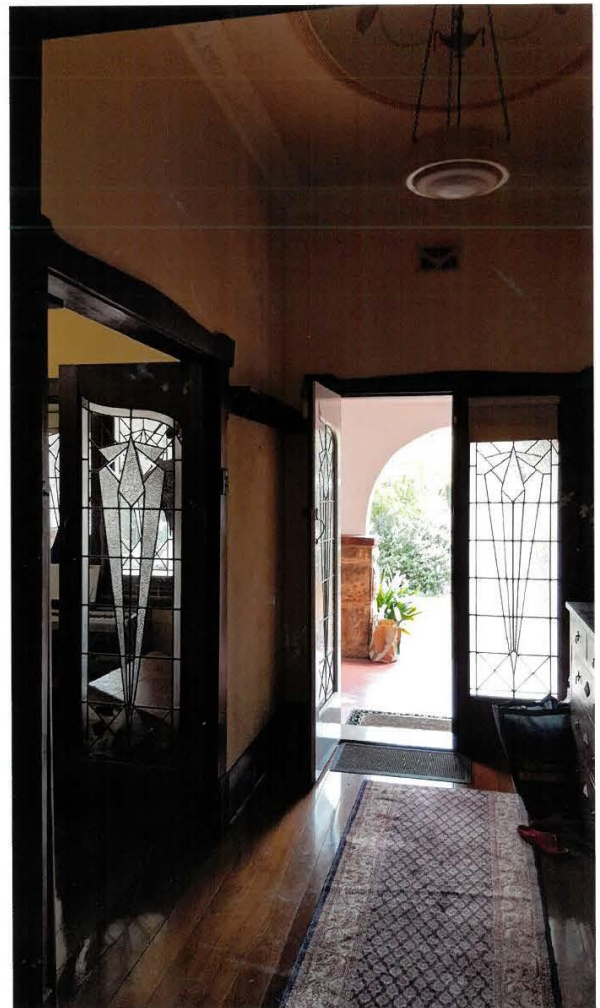




FIG. 28.

FIG. 29.

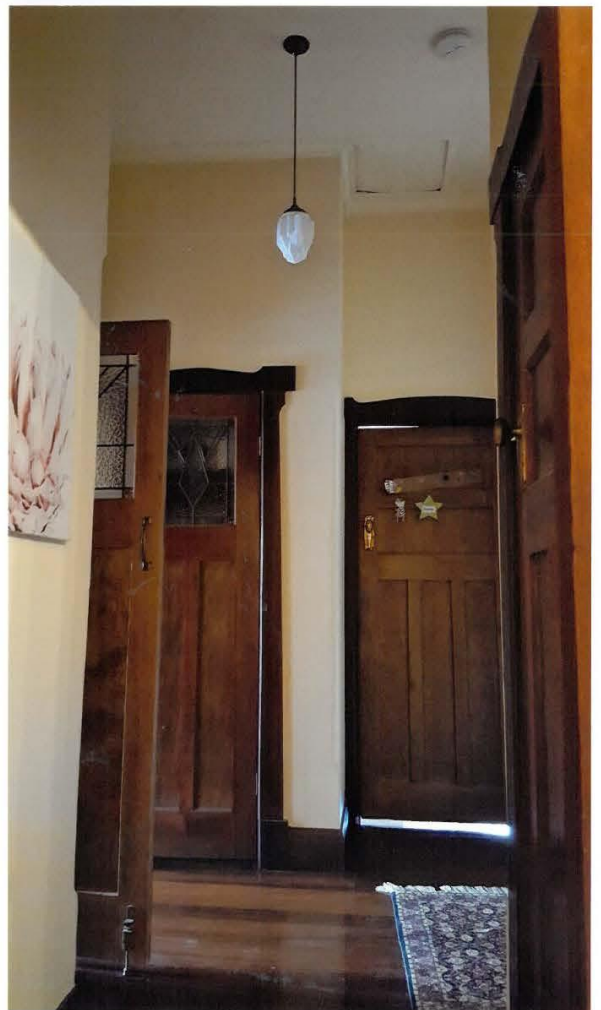
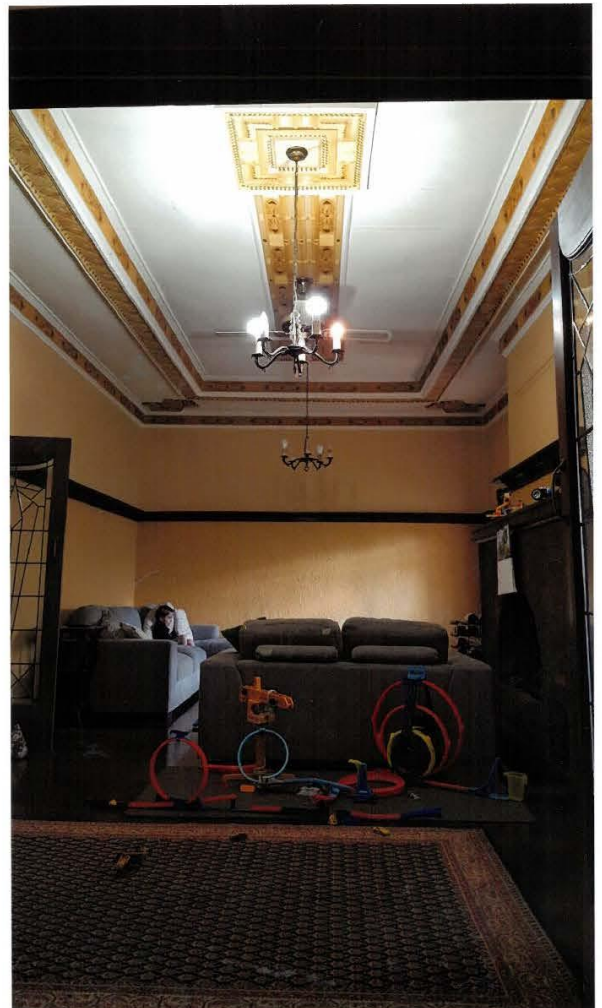




FIG. 30.

FIG. 31.





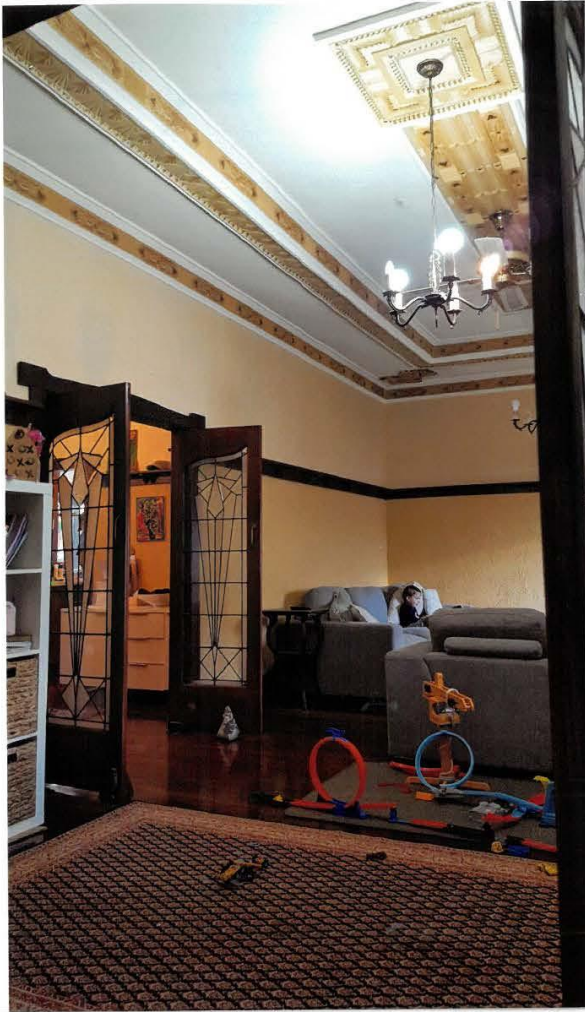


FIG. 32.

FIG. 33.

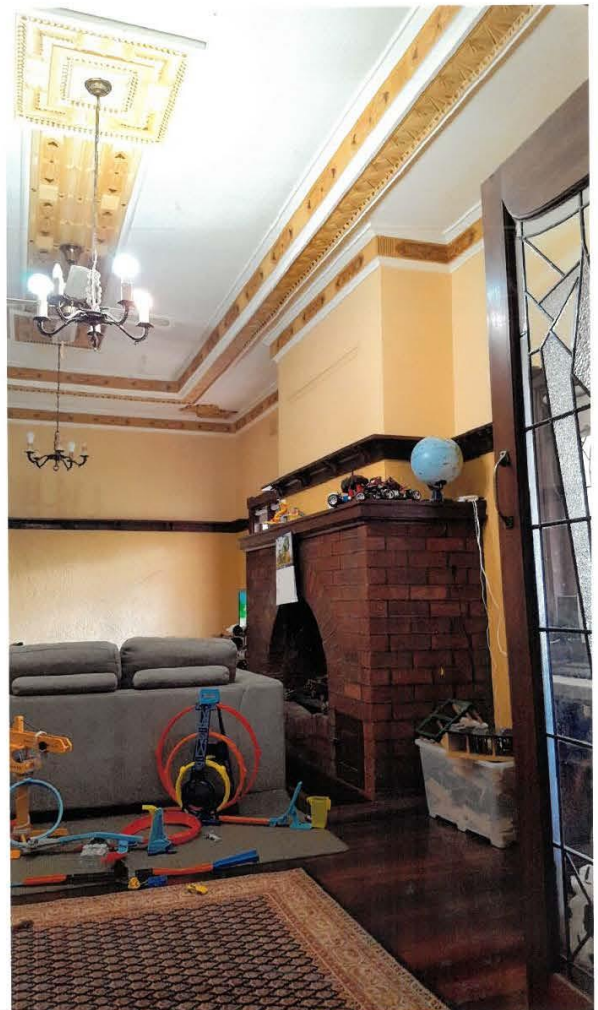






FIG. 34.

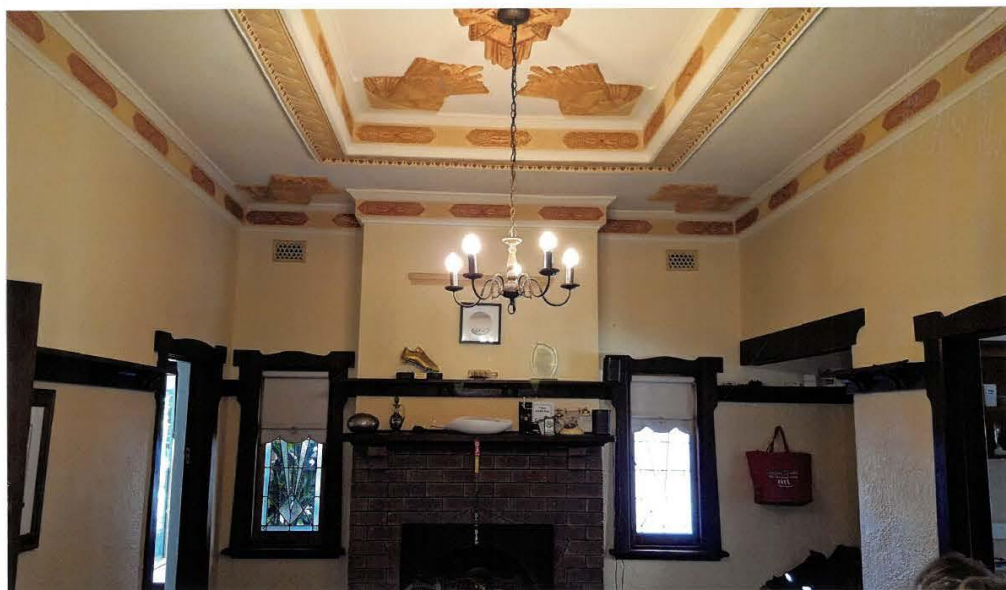


FIG. 35.

FIG. 36.

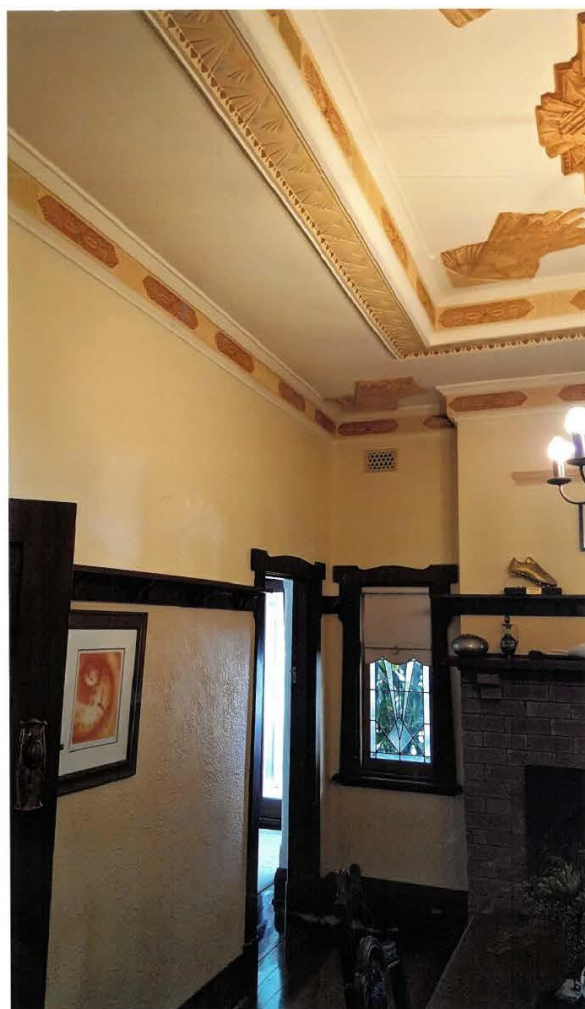
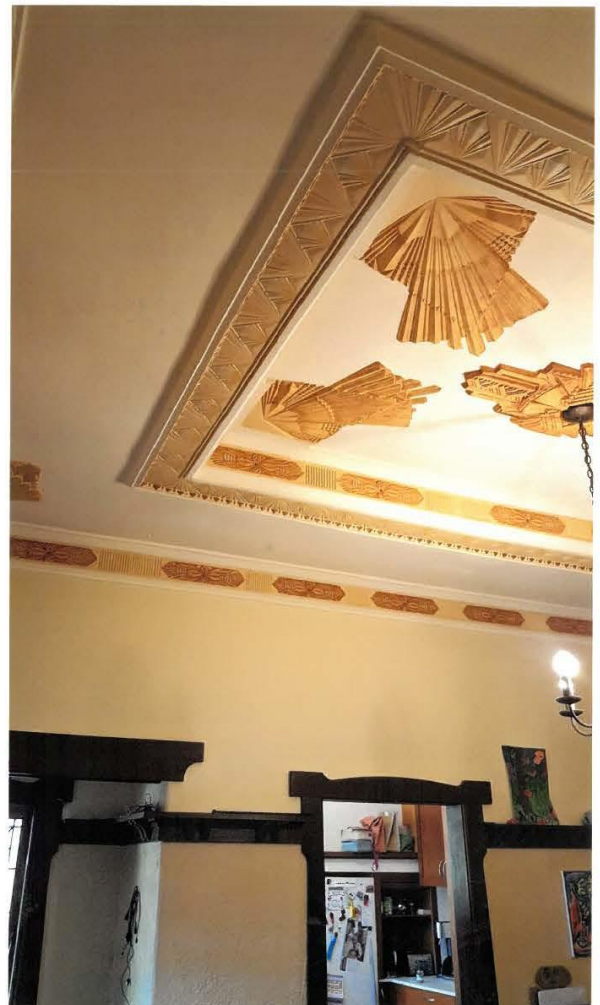




FIG. 37.

FIG. 38.





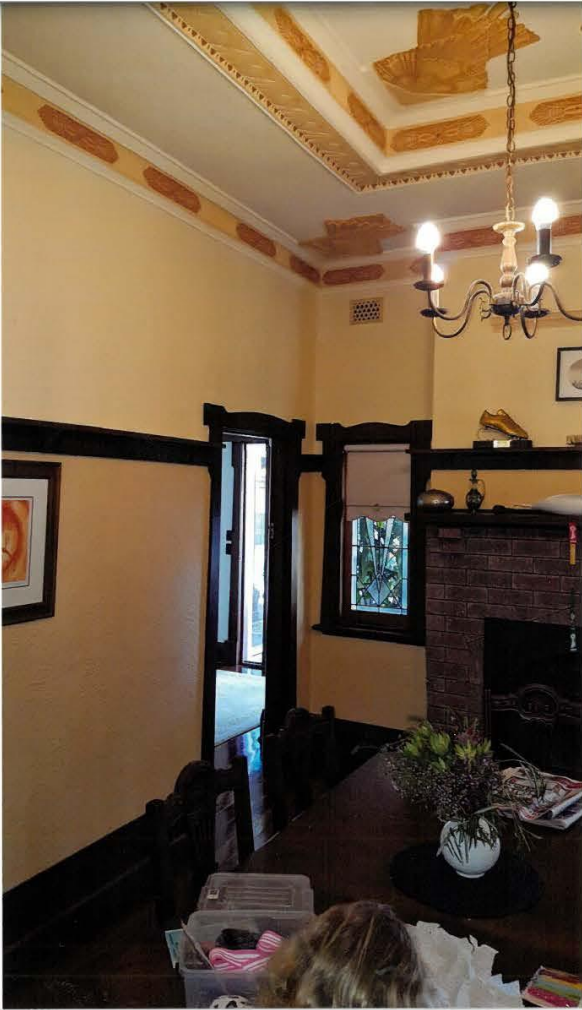


FIG. 39.

FIG. 40.

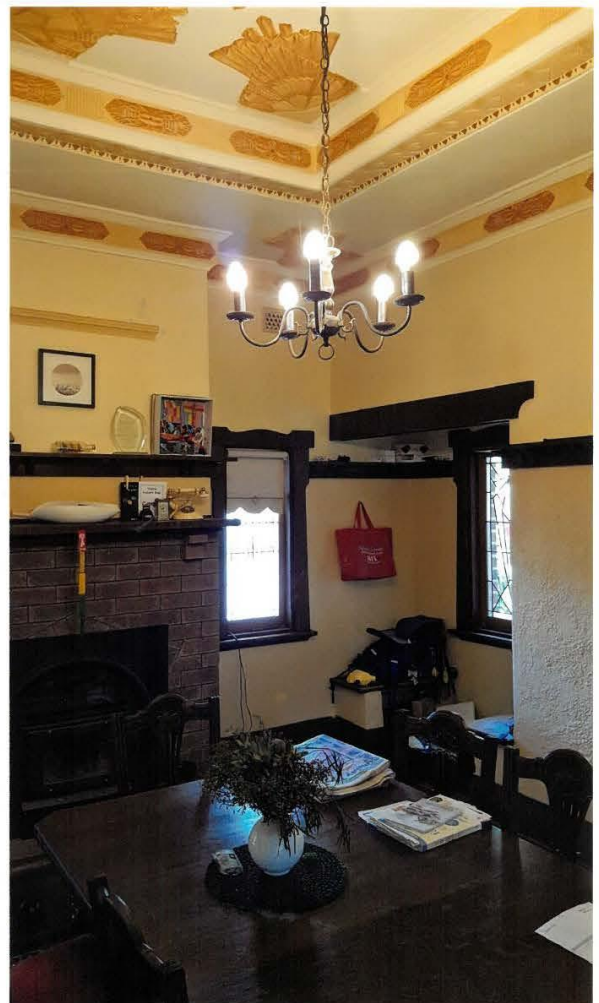
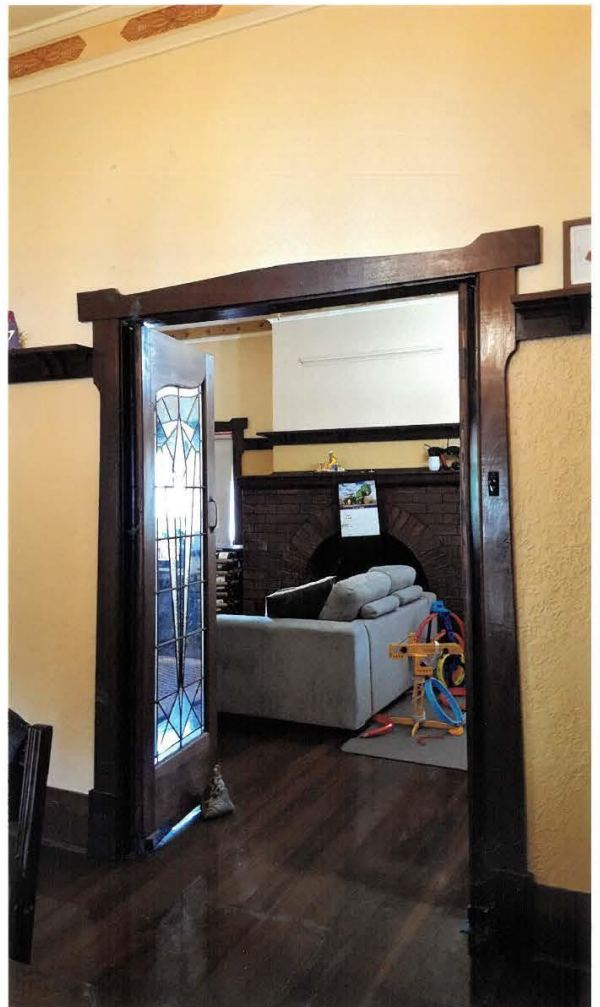






FIG. 41.

FIG. 42.



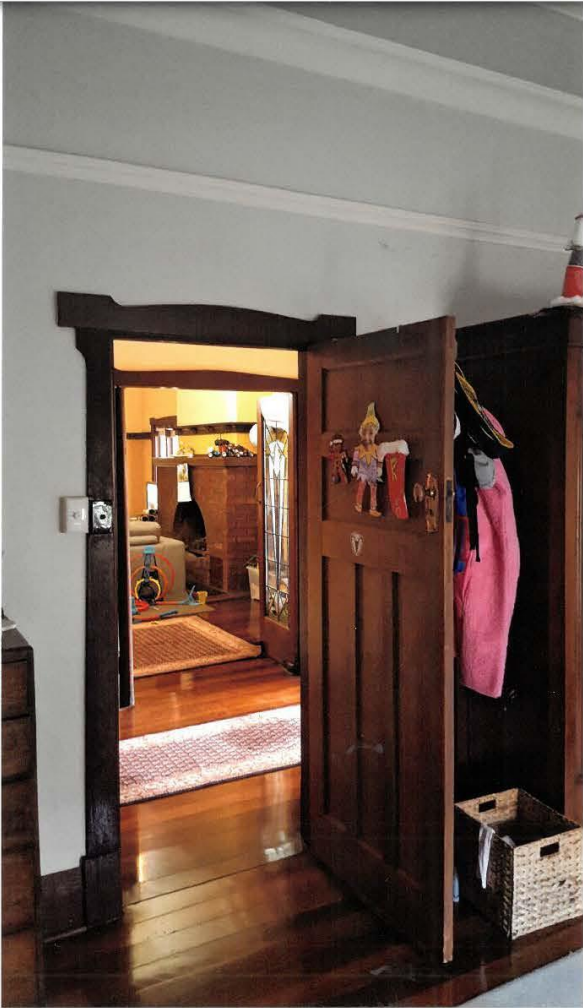


FIG. 43.

FIG. 44.

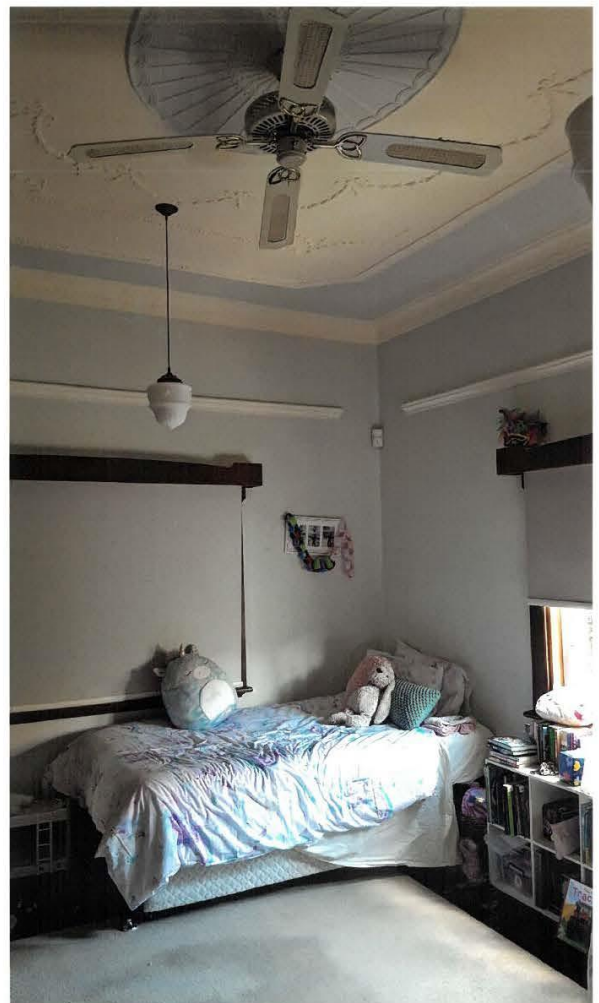
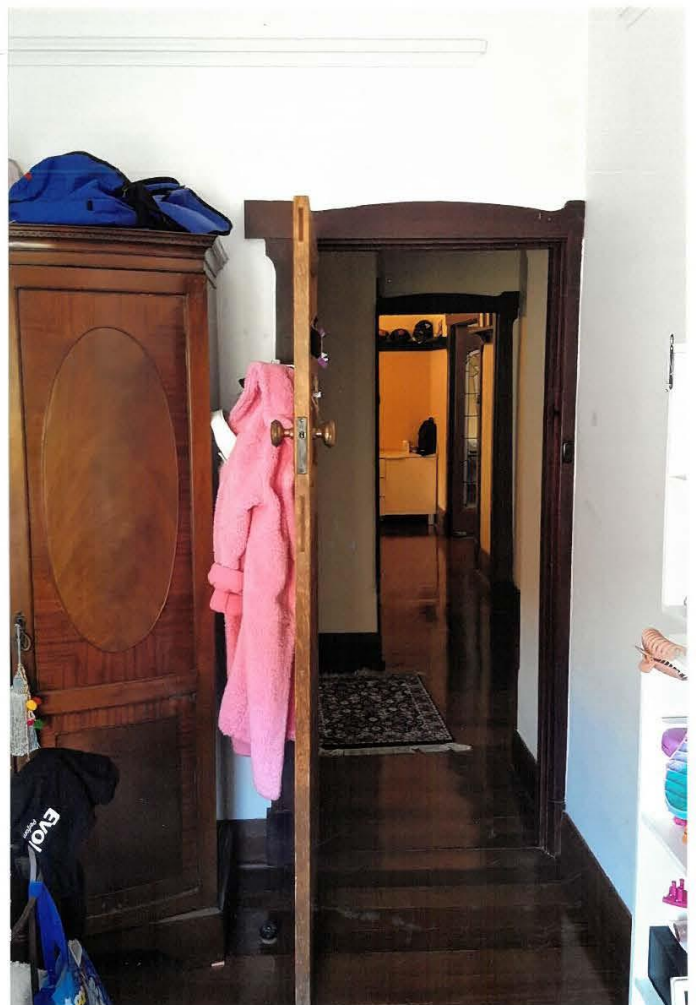




FIG. 45.

FIG. 46.





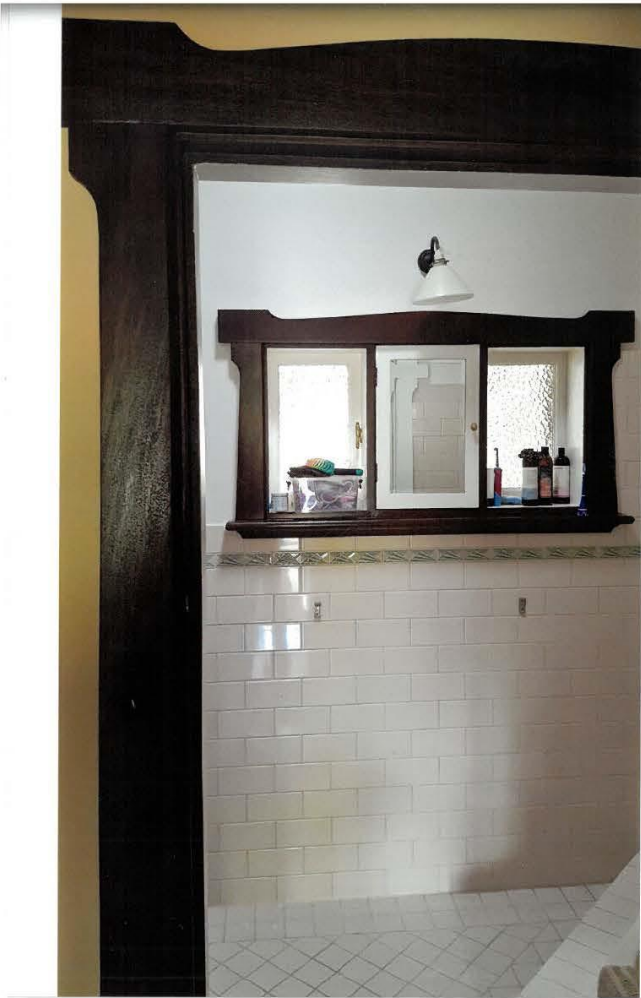


FIG. 47.

FIG. 48.

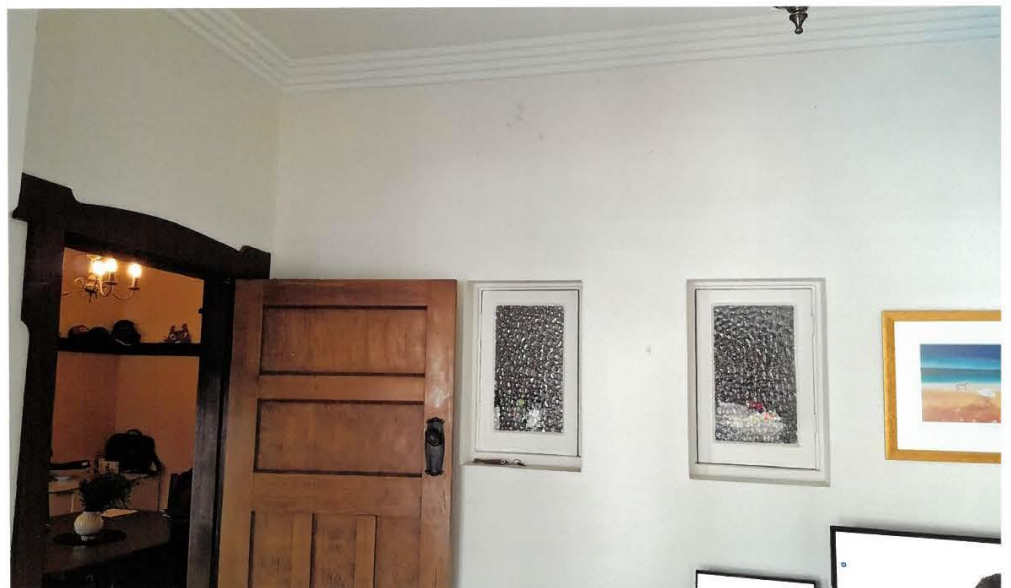
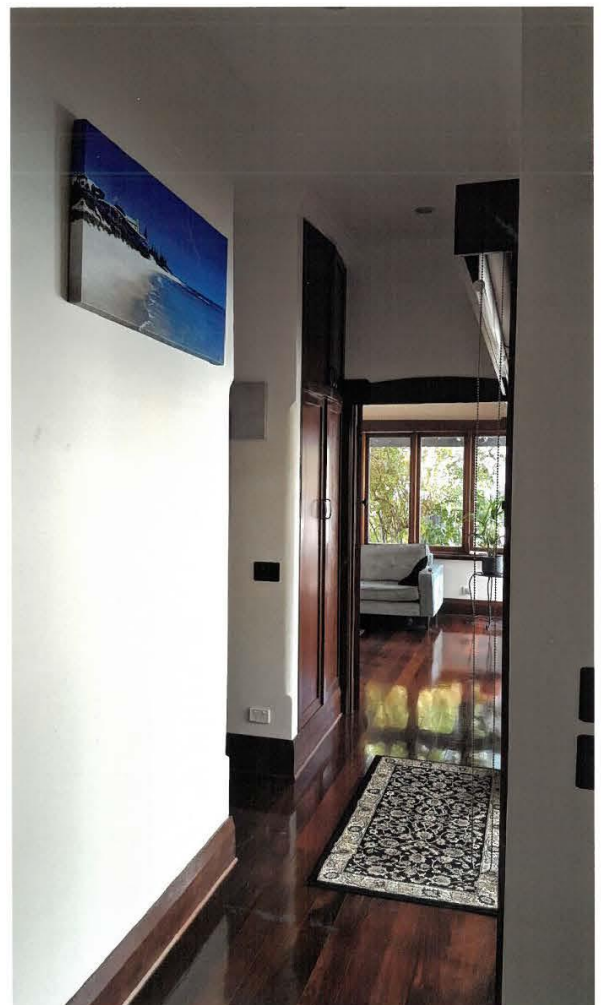






FIG. 49.

FIG. 50.



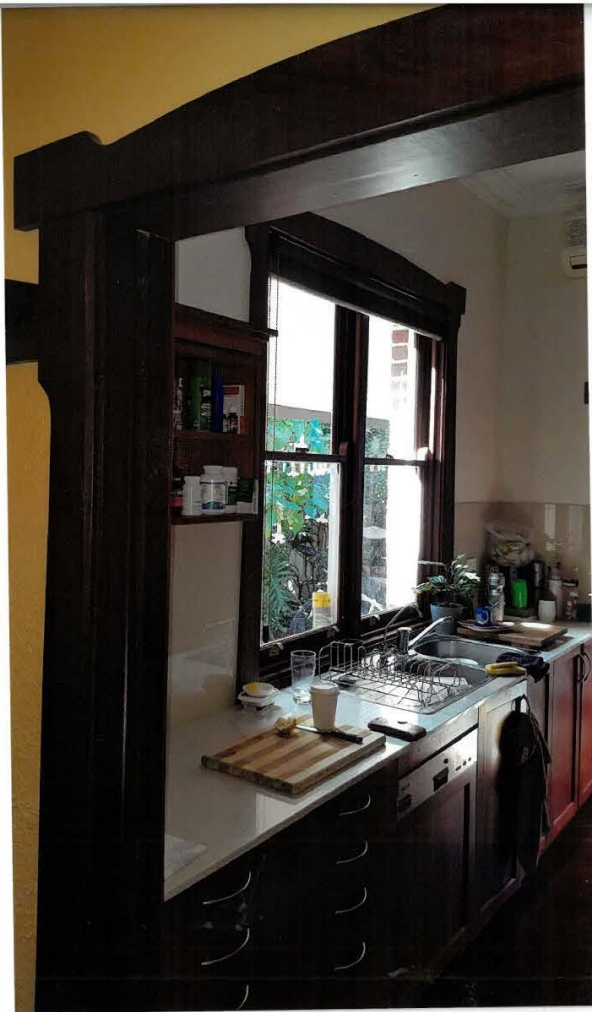
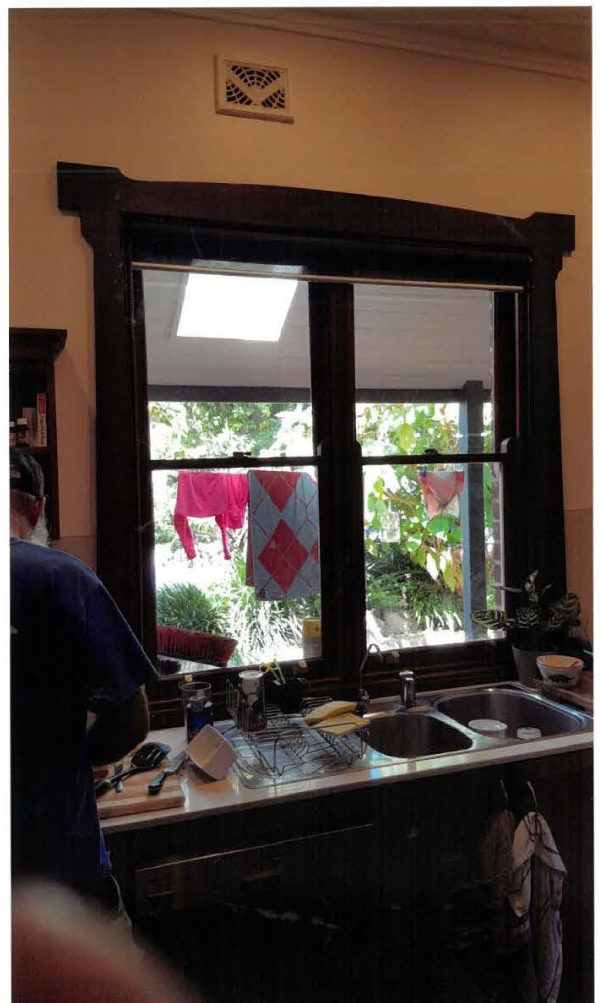


FIG. 51.

FIG. 52.



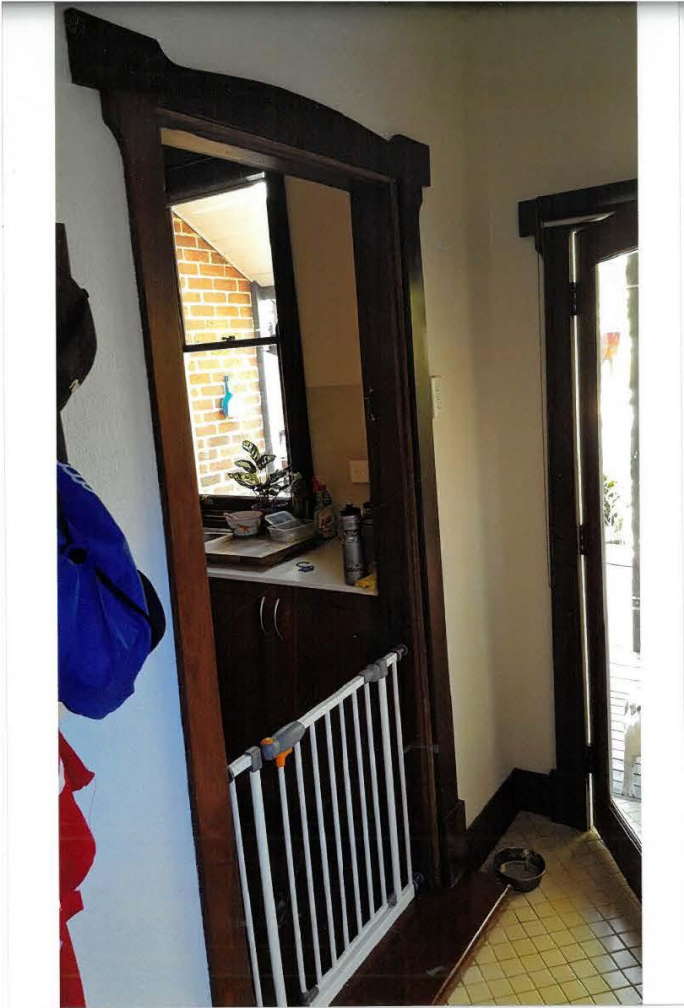


FIG. 53.

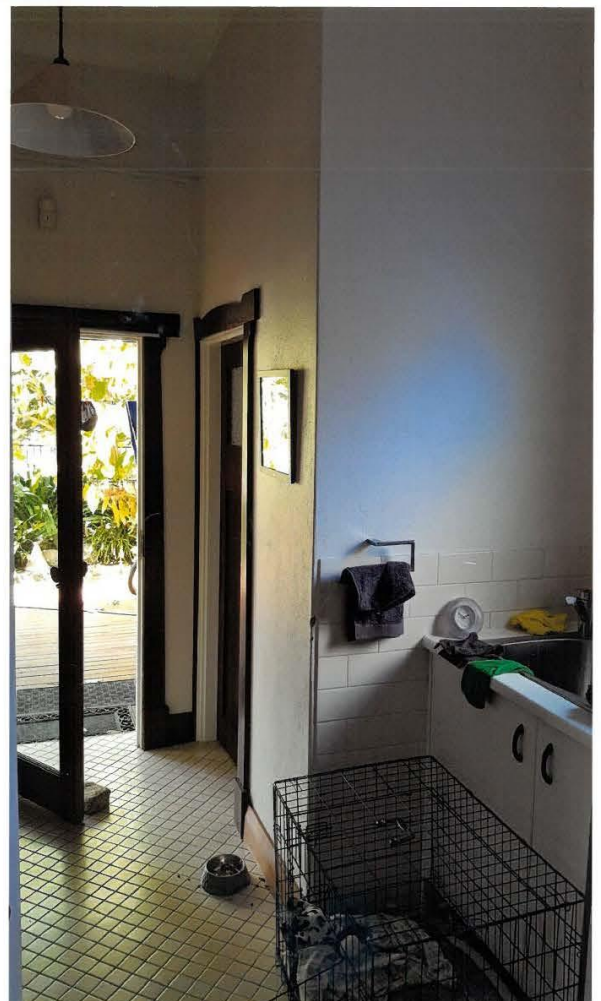


FIG. 54.

## **RESIDENTIAL DESIGN GUIDELINES ASSESSMENT; NO.12 DALGETY STREET, EAST FREMANTLE**

The following information is provided in support of the submitted development application for the conservation, adaptation and additions to the existing heritage listed single dwelling at No.12 Dalgety Street, East Fremantle, having regard to relevant RD Code / Council Policy requirements, in particular Local Planning Policy 3.1.1 “Residential Design Guidelines”

This assessment is prepared in conjunction with a Development Impact Statement for the proposed development, having particular regard to the heritage significance of the place and potential impacts on this, in accordance with the requirements of Local Planning Scheme No.3. The place is contained on the Town’s Heritage List, adopted under the Scheme and subject to the discretionary consideration of Council further to the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Criteria and scope of the Development Impact Statement are contained under the Residential Design Guidelines Policy at Appendix A, and assessment of heritage impacts of the proposed development contained in that Statement relates directly to the relevant design guidelines contained in the Policy generally.

### **Residential Design Guidelines**

#### 3.3 Objectives of this Policy

- The proposed development meets all the listed objectives, specifically as follows;
  - (i) The proposal conserves and protects the individual residence, ensuring its long term use, maintenance and survival.
  - (iii) The proposal does not adversely affect the overall level of heritage significance of the place or neighbouring dwellings.
  - (iv) The proposal provides second storey additions that are compatible with the scale, form and character of dwellings in the locality, and harmonise with the surrounding streetscape.
  - (v) The proposal clearly adopts a creative and quality based architectural solution, responding to and enhancing the character of the Woodside precinct.

#### 3.7 General Standards for Land Use and Development / Policy Statement

##### 3.7.2 Additions and Alterations to Existing Buildings

###### 3.7.2.2 *Desired Development Outcomes*

- The proposed development meets the relevant Outcomes, specifically as follows;
  - Re (ii), the additions minimally interfere with the existing structures, being generally located within the existing building footprint.



- Re (iii) the upper-level additions are located towards the rear of the existing dwelling above the existing rear rooms and beyond the main ridge line, and are consequently not visually dominant from the street.
  - Re (iv & v), the additions visually contrast to the existing building, however are respectful of the scale, bulk and proportions of the existing dwelling.
- Figures 3 & 8 are the most relevant to the proposed development, with the upper level additions primarily contained within the footprint of the existing dwelling and beyond the main ridge line. The proposal sits somewhere between these schematic arrangements, where the additions do minorly protrude above the nominal sight-line from across the street (per Fig.3), however are not located immediately above the main ridgeline (per Fig.8). Justification in support of minor relaxation of this requirement is provided as follows;
    - The additions are small in scale and extent, and the protrusion very minor as a consequence (1.1m max).
    - The additions extend only partially along the roof line of the existing dwelling.
    - The existing building façade and form as seen from the street is wholly maintained, clearly readable against the simple contemporary additions and the remains the visually dominant element in the streetscape.
    - The dwelling and additions are considerably setback from the street
    - The additions would need to set back approximately a further 6m. to achieve strict compliance with Fig.3. This would require a wholly different design approach with other significant adverse impacts on the amenity of the subject dwelling and/or neighbouring dwelling, as follows;
      - The additions are carefully aligned with the neighbouring dwelling; further setback while technically compliant would significantly increase the visual impact on the neighbouring dwelling from its rear yard, and practical impact of overshadowing (while still remaining nominally compliant).
      - Further setback would necessarily eliminate the highly attractive mature garden to the rear of the dwelling and overbear the existing in-ground swimming pool (to be retained).
      - Access to natural light to the existing dwelling, as a principle goal of the development proposal would be greatly reduced / eliminated.
      - Alternative location of the additions above the rear northern portion of the existing building (non-heritage) would adversely visually impact the northern neighbour, and significantly overshadow the subject rear yard and swimming pool.
      - Both of these alternative approaches are considered inappropriate and undesirable.
      - Alternative single storey additions are considered inappropriate in terms of impact on the overall site and would be poorly related to the existing dwelling, being necessarily located to the rear north-east corner of the site.
      - Setting back the upper-level additions by some 2m. would make little difference to technical non-compliance with the streetscape sight-line requirement, however would take the additions further from the main ridge and potentially allow retention of the second kitchen chimney behind the main roof ridge. This may be explored by the applicant, however has not been tested in terms of desirability, amenity impacts or structural viability.

### 3.7.2.3 *Performance Criteria and Acceptable Development Provisions*

- In light of the above, support for the proposal as submitted is sought having regard to Provision A1.2 (ii). The variation sought regarding the streetscape sightline is minor (as discussed) and alternative planning arrangements that may be wholly compliant would otherwise have

considerable adverse impacts on the heritage significance and amenity of the subject dwelling and / or neighbouring dwellings.

### 3.7.3 Development of Existing Buildings

#### 3.7.3.2 *Desired Outcomes*

- The proposed development meets the relevant Outcomes, specifically as follows;
  - Re (i), the proposal retains a substantial amount of original building fabric and retains the general building footprint and form.
  - All the existing fabric and heritage building form and detail visible from the street is retained and conserved.
  - Significant internal fabric is retained to the fullest possible extent while having regard to the pressing need to open the highly internalised living spaces for better access to natural light and ventilation, to provide a house adequately suited to contemporary living. This is seen as the best means to ensuring the long-term survival, use and maintenance of the house as a large family dwelling (its original purpose).
  - Further consideration of means to retain and integrate significant elements of the former dining room (primarily the decorative ceiling in some form) in the proposed development is recommended (addressed in the Development Impact Statement).
  - Re (iv), the streetscape presence and prominence of the existing heritage building is strongly retained, with architectural interest and impact arguably enhanced through the creative though restrained design approach adopted in the proposed upper level.
  - No new additional structures for vehicular storage are proposed to the front of the site, while the interesting early garage contained in the original building façade is retained.
  - Re (v), the new kitchen and laundry facilities are located in the same general space as those existing, minimizing any impacts from provision of new services.
  - The particular design approach fully retains existing outdoor facilities, again limiting any impacts otherwise required.
  - Re (vi), the substantially retained existing fabric (particularly the front façade visible from the street) will be fully conserved and any replacement fabric necessarily limited to that absolutely necessary and otherwise to match the existing.

#### 3.7.3.3 *Performance Criteria and Acceptable Development Provisions*

- Further to the above, support for the proposed development is sought having regard to Provisions A1-3, P1 and P4.1., as follows;
  - Relevant drawings showing the extent of original fabric to be retained / removed, impacts on streetscape and proposed development in its streetscape setting have been provided in the development application.
  - Substantial retention of original fabric has been achieved, to the extent possible having regard to improved livability of the dwelling; note further consideration to be given to retention / integration of significant ceiling fabric to the former dining room.

### 3.7.5 Demolition

### 3.7.5.2 *Desired Outcomes*

- The proposed development prioritises conservation of significant fabric, to the extent possible while facilitating a family dwelling with contemporary livability and amenity.
- The proposed development involves only partial demolition, restricted to opening up of the rear living spaces within the heritage portion of the existing dwelling and removal of a portion of the original rear roof to allow upper-level additions, behind the main ridge-line.
- Options to retain some significant fabric from the former dining room have been discussed previously and are further dealt with in the Development Impact Statement.

### 3.7.5.3 *Performance Criteria and Acceptable Development Provisions*

- The proposed development meets the relevant Outcomes, specifically as follows;
  - Re Provisions A1.1-2, all relevant architectural documentation has been provided.
  - Re A3., this Policy assessment and the associated Development Impact Statement have been prepared and submitted that fully embrace those elements of demolition contained in the overall development proposal.
  - Re P1.2, the development proposal has been specifically developed to reflect the content and intent of the policy, and this assessment against the Policy prepared specifically to address this compliance.
  - Re P3.2(ii)., the portions of the existing fabric requiring partial demolition are primarily internal or located to the rear of the building. The roof form is fundamentally maintained and readable, with the new upper level 'inserted' within this surrounding form and contained beyond the main ridgeline.

## 3.7.8 Roof Form and Pitch

### 3.7.8.2 *Desired Development Outcomes*

- Re (iv) the roof form of the proposed upper level additions, while flat rather than pitched to match the existing, contributes positively to the existing dwelling where it sits within the existing roof form, does not compete with or obscure a clear understanding of that original form, minimises the height and bulk of the additions and references the original flat window awning structures to the front façade below in its integral awnings.
- With regard to Fig.18 demonstrating a line-of-sight envelope, this has been discussed previously in relation to Pt.3.7.2.2, and reason for supporting the proposal reiterated.

### 3.7.8.3 *Performance Criteria and Acceptable Development Provisions*

- Support for a flat, contemporary roof form is sought having regard to the following relevant parts;
  - Re A4.2, use of contemporary roof / architectural forms for additions to heritage dwellings in the Woodside precinct have become more common and acceptable in recent years. Differentiation between old and new elements is encouraged re Burra Charter principles

allowing a clear reading of original building intent, where restrained and respectful (as previously argued).

- Re A4.3, the additions are contained behind the main ridge line, retaining the main lounge room chimney as a predominant element in the streetfront façade. The proposal does remove the minor chimney elements to the rear portion of the roof, with the kitchen chimney visible obliquely though partially from the street, and the dining room chimney wholly invisible.
- Note that further setback of the upper-level additions (approx. 2m.) could retain the kitchen chimney and may be feasible, however may have alternative adverse amenity and heritage impacts.
- Re P1 & P2, the roof form positively contributes to the existing dwelling in minimizing bulk impacts on it, while the awning elements, as 'eaves' directly reflect the flat roofed window awnings to the heritage façade below.

### 3.7.9 Materials and Colours

#### 3.7.9.2 *Desired Development Outcomes*

- Re (i), original materials and colours are to be conserved and retained to the existing dwelling, including face brick and rendered brick portions, chimney etc., assisting the predominance of the existing heritage dwelling.
- Re (iii) & (iv), the new additions are of clearly distinguishable materiality and colour / finish, however compatible in terms of relative levels of restrained decorativeness that characterise the original building. The additions add architectural richness and complexity to the dwelling and streetscape, which itself contains a range of architectural and stylistic types within a predominantly Federation style.

#### 3.7.9.3 *Performance Criteria and Acceptable Development Provisions*

- All relevant Acceptable Development Provisions for Existing Buildings are met as follows;
  - Re A1, external face brickwork and stonework, highly significant to the visual predominance of the heritage dwelling are fully retained, including to the distinctive front boundary wall.
  - Re A2.2, all existing door / window joinery distinctive to the dwelling to the front and side elevations is retained and conserved. Minor elements to the rear façade to be removed as part of the works to better open up the dwelling, as a principle goal of the proposed development.
  - Re A2.3, the tiled roof is to be retained and conserved, as a distinctive and identifying material element of the California Bungalow / Spanish Mission style of the dwelling.
  - Re A3, the original colours of the heritage dwelling are generally retained.
- All relevant Acceptable Development Provisions for Alterations and Additions are met as follows;
  - Re A4.1, Alterations to the rear face of the dwelling adopt face brickwork and timber weatherboard cladding to match the original materials otherwise retained. Also appropriate re P4.1.
  - Re A4.2, the new additions are both distinguishable and compatible, as discussed at 3.7.9.2(iii) above. Also appropriate re P4.1.

### 3.7.10 Landscape Guidelines



### 3.7.10.2 *Desired Development Outcomes*

- Re (i), the traditional and established gardens to both the front and rear yards are to be retained.
- Mature vegetation to the northern side of the front yard is retained, important in balancing the streetscape appearance of the proposed development with its asymmetrically placed upper level additions to the southern side of the dwelling.
- Mature vegetation between the subject and neighbouring dwelling within the front setback area is retained, significantly screening the proposed upper level as seen looking north-east from the street and neighbouring southern dwelling.
- Mature vegetation immediately to the rear of the existing dwelling on the southern side is to be fully retained, highly important to both the visual amenity of the subject place and the provision of privacy and screening of proposed additions as seen from the neighbouring dwelling and its rear yard. This retention particularly dictates the setting of the upper level additions, in particular the setback from the main ridgeline,
- The desirable retention of the in-ground swimming pool immediately beyond this vegetation further inhibits alternative development approaches and placement of additions, while the proposal otherwise retains a traditional, planted rear garden appropriate to the single residential character of the area, with traditionally setout dwellings on large lots.

### 3.7.10.3 *Performance Criteria and Acceptable Development Provisions*

- Re A1.1, a site survey is provided with the application. Mature vegetation is shown throughout the architectural drawings and streetscape diagrams.
- Re P1, the proposed development has been very specifically designed around significant established vegetation to both the front and rear yards, as discussed at Pt.3.7.10.2 above, most particularly in relation to the arrangement and setbacks of the upper-level addition.

## 3.7.11 Front Fences

### 3.7.11.4 *Desired Development Outcomes*

- Re (i), the existing 'pillow block' front wall fabric is to be retained and conserved.
- The wall will be minorly adapted to increase the height of the piers using matching blockwork and reinstatement of original pier caps, to allow simple wrought iron infill paneling to be inserted. The wall will be no higher than 1.8m and visually permeable, re (ii) and (iii), also of mixed traditional and contemporary style highly appropriate to the dwelling, per (iv).

### 3.7.11.5 *Performance Criteria and Acceptable Development Provisions*

- Re A.1/ P1, the original front wall is retained and conserved.
- Re A2.1/P2, the adaptation to the wall utilizes matching limestone blockwork and wrought iron railings and is both appropriate and compliant in terms of materiality, height and sight-lines.
- Re A3/P3, the proposed railing above the existing limestone wall and between piers is fully visually permeable.

### 3.7.15 Woodside and Richmond Precincts

#### 3.7.15.3 Garages, Carports and Outbuildings

##### 3.7.15.3.2 *Desired Development Outcomes*

- The proposed development retains and utilises the existing original garage, as an early example of a vehicle parking facility fully incorporated into the main dwelling structure. The element is further enhanced by the use of a faux archway using the same Spanish Mission style arcade language applied to the entry portico that strongly characterizes the dwelling.
- Retention of this garage, of limited usability and avoidance of any new / additional parking structure otherwise necessarily located to the front of the dwelling, avoids any intrusive visual elements to the original building and allows it to remain predominant in the streetscape. This is relevant in helping to limit visual impacts on the dwelling generally to that of the proposed upper level additions.
- Outcomes (i)-(iii) are fully met, in conjunction with the cumulative overall impact discussed above.

#### 3.7.15.4 Building Design Requirements

##### 3.7.15.4.1 Building height, Form, Scale and Bulk

###### 3.7.15.4.1.2 *Desired Development Outcomes*

- Re (i), the proposed development reflects the form, bulk and scale of the immediate locality and streetscape, that includes a mix of both single and two storey dwellings and single storey dwellings with upper level additions.
- Re (iii), the proposed upper level additions are wholly located towards the rear of the dwelling and not visually predominant over the existing dwelling form in terms of relative scale, form or arrangement when viewed from the street.

###### 3.7.15.4.1.3 *Performance Criteria and Acceptable Development Provisions*

- Re A1.2, the proposed upper level additions are not visually predominant when viewed from the street, discussed throughout this submission and notwithstanding any strict application of A1.3, discussed at Pt.3.7.2.2 & 3.
- Re A1.4, Category B provisions rebuilding height per Table 3 of the RD Codes is applicable where the proposed development is not...;
  - Per (i), impacting on significant water views from neighbouring premises, nor impacting on any outlook generally from neighbouring dwellings, where located above the existing building footprint and/or otherwise visually screened via the roofs of the existing dwelling or retained dense, mature vegetation in immediate proximity to the proposed upper level additions.
  - Per (ii), the proposed development is fully compliant with the Acceptable Development provisions of the RD Codes re overshadowing / visual privacy.
  - Per (ii), the proposed development retains its full site.

##### 3.7.15.4.2 Verandahs and Porches

**3.7.15.4.2.2 *Desired development Outcomes***

- Re (ii), the existing large Spanish Mission style arcaded porch, strongly defining the character of the heritage dwelling and maximizing its visual predominance in the streetscape is to be fully conserved.

**3.7.15.4.2.3 *Performance Criteria and Acceptable Development Provisions***

- Re A1.2, retention and conservation of the existing porch is integral to the overall scope and approach of the proposed development, significantly assisting the visual predominance of the existing heritage building form over the upper level additions in the streetscape.

**John W. Kirkness**  
**B.A.(Hist), B.Arch.**

**October, 2022**  
Heritage impact assessment



## Community Engagement Checklist

### Development Application P90/22 – 12 Dalgety Street

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	26/10/2022	<input checked="" type="checkbox"/> Advertised to 5 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		26/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				



## 12.6 130 MARMION STREET - ALTERATIONS &amp; ADDITIONS

<b>Owner</b>	Lucy and Brett Cammell
<b>Applicant</b>	Commercial & Domestic Constructions Pty Ltd
<b>Report Reference Number</b>	TPR-1189
<b>Planning Reference Code</b>	P96/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 11 October 2022
4. Place record form
5. Community engagement checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 130 Marmion Street, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes alterations and additions for an existing dwelling at 130 (Lot 1) Marmion Street, East Fremantle. The rear northwestern section of the dwelling is being demolished with the existing kitchen, bathroom, laundry, and timber deck being removed. A new kitchen, living area, pantry and rear verandah is being added. Internal changes are also being undertaken including the addition of some new windows and doors which have no planning impact. The property is a Category C heritage dwelling which means that it is not on the Town's heritage list and as such is not formally protected under Local Planning Scheme No 3.

Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines including;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Living Area, Pantry – 1.5m required, 1.12m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Verandah – 6m required, 5.151m provided
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 7 degrees provided

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

**BACKGROUND**

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	445m <sup>2</sup> survey strata (street front lot)

<b>Heritage</b>	Category C
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	P61/2006 – development approval granted – carport addition and front fence – 17 October 2006

## CONSULTATION

### Advertising

The proposed development was advertised from 12 to 28 October 2022. No submissions were received.

### Community Design Advisory Committee

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

### External Consultation

Nil

### Internal Consultation

Standard conditions relating to protection of verge trees and the requirement to prepare a construction management plan were included in the final recommendation to minimise any issues relating to parking, materials storage, or verge trees along Marmion Street.

## STATUTORY ENVIRONMENT

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

## POLICY IMPLICATIONS

Residential Design Guidelines

## FINANCIAL IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

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

### Built Environment

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

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

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

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

*3.1.3 Plan for improved streetscapes.*

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

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

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

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

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

## RISK IMPLICATIONS

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

## SITE INSPECTION

A site inspection was undertaken.

## COMMENT

### Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

### Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Carport setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
<b>Western wall – living area, pantry</b>	<b>1.5m</b>	<b>1.121m</b>	<b>D</b>
<b>Northern wall - verandah</b>	<b>6m</b>	<b>5.151m</b>	<b>D</b>
Open Space	55%	>55%	A
Car Parking			N/A
Maximum roof height	10m	<10m	A
Maximum wall height	7m	<7m	A
Site Works			A
Visual Privacy			N/A
Overshadowing			N/A
<b>Roof form and pitch</b>	<b>28 -36 degrees</b>	<b>7 degrees</b>	<b>D</b>
Materials and colours			A
Landscaping			N/A
Front fence			N/A
Footpaths and crossovers	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions for an existing dwelling at 130 (Lot 1) Marmion Street, East Fremantle. The rear north-western section of the dwelling is being demolished with the existing kitchen, bathroom, laundry, and timber deck being removed. A new kitchen, living area, pantry and rear verandah is being added. Internal changes are also being undertaken including the addition of some new windows and doors which have no planning impact. The property is a Category C heritage dwelling which means that it is not on the Town's heritage list and as such is not formally protected under Local Planning Scheme No 3. Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines including lot boundary setbacks (2 locations) and roof pitch.

The development application was advertised to the property owners to the west of the subject property and strata sign-off was received from the rear survey strata property. No submissions were received from advertising.

#### Lot Boundary Setback - Western Wall – Living Area, Pantry

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the proposed western wall of the living area and pantry which is 13.876m long and 3.68m high is required to be setback 1.5m from the boundary. In this case the wall is only 1.12m from the boundary. The reduction of approximately 0.38m can be supported on the basis that the proposal achieves design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact from building bulk on the adjoining property to the west.
- Adequate direct sun and ventilation can reach the building and open space on the site and the adjoining property.
- There is no overlooking and loss of privacy on adjoining properties.

It is noted that the dwelling is located on a survey strata lot that was subdivided many years earlier and the lot is closer to the size of an R20 lot rather than the R12.5 lot that it is zoned.

#### Lot Boundary Setback - Northern Wall – Verandah

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 and Table 1 dwellings in areas zoned R12.5 are required to be setback 6m from the boundary. In this case the wall is 5.15m from the boundary. The reduction of approximately 0.85m can be supported on the basis that the proposal achieves design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact from building bulk on the adjoining property to the north.
- Adequate direct sun and ventilation can reach the building and open space on the site and the adjoining property.
- There is no overlooking and loss of privacy on adjoining properties.

It is noted that the dwelling is located on a survey strata lot that was subdivided many years earlier and the lot is closer to the size of an R20 lot rather than an R12.5 lot that it is zoned.

#### Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 requires that the roof pitch of dwellings in the Woodside precinct are between 28 and 36 degrees. In this case the roof pitch is 7 degrees. The reduced roof pitch can be supported in accordance with performance criteria 3.7.8.3 P4. The roof form of new buildings is required to complement the traditional form of surrounding development in the immediate locality. The proposed roof has a shallow pitch which is significantly less than the roof pitch of the rest of the dwelling and is hardly noticeable as much of the roof is hidden behind the existing bulk of the property. For this reason the reduced roof pitch can be supported.

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## CONCLUSION

Based on the preceding assessment and report the proposed development can be supported. The proposed development is relatively minor with works being proposed on the western side and rear of the existing dwelling. The changes have insignificant impacts on the neighbouring properties and no impact on the streetscape due to their location on the site. For these reasons the proposed alterations and additions are recommended for support subject to the conditions included in the final recommendation.

- Mr Brett Cammell (Owner) spoke in favour of the officer's recommendation.



OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

**12.6 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP041222**

**Moved Cr White, seconded Cr Nardi**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Living Area, Pantry – 1.5m required, 1.121m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northern Wall – Verandah – 6m required, 5.151m provided**
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 7 degrees provided**

**for alterations and additions at No. 130 (Lot 1) Marmion Street, East Fremantle, in accordance with the plans submitted 11 October 2022, subject to the following conditions:**

- (1) 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.**
- (2) 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.**
- (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) 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.**
- (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 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:**

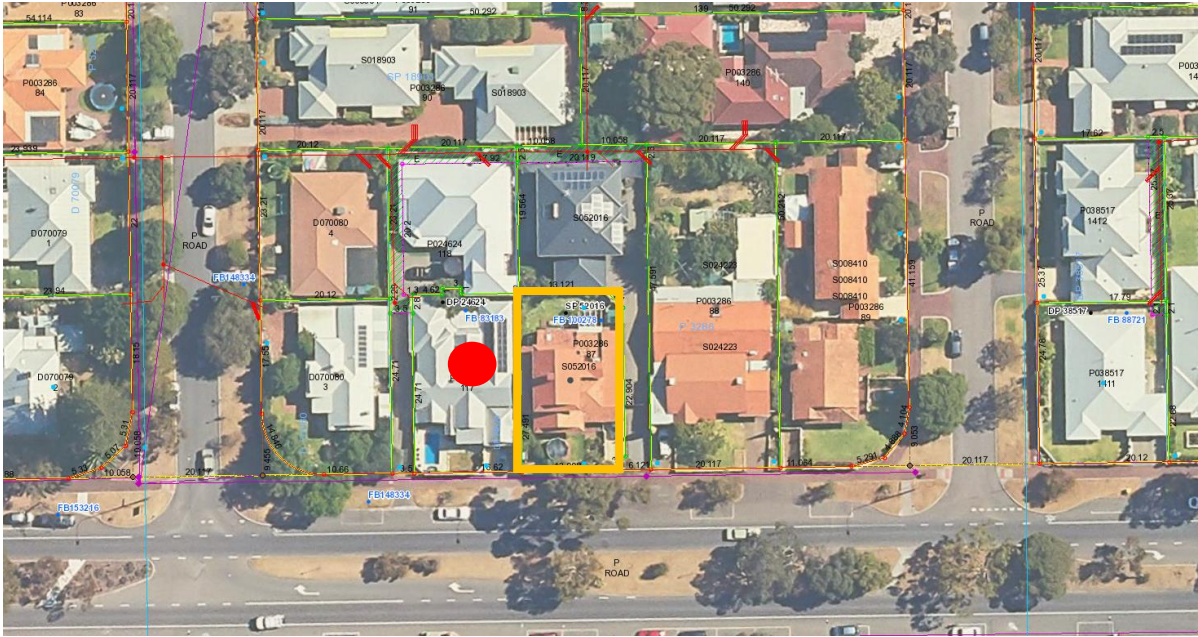
- (a) *The following are not conditions but notes of advice to the applicant/owner:*
- (b) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (c) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (d) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (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.*
- (g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (h) *Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.*

(CARRIED UNANIMOUSLY)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

## REPORT ATTACHMENTS

Attachments start on the next page

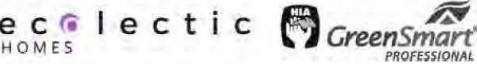


**130 Marmion Street – Photos**





Issue History			
Issue	ID	Name	Revision
01, Sketch Design, 26/11/21, 1:35 pm			
		Cover Sheet	01
	0.00	Project File Cover	01
	001	Site Survey	01
	002	Existing Site	01
	004	Existing Plans	01
	005	Demolition Plan	01
	Sk1.1	Sketch Ground Floor Plans	01
	Sk1.2	Sketch First Floor Plans	01
	Sk1.3	Sketch Roof Plans	01
	Sk2.1	Sketch Elevations	01
	Sk3.1	Sketch Sections	01
	Sk3.1	Sketch Sections 2	01
1.0, DA, 14/4/22, 2:53 pm			
		Cover Sheet	1.0
		Symbols Legend	1.0
	00	Transmittal	1.0
	A1.01	Proposed Site Plan	1.0
	A2.01	Ground Floor Plan	1.0
	A2.02	Upper Floor Plan	1.0
	A2.03	Roof Plan - Existing	1.0
	A2.04	Lower Ceiling and Electrical Plan	1.0
	A2.05	Laundry Ceiling and Electrical Plan	1.0
	A2.06	Upper Electrical Plan	1.0
	A3.01	Elevations-East West	1.0
	A3.02	Elevations-North South	1.0
	A4.01	Section AA	1.0
	A4.02	Section BB	1.0
	A4.03	Section CC	1.0
	A4.04	Section D E F	1.0
	A4.05	Section G H	1.0
	A6.01	Kitchen Finishes	1.0
	A6.02	Bathroom Finishes	1.0
	A7.01	Window Schedule	1.0
	A7.02	Windows and doors List	1.0
2-0, Building Cert Contract, 8/9/22, 1:33 pm			
		Cover Sheet	2-0
		Symbols Legend	2-0
	001	Site Survey	2-0
	002	Existing Site	2-0
	004	Existing Plans	2-0
	005	Demolition Plan	2-0
	A1.01	Proposed Site Plan	2-0
	A2.01	Ground Floor Plan	2-0
	A2.02	Upper Floor Plan	2-0
	A2.03	Roof Plan - Existing	2-0
	A2.04	Lower Ceiling and Electrical Plan	2-0
	A2.05	Laundry Ceiling and Electrical Plan	2-0
	A3.01	Elevations-East West	2-0
	A3.02	Elevations-North South	2-0
	A4.01	Section AA	2-0
	A4.02	Section BB	2-0
	A4.03	Section CC	2-0
	A4.04	Section D E F	2-0
	A4.05	Section G H	2-0
	A6.01	Kitchen Finishes	2-0
	A6.02	Bathroom Finishes	2-0
	A7.01	Window Schedule	2-0
	A7.02	Windows and doors List	2-0



Certified

*[Handwritten Signature]*

PROJ. NO.: CAD114  
Client.: Brett & Lucy Cammell  
Address: Lot 87 (130) Marmion St, East Fremantle

001 Appliances and Plumbing Fittings Legend		
Plan View	Drawing Note	Fixture
	A/C	A/C Compressor
	Alarm panel	
	B	Bath tub
	BT	Bath mixer / Taps
	DW recess	DW Recess
	Extg HWU - relocate	Extg HWU
	FR	Fridge
	FW	
	GrFW	Grated FloorWaste
	Gas HP	Gas Range Hot Plate Ov...
	HC	Hosecock
	HP	Electric HotPlate
	HWU	HWU
	Induction HP	Ind HP
	KS	Kitchen sink
	KT	Kitchen tap
	RH	Range Hood
	SR	Shower Rose
	SR	Shower Rose
	ST	Shower mixer
	ST	Shower mixer / tap
	Soakwell 0.9x0.9	Soakwells - stormwater
	T	Laundry Tap
	TP	Toilet Roll Holder
	TR	Ldry trough
	TS	Toilet set
	TW	Towel rail
	TW	Guest towel
	UBO	Under bench Oven 900
	V	Vanity Basin
	WM	Washing Mach
	WO	Wall Oven
	WSC	WM Stopcock
	meterbox	Meterbox

Opening type codes:	
D	Door - generally hollow core, internal only
DHO	Door Height Opening
FHO	Full Height Opening
ScD	External Door - solid core
TmD	External Door - timber finish frame
PLD	Panel Lift Door (Remote Garage)
RLD	Roller door (manual)
GzD	Glazed Door - Aluminium frame
BD	Bi-Fold Door
SD	Sliding Door
SSD	Stacking sliding Door
W	Window
AW	Awning Window - top hung (A indicates sash)
BAW	Bottom hung awning
TAW	Top hung Awning
CW	Casement Window - side hung (C indicates sash)
SW	Sliding Window (S indicates sash)
DHW	Double Hung Window
LW	Louved Window
LWF	Louved Window (flyscreen)
G	Gate
n	niche

Commonly Used Finishes Legend	
	Timber Ftrds / Decking
	Sealed Floor Tiles (int) / paving blocks (ext)
	Polished concrete
	Carpet
	Brushed Grano (no polish or honing)

Commonly Used Symbols (as applicable)	
	Section / Elevation Marker
	Section Number
	Referred Sheet Number
	Indicates existing / new floor levels on plans (relative to Ground floor level - 0.00).
	Indicates structural overhead (e.g. ceiling) levels in sections & elevations.
	Indicates finish floor levels in sections & elevations.
	Indicates opening number / opening type and dimensions of opening
	Indicates door number and door leaf width
	Indicates door height framed opening (flush finish)
	Indicates full height framed opening (flush finish)
	Floor waste
	grated floor waste

Commonly Used Line Types (as applicable)	
	roof over
	floor over
	o/hd fixtures / cupboards
	bulkhead over
	beam over
	hidden below
	hidden flashings (concealed roof)
	Site boundary extent
	overhead power lines
	NGL (Natural Ground Level)
	PGL (Proposed Ground Level)
	NGL (through site)
	fence height (shown dotted)
	natural batter

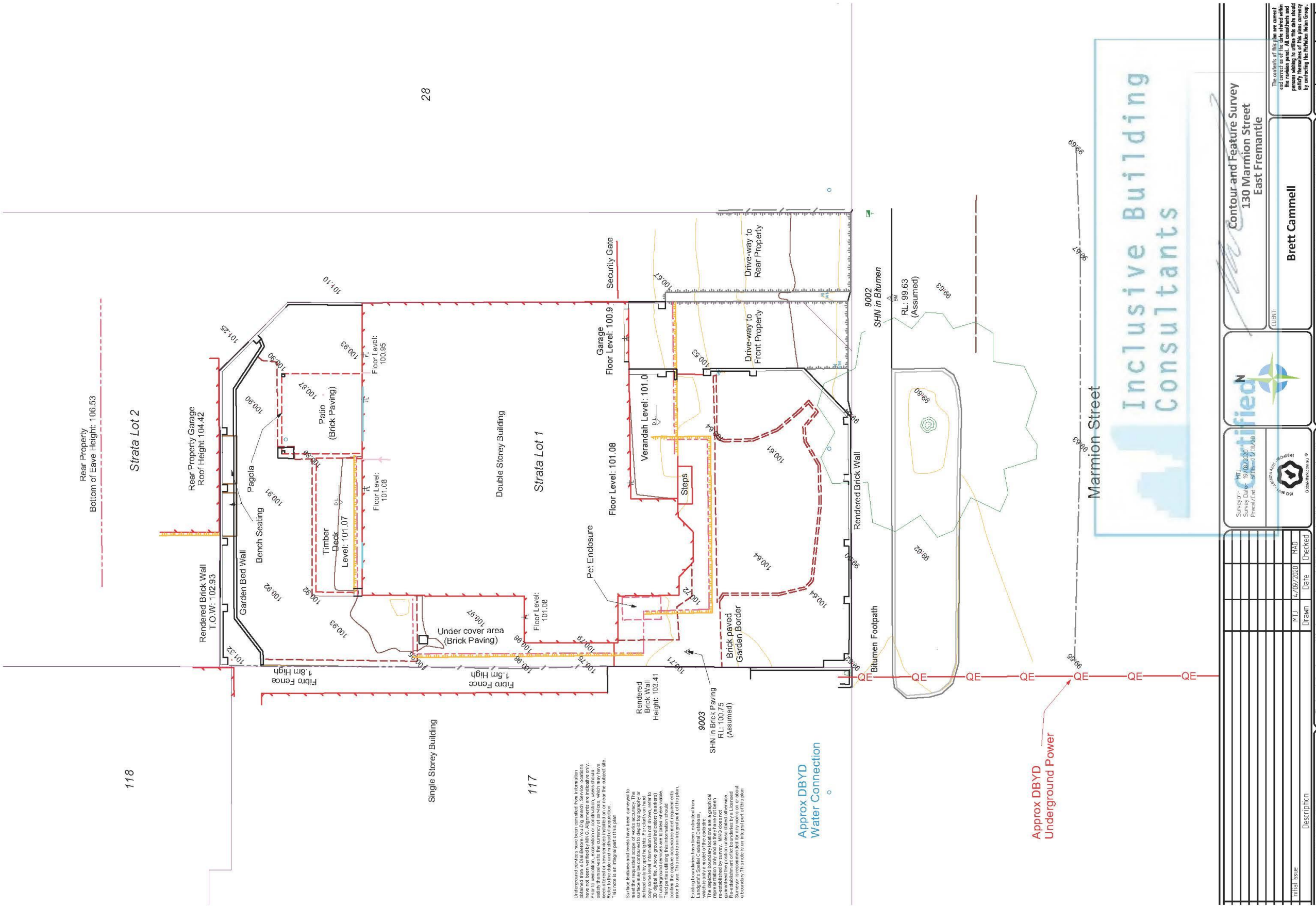
Commonly Used Abbreviations:	
Abbreviation	Meaning
ADJ	Adjustable (shelving)
A/C	airconditioning unit
AL / Alum	aluminium
ASPH	asphalt
BC	bookcase
BLKT	blanket
BWK	brickwork
CD	channel drain (ext)
Ckr	cooker / upright stove
CL	ceiling level (structure)
CORR	corrugated
COS	confirm/check on site
CPD	cupboard
CPT	carpet finish
CT	ceramic tile
CW	cavity wall
DG	double glazing
DH	double hung
DP	downpipe
DPC	damp-proof course
DPM	damp-proof membrane
DR	clothes dryer
DW	dishwasher
Extg	Existing
F	fixed
FB	face brick
FC	fibrous cement
FL	floor level (structure)
FR	refrigerator
FW	floor waste
GrFL	ground floor
GRAN O	granolithic
GrFW	grated floor waste (int)
HC	hosecock
HP	hot plate
HTR	heater
HWU	hot water unit
HWP	hard wall plaster (float / set)
MD	motion detector
MW	microwave (recess)
NTS	Not To Scale
OhC	Overhead cupboard(s)
PBd	plasterboard (e.g. Gyprock)
Pol. Conc	polished concrete
PV	photovoltaic
QT	quarry tile
RC	reinforced concrete
RL	relative level
RWH	rainwater head
RV	roof vent
SCo	Structural column
SD	smoke detector
SHR	shower
SS	stainless steel
SW	soakwell
TC	terracotta
TRZO	terrazzo
UBO	under-bench oven
UNO	Unless noted otherwise
U/S	underside
V	vinyl
WBd	weatherboard
WC	water closet
WM	washing machine
WO	wall oven
WR	wardrobe
ZA	Zinc Alum.

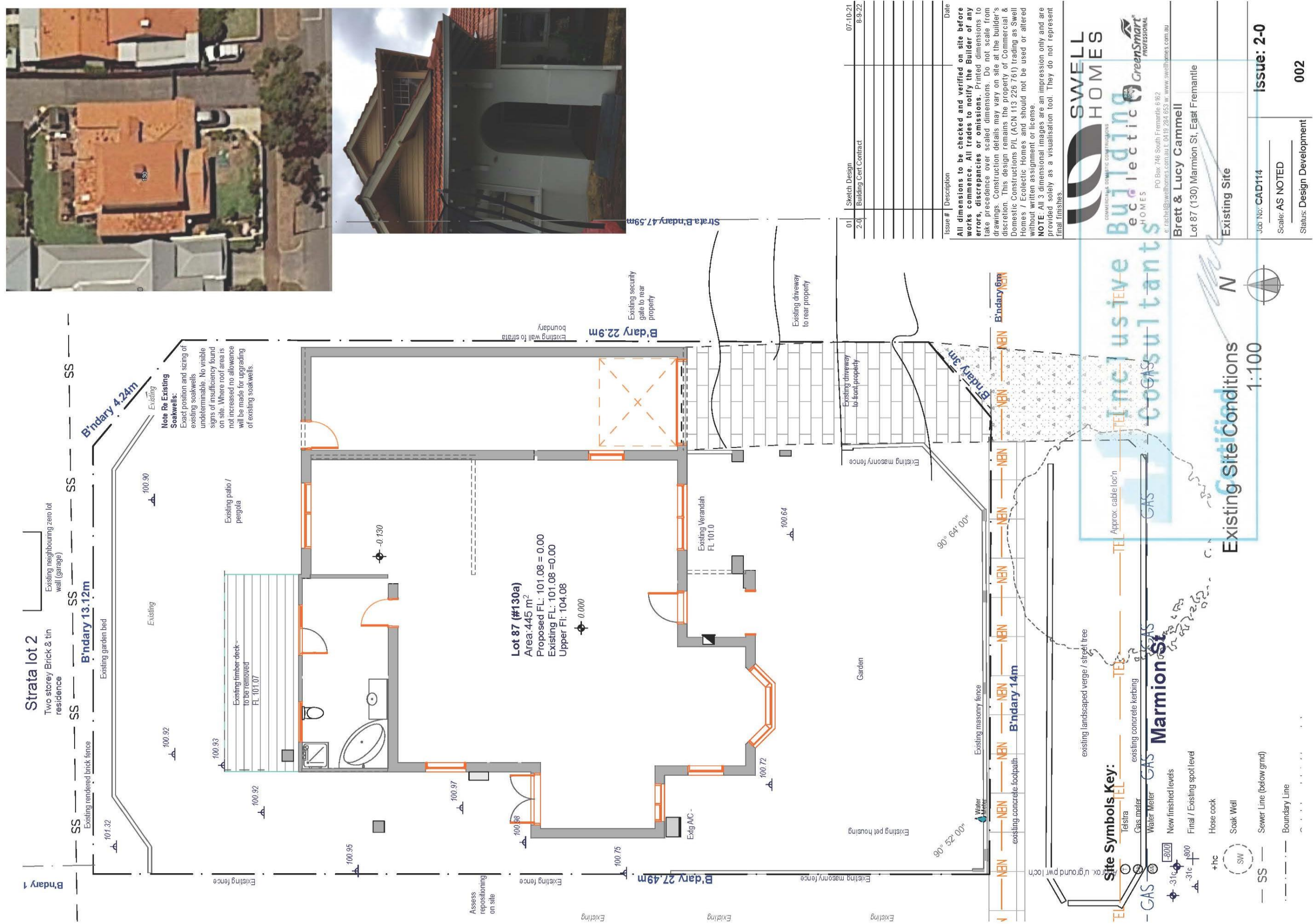
Door / Window Symbol Meanings -	
	Indicates operating direction of door (arrow points from hinge or indicates sliding direction)
	Indicates the door number (elevations and sections)
	Indicates opening direction of window / glazed opening (arrow points from hinge)
	Hatch indicates obscured glazing (no hatch = clear)
	Indicates the window number (elevations and sections)

	hidden below
	hidden flashings (concealed roof)
	Site boundary extent
	overhead power lines
	NGL (Natural Ground Level)
	PGL (Proposed Ground Level)
	NGL (through site)
	fence height (shown dotted)
	natural batter

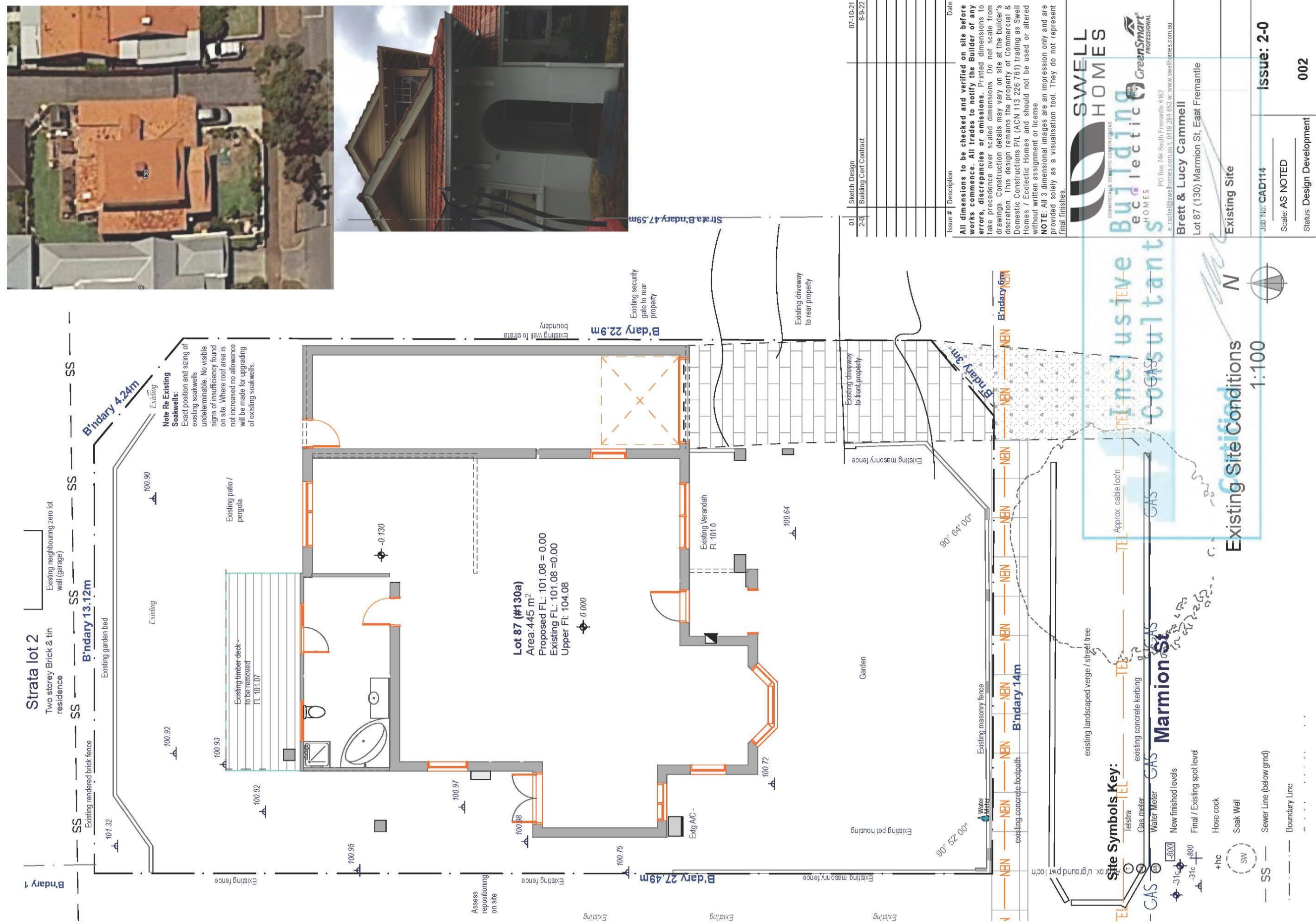
PROJ. NO.: CAD114  
Client.: Brett & Lucy Cammell  
Address: Lot 87 (130) Marmion St, East Fremantle

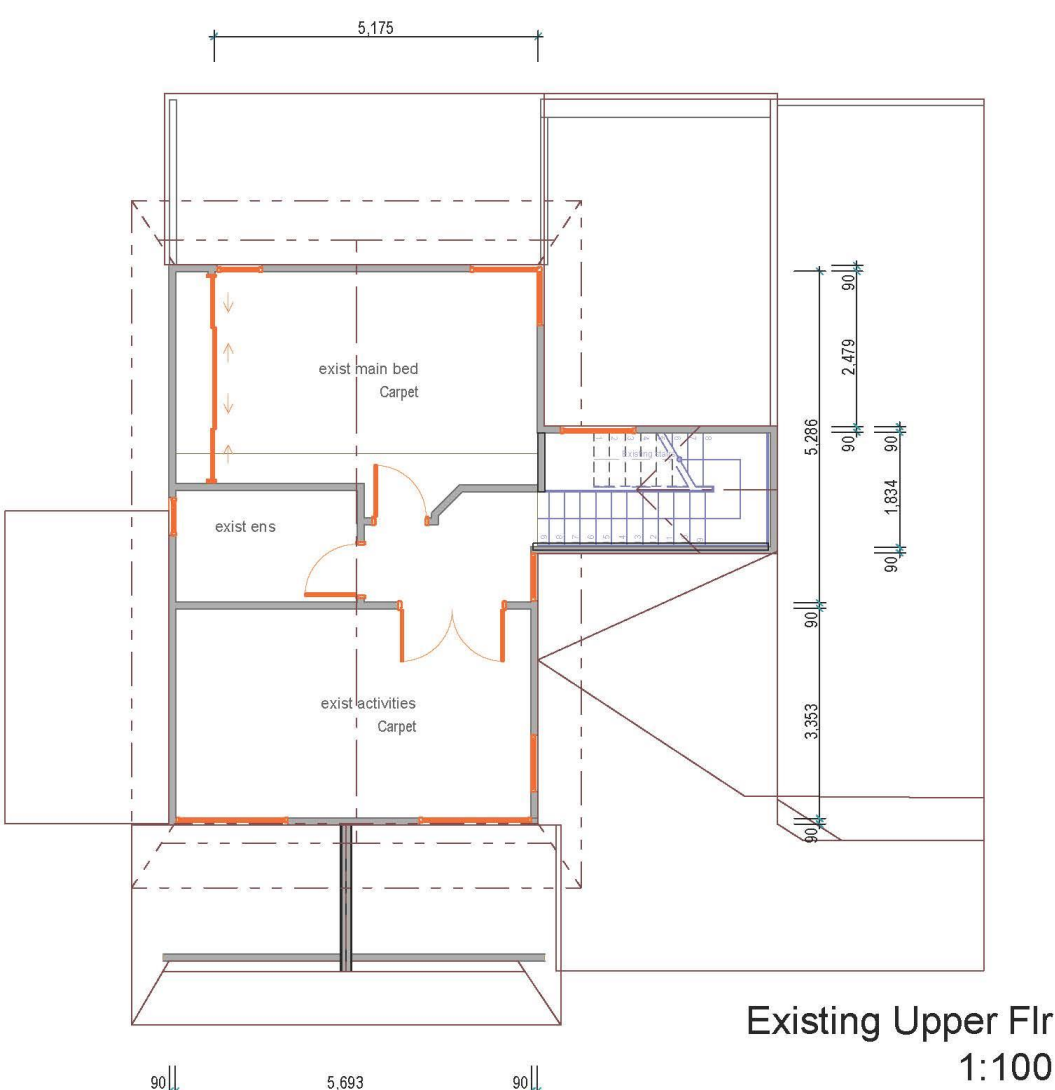
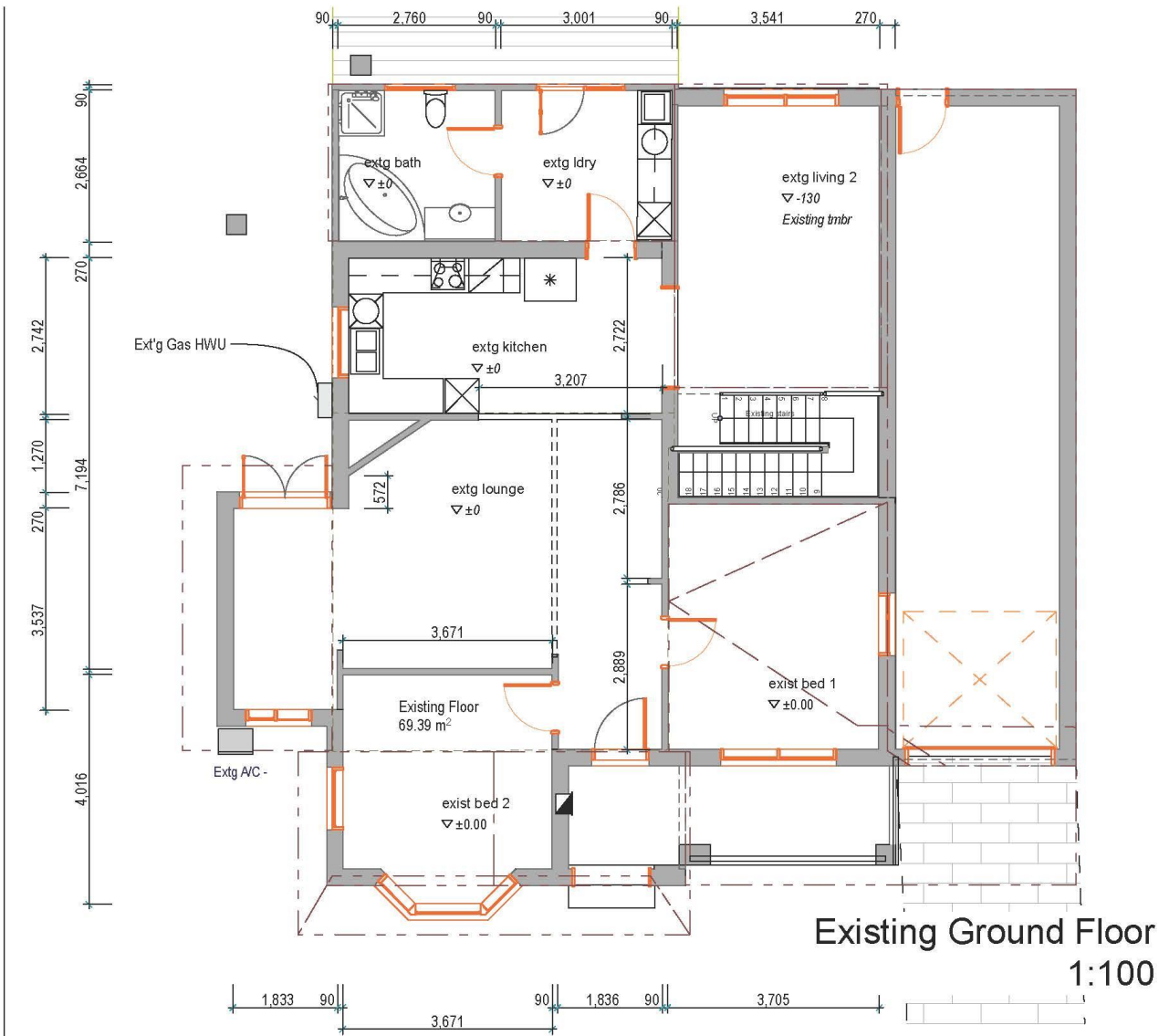




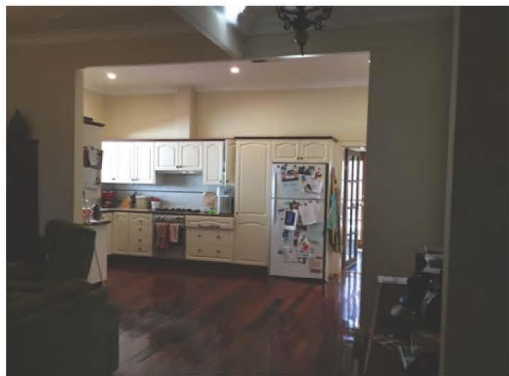








Note: All dimensions have been set to structural dimension - where there are anomalies with existing dimensions this may be due to immeasurable/assumed thicknesses of linings or finishings or due the existing building being out of square. It is best practice to address these anomalies on site during construction and in some instances additional costs may occur.



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**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

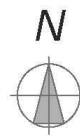
All dimensions to be checked and verified on site before works commence. Printed dimensions to take precedence over scaled dimensions. All trades to notify builder of any errors, discrepancies or omissions. Do not scale from drawings. Construction details may vary on site at the builder's discretion. This design remains the property of Commercial & Domestic Constructions P/L trading as Swell Homes / Ambient Home Design and should not be used or altered without written assignment or license.  
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01	Sketch Design	07-10-21
2-0	Building Cert Contract	8-9-22
Issue #	Description	Date

Existing Plans

Job No: CAD114  
Scale: AS NOTED  
Status: Design Development

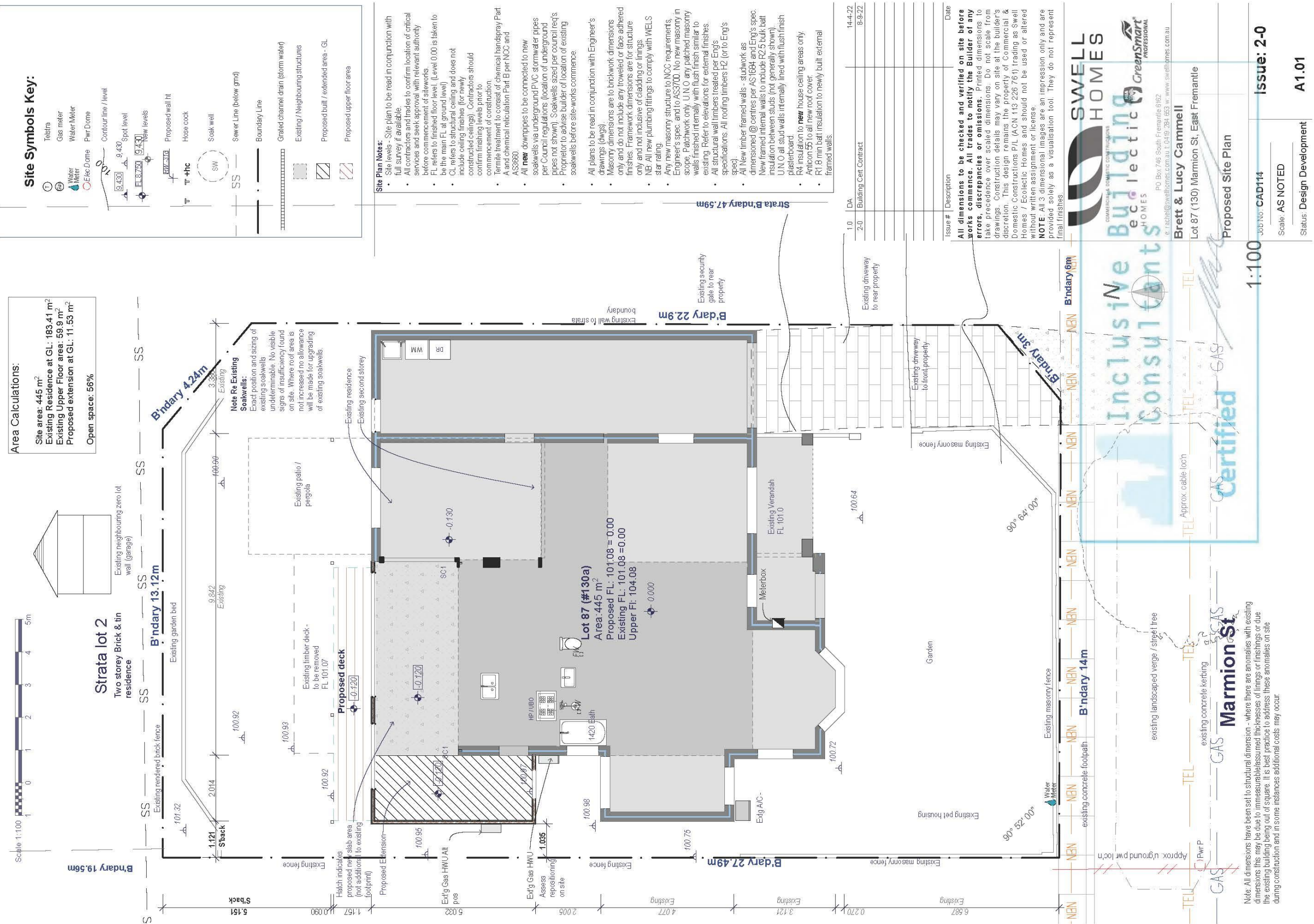
Issue:  
2-0  
004





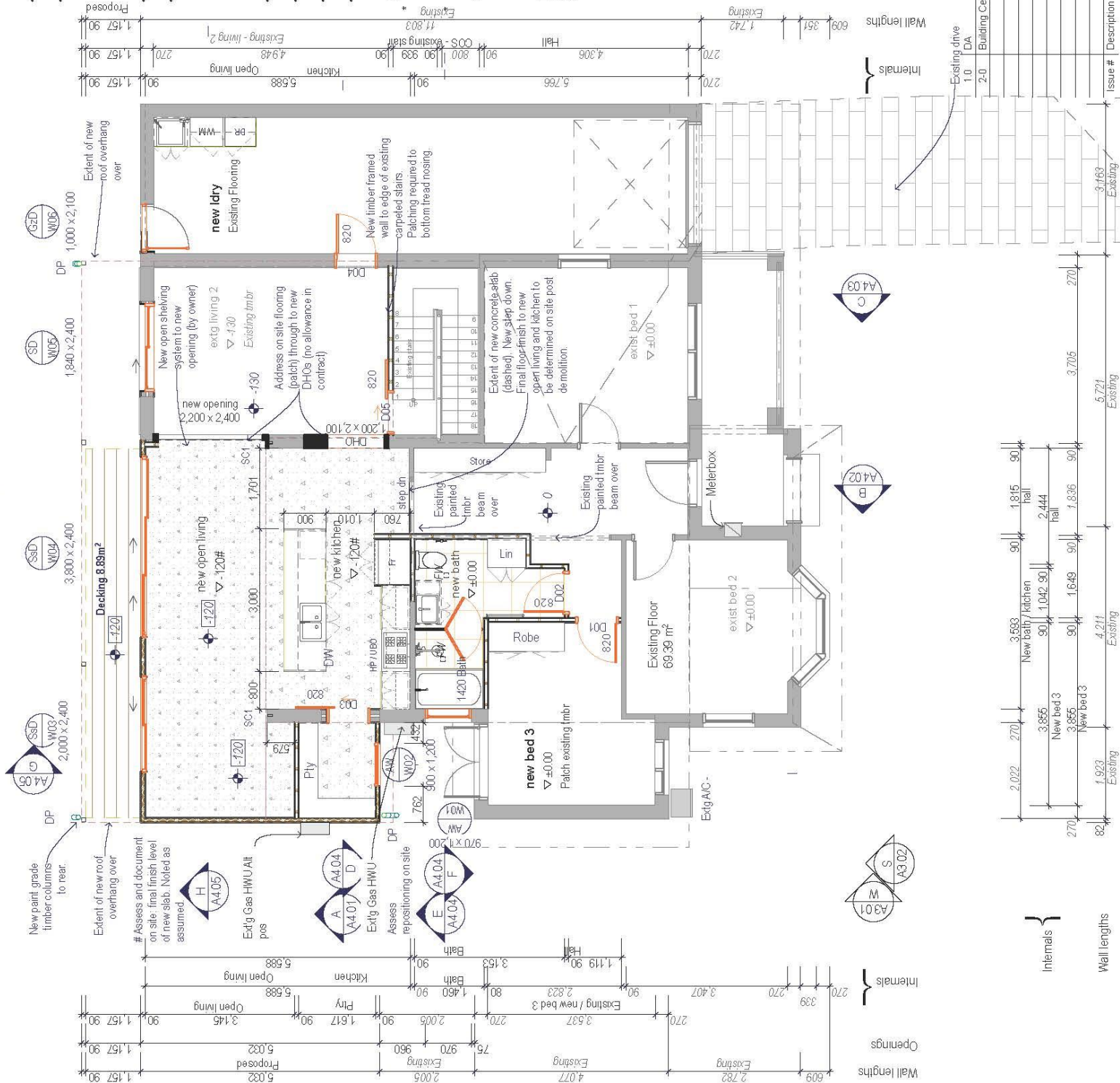
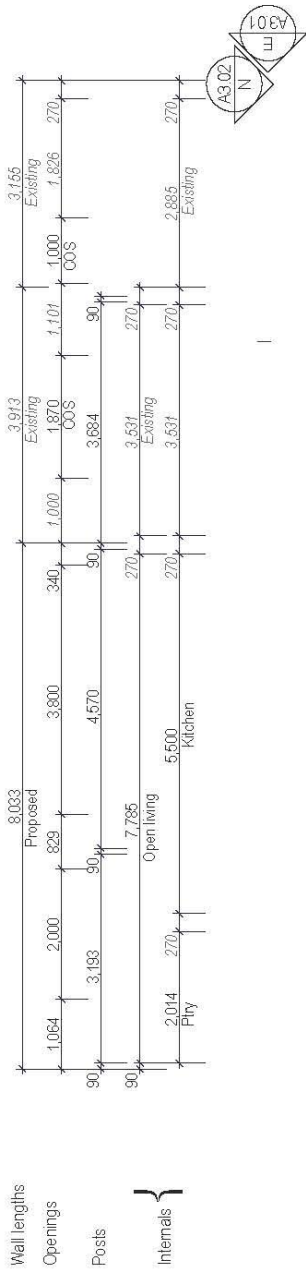








- Plan Notes**
- Site levels - refer to full survey for Australian Height datum.
  - All contractors to confirm location of critical services and seek approval with relevant authority before commencement of services.
  - CL refers to finished floor level.
  - CL refers to Ceiling structure only and does not include ceiling finishes. Contractors should confirm finishing levels prior to commencement of construction.
  - Terminate treatment to consist of chemical hand spray Part A and chemical reticulation Part B per NCC and AS3680.
  - All plans to be read in conjunction with Engineer's drawings.
  - Masonry dimensions are to brickwork dimensions only and do not include any troweled or face adhered finishes. Framework dimensions are for structure only and not inclusive of cladding or linings.
  - NB All new plumbing fittings to comply with WELS star rating.
  - Any new masonry structure to NCC requirements, Engineer's spec. and to AS3700. UNO all masonry walls finished internally with flush finish HWP. Refer to elevations for external finishes. Note - scope includes patchwork masonry work only. Majority of new work timber framed.
  - All NEW structural wall timbers treated timber (as per Eng's spec). All roofing timbers H2 (or to Eng's spec).
  - All NEW timber framed walls - studwork as dimensioned @ centres (c/s) per AS 1684 and Eng's spec. Refer to wall sections for general wall construction. Internal walls to include R25 bulk batt insulation between studs (not generally shown). UNO all stud walls internally lined with flush finish plasterboard.
  - R4 insulation to new house ceilings. Anticon F5 to all new roof cover provided by Swell Homes.
  - R1.6 mm batt insulation to external framed walls.
  - Tooth all patched brickwork where new masonry joins existing (ref. Eng's specs).
  - Maintain continuous cavity - Cut external brickwork to maintain min 50mm continuous cavity from existing walls to new.
  - **Floors**  
**SETOUT NOTE: no job to show 50mm additional setback for shower/bath required.**
  - **New Wet Areas:** All new wet areas to have ceramic tile floor cover on new concrete floor.
  - **Ceilings**  
Maintain existing CL lin/out unless noted otherwise UNO. Ceiling lining generally flush finished plasterboard.
  - **Internal Doors**  
UNO all new internal doors to be standard 2040mm height lin/out. Door panels and hardware per specification.



Scale 1:100

**Wall Type Key (Plans:)**

	Existing wall to remain (masonry lower, timber upper)
	Existing opening to be filled in and made good
	External stud wall - stud thickness as dimensioned (R2.5 result between studs). Selected cladding per elevations fixed to 20 - 35mm battens set to outside of vapour barrier or 15mm insulation board (Folboard or similar R1.8). Plasterboard lining (unless noted otherwise).
	New internal stud wall - plasterboard lining both sides

Note: All dimensions have been set to structural dimension - where there are anomalies with existing dimensions this may be due to immeasurable/assumed thicknesses of linings or finishes or due to the existing building being out of square. It is best practice to address these anomalies on site during construction and in some instances additional costs may occur.

Issue #	Description	Date
1.0	DA	14-4-22
2.0	Building Cert Contract	8-9-22

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**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

Ground Floor Plan

Issue: 2-0

JOB NO: CAD114

Scale: AS NOTED

Status: Design Development

A2.01



Issue #	Description	Date
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Certified  
1:100

**Certified**

### Upper Floor Plan

All new upper floor windows are to be protected in accordance with BCA 3.9.2.5 (Restricted Opening) where applicable.

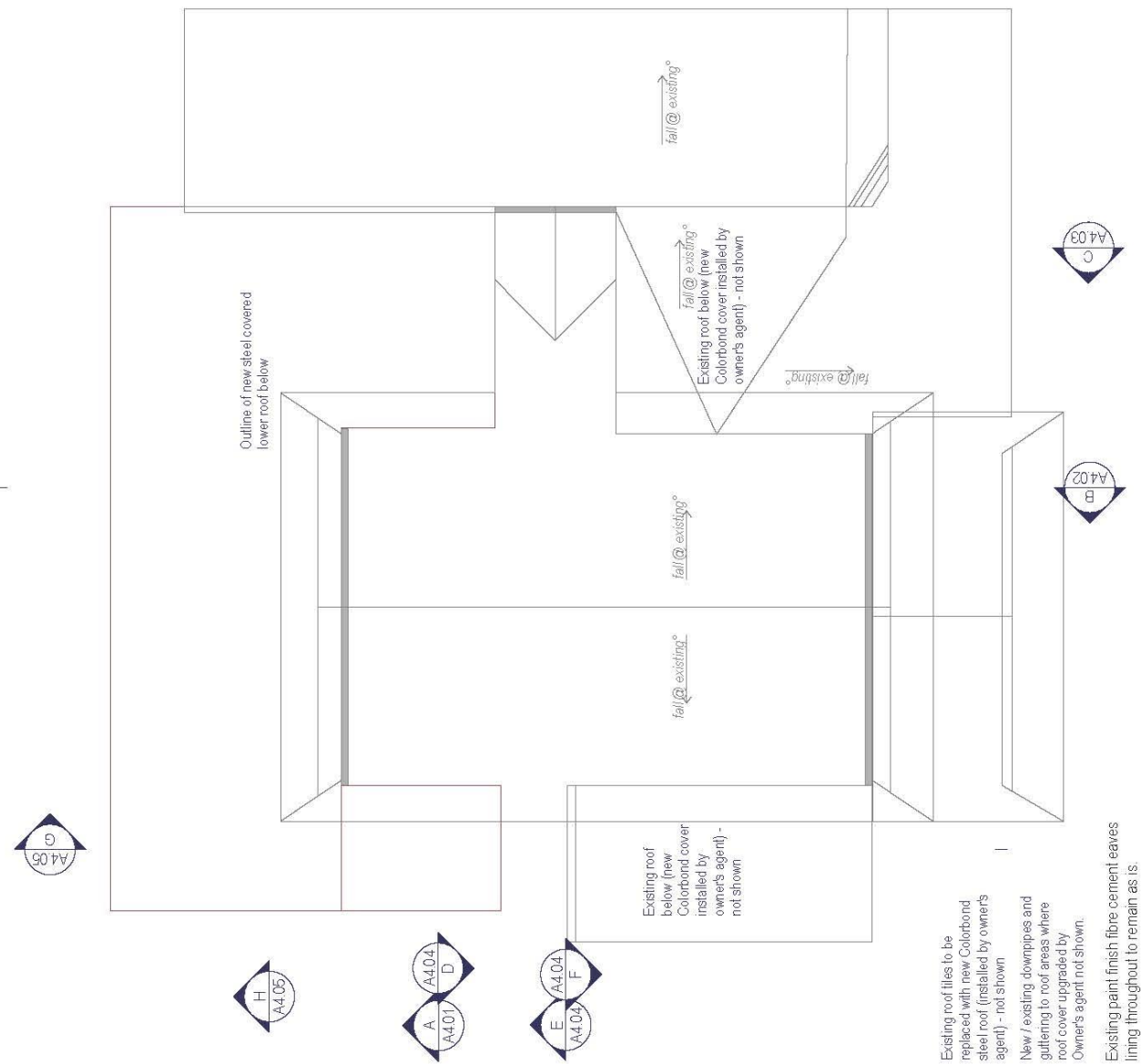
Issue: 2-0

Scale: AS NOTED

Status: Design Development

## A2.02





Scale 1:100

1.0	DA		14-4-22
2.0	Building Cert Contract		8-9-22
Issue #	Description	Date	
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**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

1:100

Job No: **CAD114** Issue: **2-0**

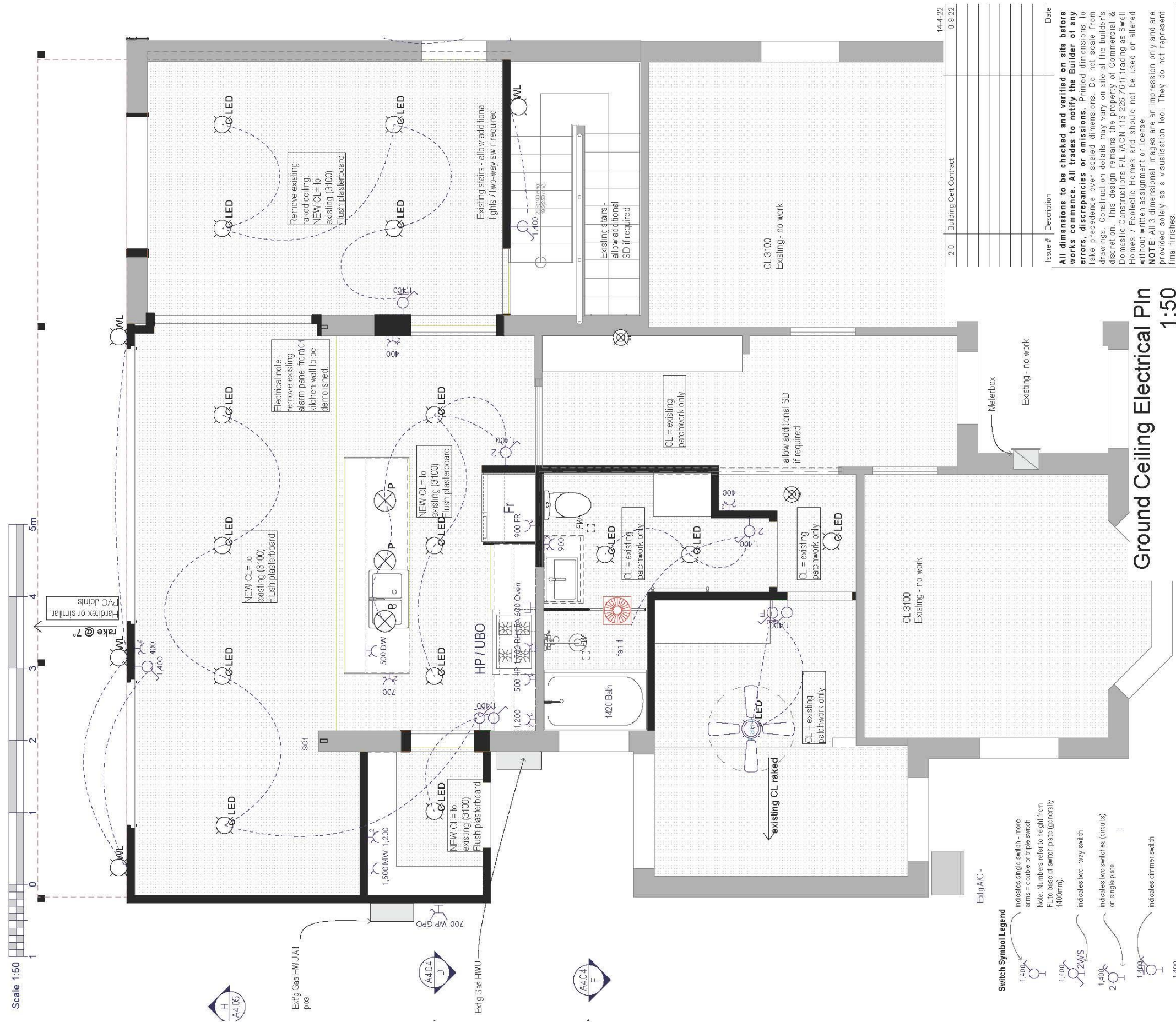
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**A2.03**

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
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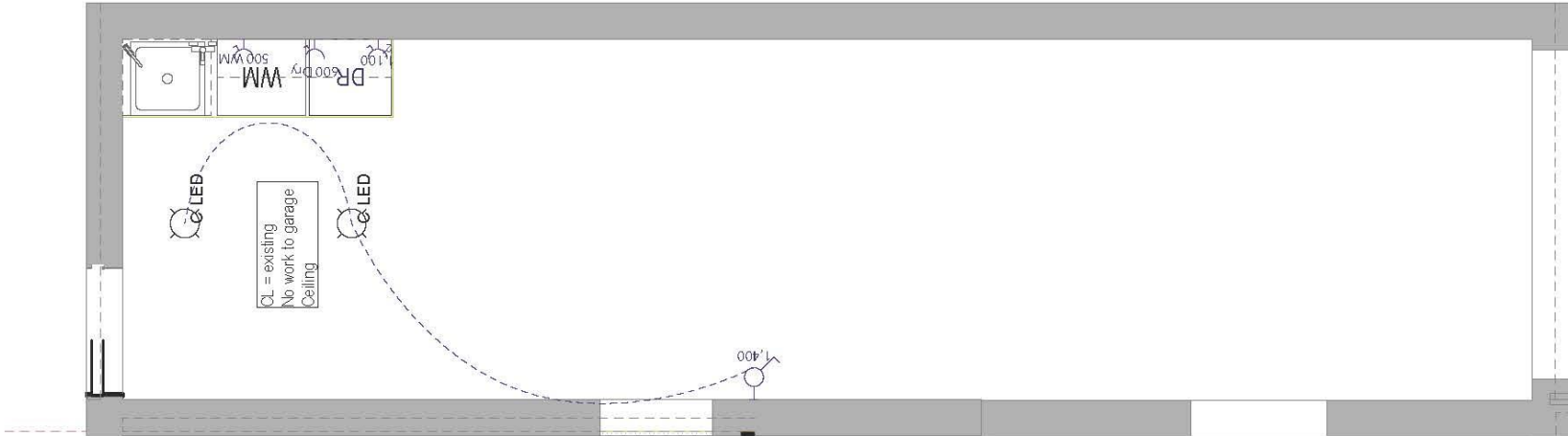
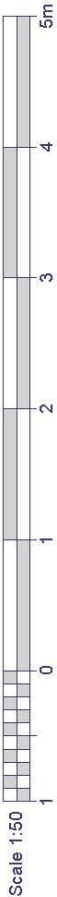


						14-4-22
						8-9-22
Issue #	Description	Date				

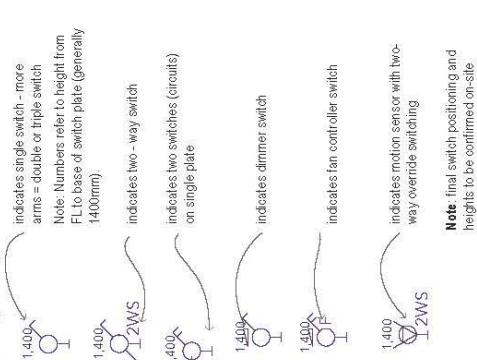
Issue #	Description	Date
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<p><b>Brett &amp; Lucy Cammell</b></p> <p>Lot 87 (130) Marmion St, East Fremantle</p>	<p><b>Lower Ceiling and Electrical Plan</b></p>
<p>Job No: <b>CAD114</b></p> <p>Scale: <b>AS NOTED</b></p> <p>Status: <b>Design Development</b></p>	<p><b>Issue: 2-0</b></p> <p><b>A2.04</b></p>





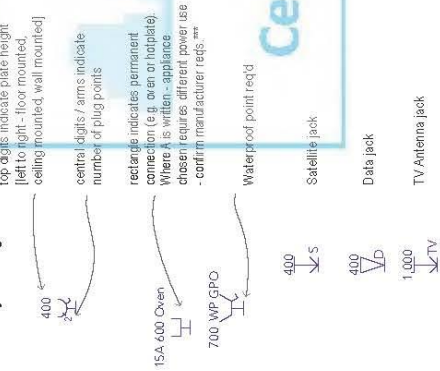
Switch Symbol Legend



Electrical Fixtures Code:

Abbreviation	Meaning
GPO	General Pwr Point
2 GPO	Dble Pwr outlet
4 GPO	Quad Pwr outlet
WP PP	Waterproof Pwr point
SW	Switch
LS	Light switch
DS	dimmer switch
MS	motion sensor detector
SD	smoke detector




Point Symbol Legend



Laundry Ceiling and Electrical Plan  
1:50

1.0	DA	14.4.22
2.0	Building Cert Contract	8.9.22

Issue #	Description	Date
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e: i.r.lectic@swellhomes.com.au t: 0419 284 653 w: www.swellhomes.com.au

**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

Laundry Ceiling and Electrical Plan

Issue: 2-0

Job No: CAD114

Scale: AS NOTED

Status: Design Development

A2.05

Elevation Notes:

All framing to AS1684 and Engineer's details. Colorbond finish gutters throughout to comply with AS1397, 2179, and 2180. Installed per manuf. spec.

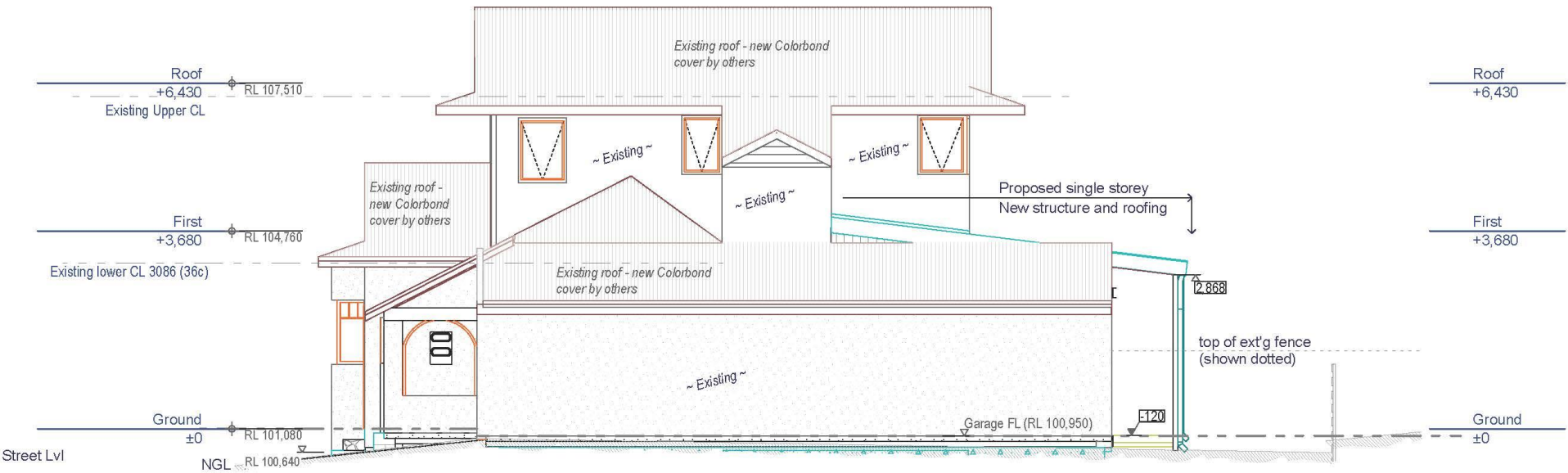
All newly framed steel covered roofs to enclosed habitable areas to have Anticon 55 insulation. These roof / ceiling spaces to be insulated with min R4.00 batt insulation between trusses / joists.

All new doors and windows as per spec.

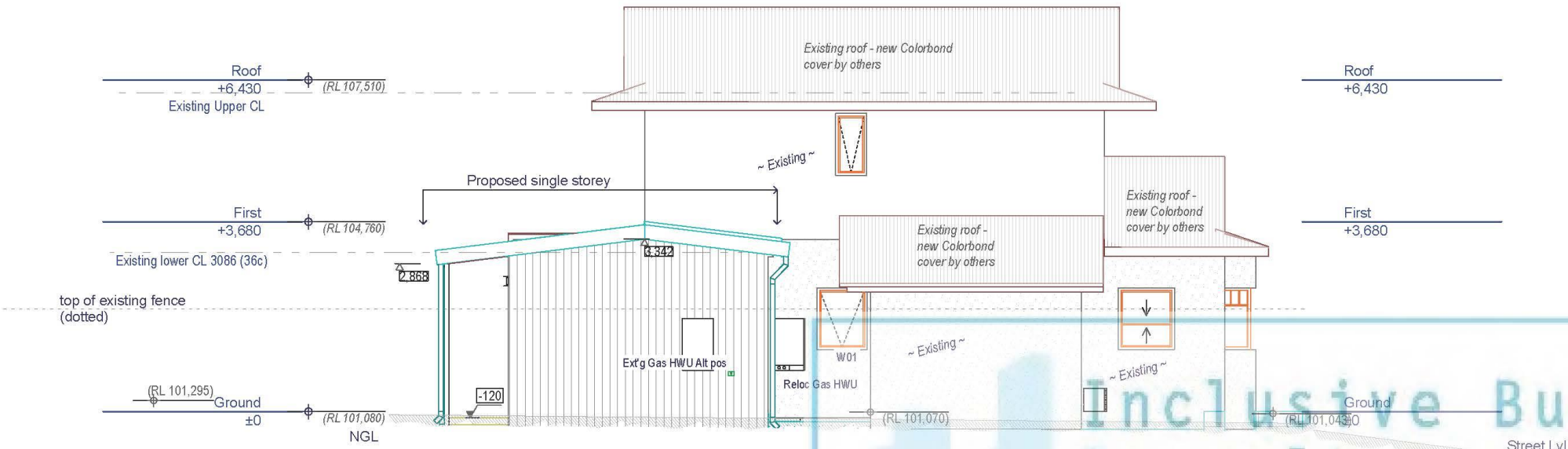
UNO all eave linings paint finish fibre cement sheet.

Exterior Wall Finish Surfaces Legend

- Selected profile - vertically grooved fibre cement cladding - for paint finishing by client (NEW)
- Existing finish: Paint finish render.
- Existing masonry build up (NB: hatch size indicative only)



East  
1:100



West  
1:100



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1.0	DA	14-4-22
2-0	Building Cert Contract	8-9-22
Issue #	Description	Date

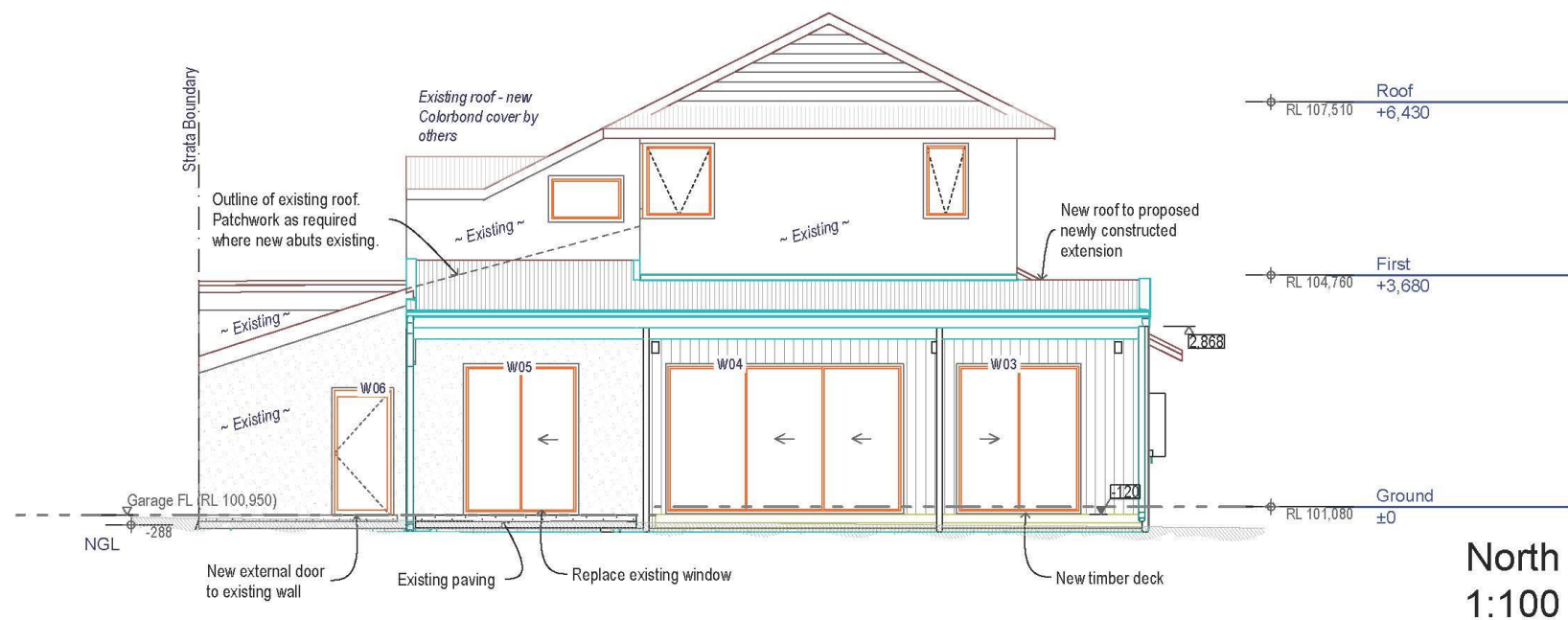
Elevations-East West

Job No: CAD114  
Scale: AS NOTED  
Status: Design Development

Issue:  
2-0

A3.01





### Elevation Notes:

All framing to AS1684 and Engineer's details. Colorbond finish gutters throughout to comply with AS1397, 2179, and 2180. Installed per manuf. spec.

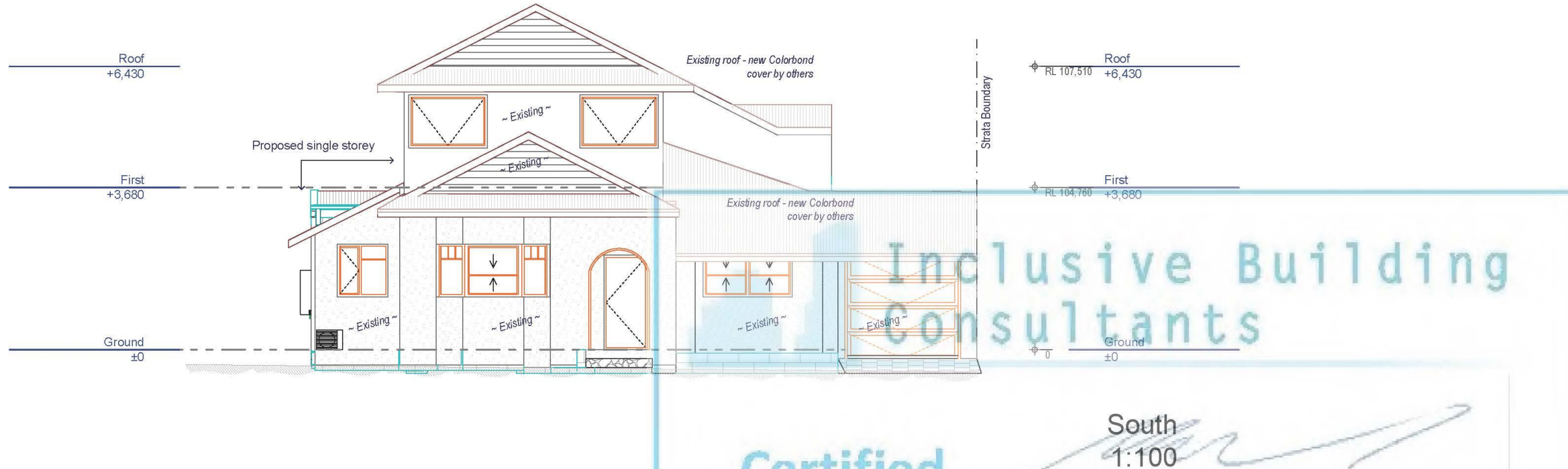
All zinc alum. finished roofs to have Anticon 55 insulation. These roof / ceiling spaces to be insulated with min R4.00 batt insulation between trusses / joists.

All new doors and windows alum. framed, selected pwr coat finish.

UNO all eave linings paint finish fibre cement sheet.

#### Exterior Wall Finish Surfaces Legend

- Selected profile - vertically grooved fibre cement cladding - for paint finishing by client (NEW)
- Existing finish: Paint finish render.
- Existing masonry build up (NB: hatch size indicative only)



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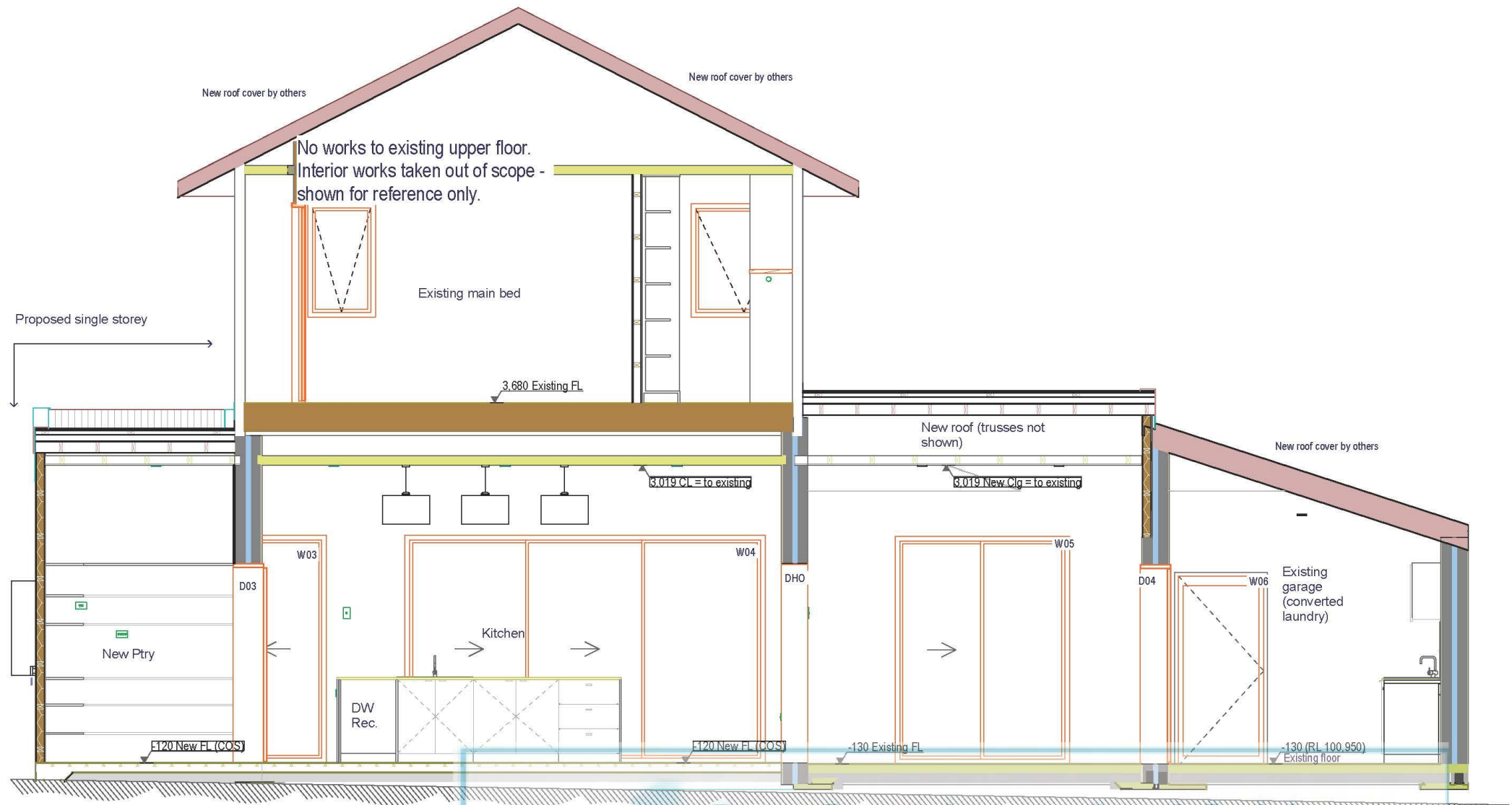


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Elevations-North South			Issue: 2-0
Issue #	Description	Date	
1.0	DA	14-4-22	Job No: CAD114
2-0	Building Cert Contract	8-9-22	
			Scale: AS NOTED
			Status: Design Development
			A3.02

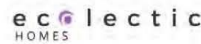
Roof
+6,430
First
+3,680
Ground
++0



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Section AA  
1:50

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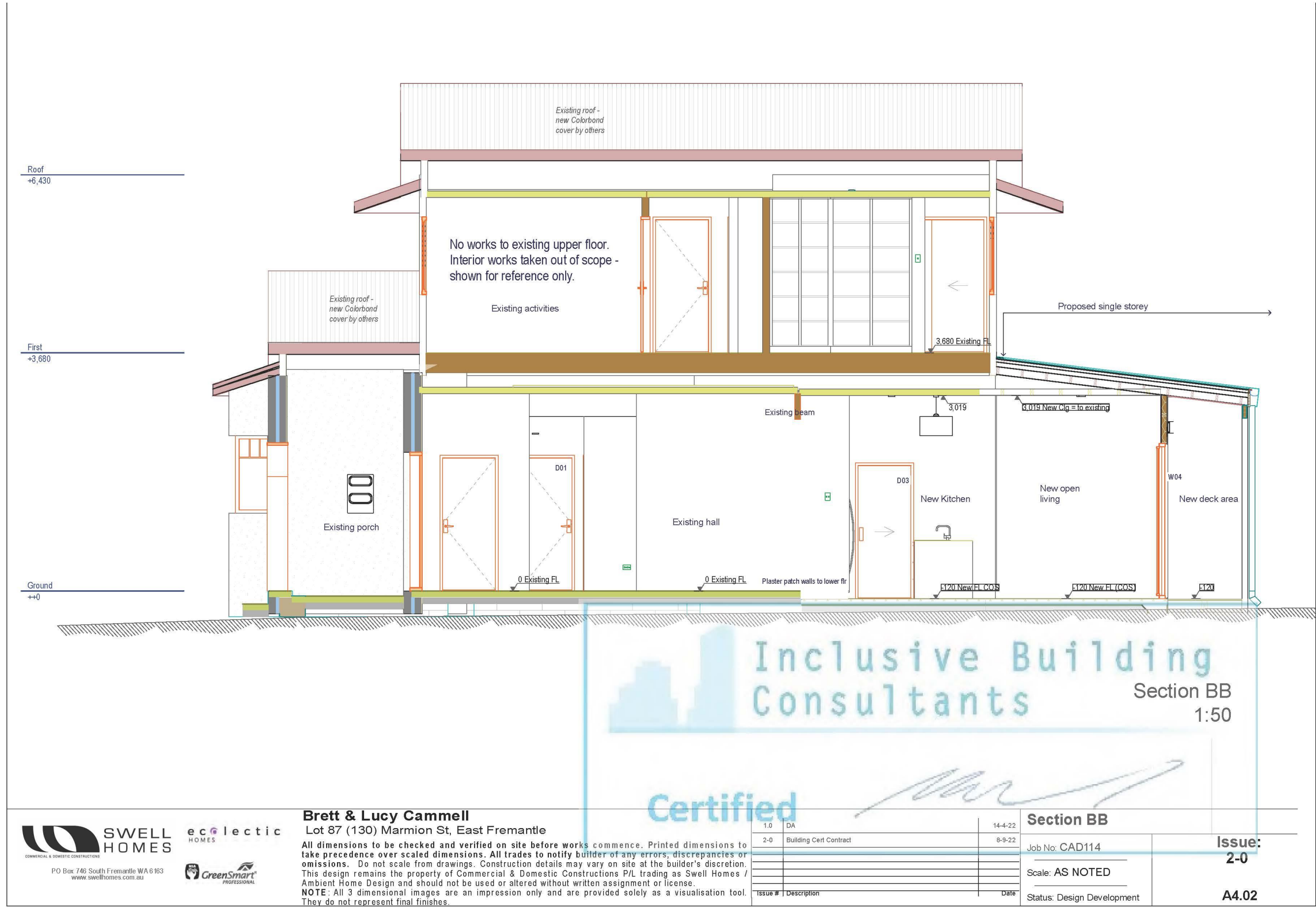


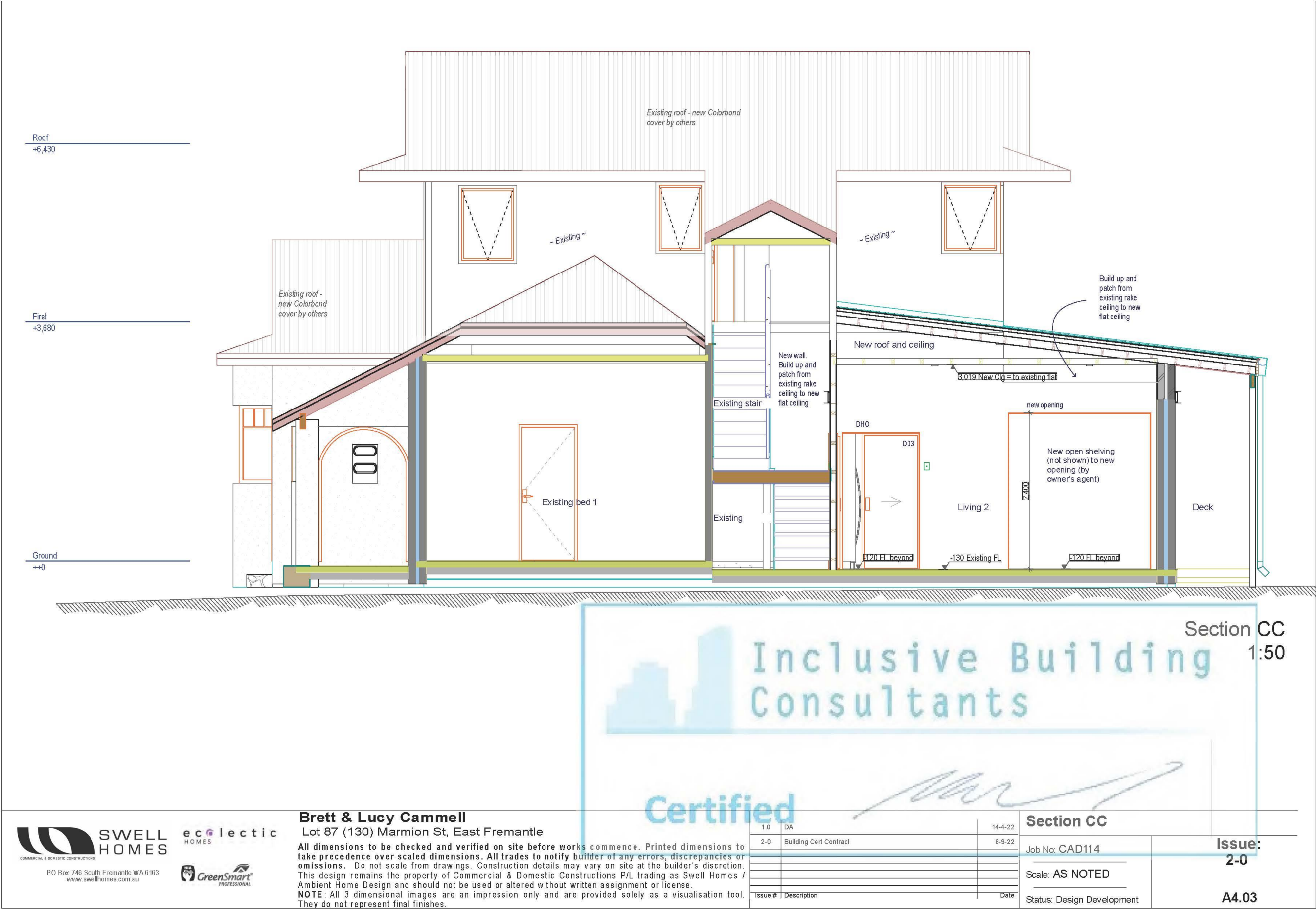
**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

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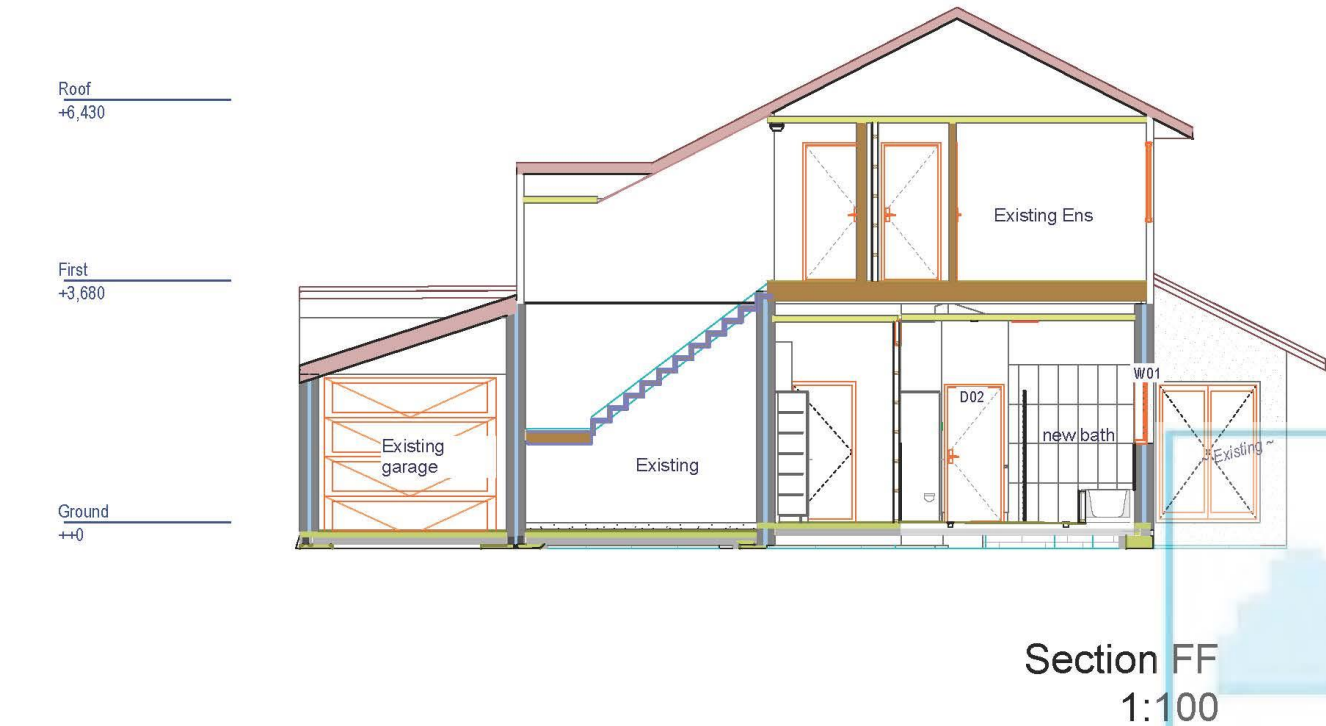
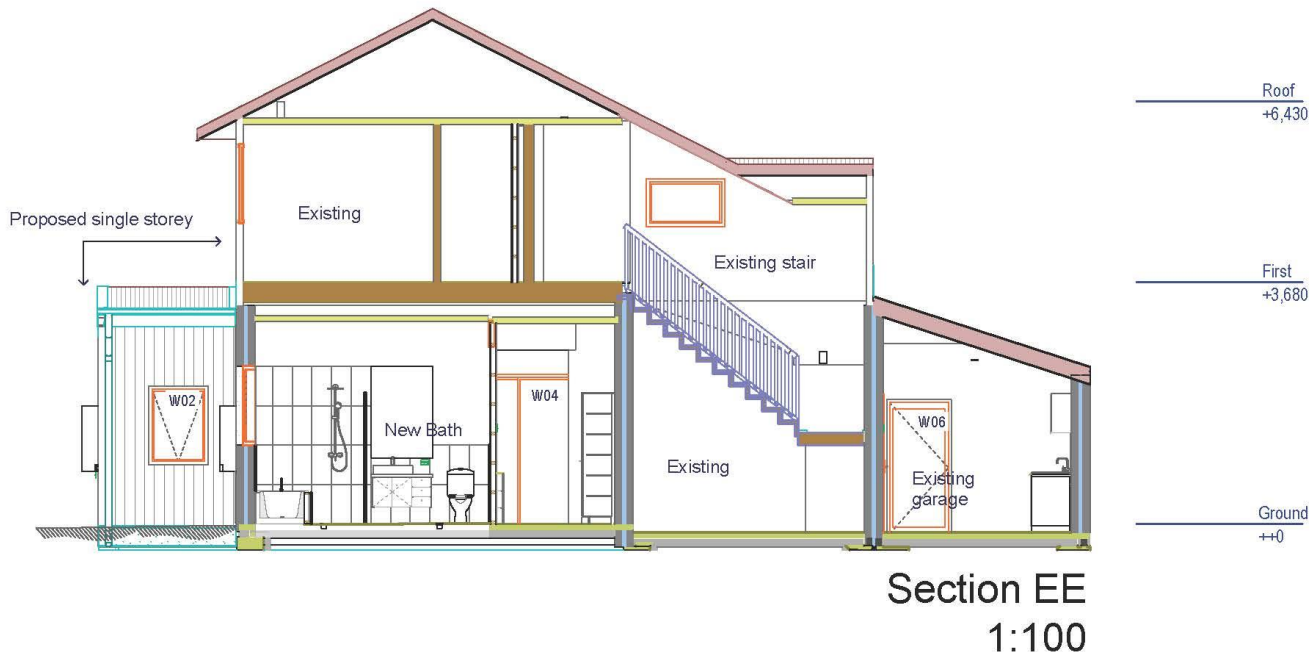
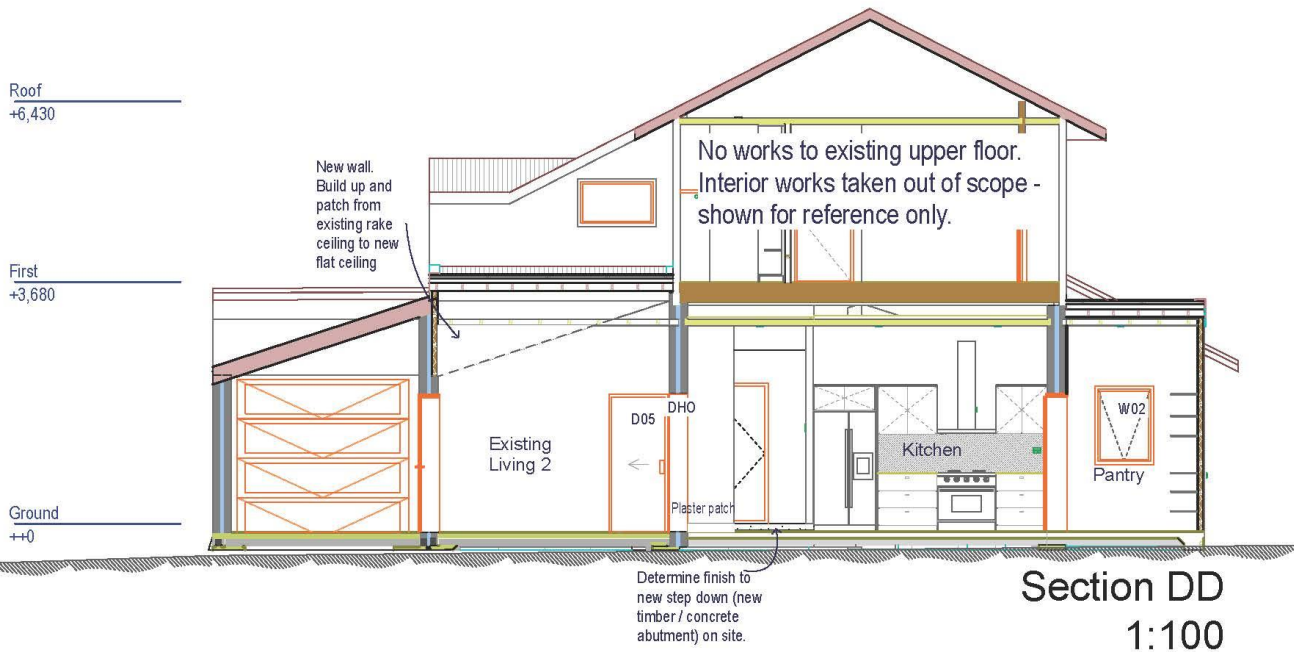
1.0	DA	14-4-22	Section AA	
2-0	Building Cert Contract	8-9-22	Job No: CAD114	Issue: 2-0
			Scale: AS NOTED	
			Status: Design Development	A4.01
Issue #	Description	Date		











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Lot 87 (130) Marmion St, East Fremantle

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**NOTE:** All 3 dimensional images are an impression only and are provided solely as a visualisation tool. They do not represent final finishes.

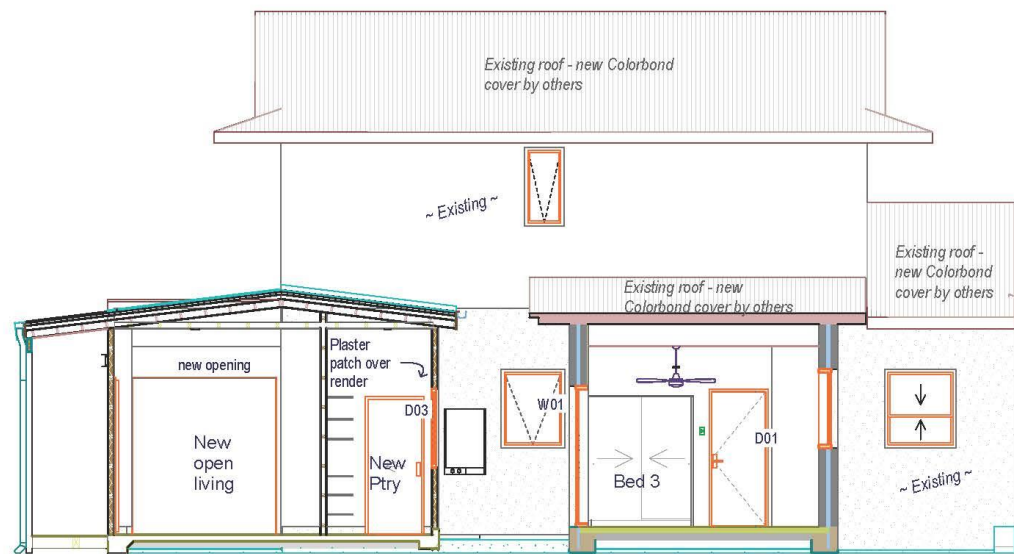
1.0	DA	14-4-22	Section D E F	
2-0	Building Cert Contract	8-9-22	Job No: CAD114	Issue: 2-0
			Scale: AS NOTED	
			Status: Design Development	A4.04
Issue #	Description	Date		



Roof  
+6,430

First  
+3,680

Ground  
++0

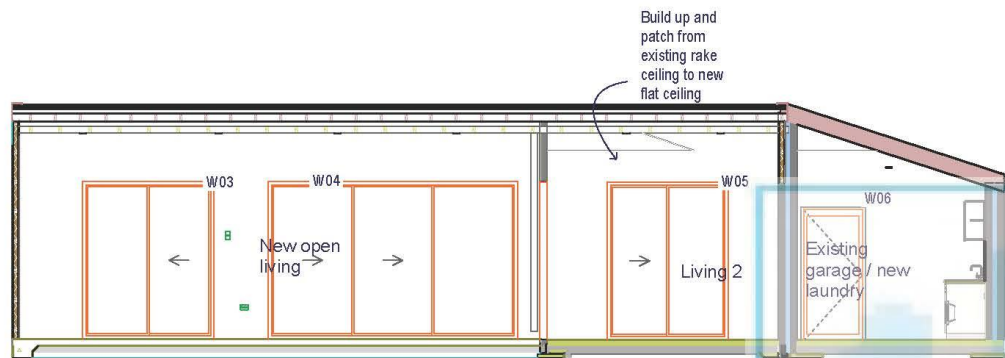


Section GG  
1:100

Roof  
+6,430

First  
+3,680

Ground  
++0



Section HH  
1:100

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1.0	DA	14-4-22
2-0	Building Cert Contract	8-9-22
Issue #	Description	Date

Section G H

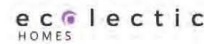
Job No: CAD114

Scale: AS NOTED

Status: Design Development

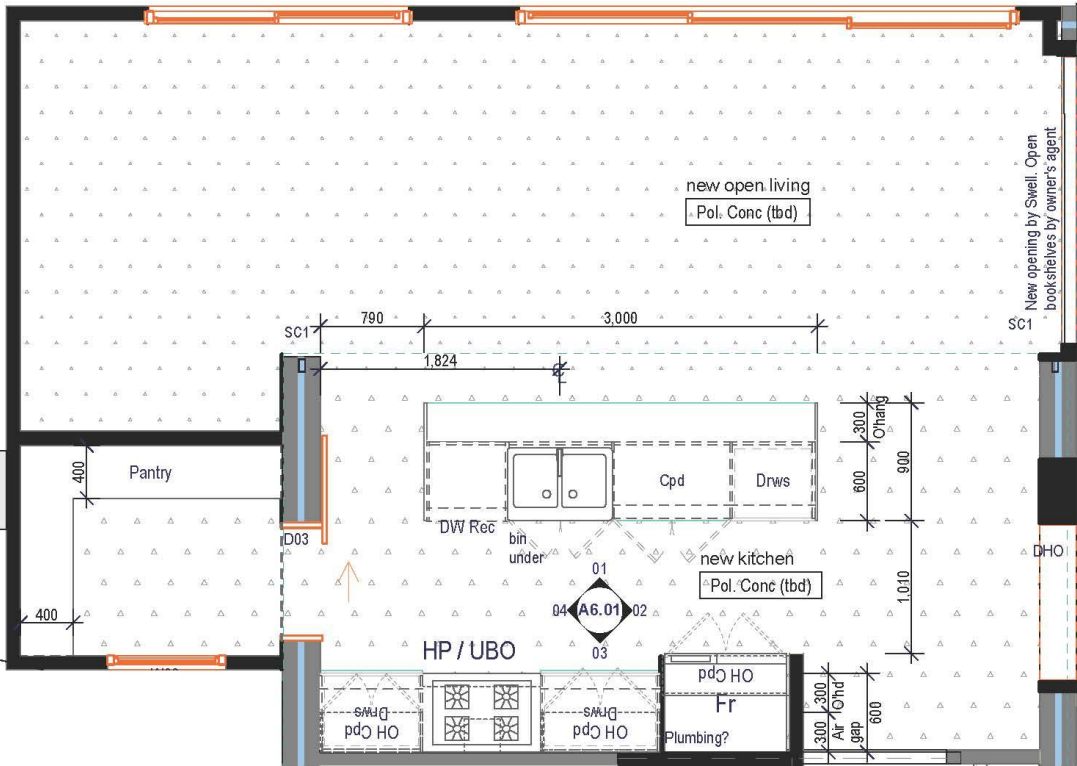
Issue:  
2-0

A4.05



**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

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**NOTE:** All 3 dimensional images are an impression only and are provided solely as a visualisation tool. They do not represent final finishes.



Kitchen Finish Plans  
1:50

Interior Finish Notes:

All new selected ceramic tiles applied with approved tile adhesive to waterproof substrate on water resistant plasterboard (eg Gyp, Aquachek or sim). Installation to meet requirements of AS and NCC.

**\*\*No hob to shower (subject to structural Engineer's design and required sub-floor clearance).**

Where structural design allows, provide additional 15mm set down for shower stall to allow a minimum 1:80 screeded fall (provide allowance for 1:100 screeded fall for hobbled shower).

Note: Tile hatch depicts extent of tiling only and does not indicate tile layout or cut tile placements. Confirm layout on site prior to final tile fixing.

Fixtures and fittings depicted are a pictorial representation only. All dimensions to be confirmed on site prior to installation of any fixture or fitting. All plumbing fixtures are to be installed per manufacturer's requirements.

Floor Waste (FW) location is subject to Australian Plumbing standards.

Floor Finishes Legend

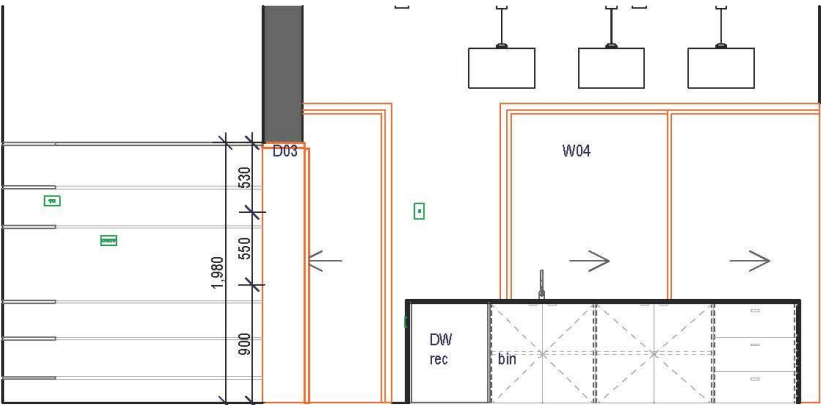
	Selected Floor tile
	Polished concrete
	Timber (existing) - jarrah Patchwork required
	Grano (no polish or honing)

Appliances

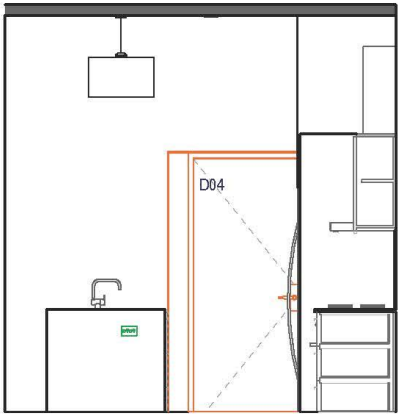
- Kitchen -	
DW:	Dishwasher recess - appliance by owner
FR:	Fridge / Freezer recess - appliance by owner
NB:	CW plumbing to be confirmed
MW:	Microwave: by owner
HP:	Hotplate: TBC
RH:	Rangehood: TBC
OV:	Underbench oven TBC
- Laundry -	
DR:	dryer recess - appliance by owner
WM:	washing machine recess - appliance by owner

Plumbing

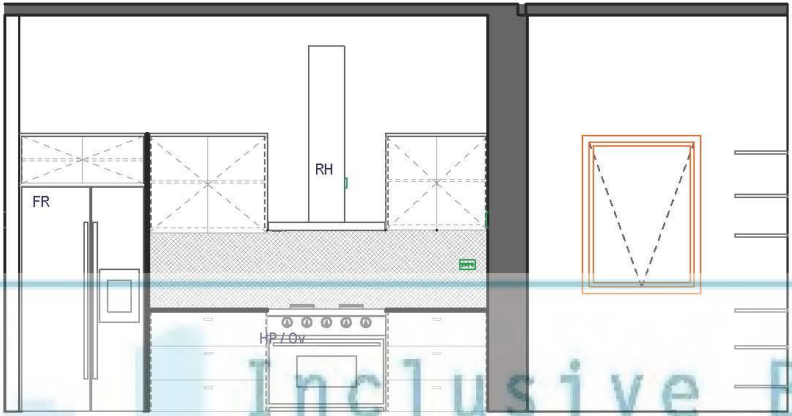
- Laundry -	
DR	dryer / recess
FW	Bermuda Mega Waste Square C/P 50mm - Laundry -
TR	Posh Domaine Trough 45l Centre 1th SS Arco RA
ST	Grohe Eurosmart New Sink Mixer CP (4*)
WMS	W/M Stop & Nrv 20 X 15 C/P * Hot & Cold Washing Machine Taps To Be Concealed In Cupboard
- Kitchen -	
DW/	dishwasher (recess). Appliance by owner
KS	
ST	Grohe Eurosmart New Sink Mixer CP (4*)



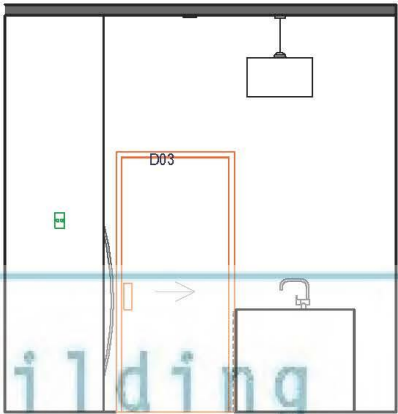
01 facing North  
1:50



02 facing East  
1:50



03 facing South  
1:50



04 facing West  
1:50

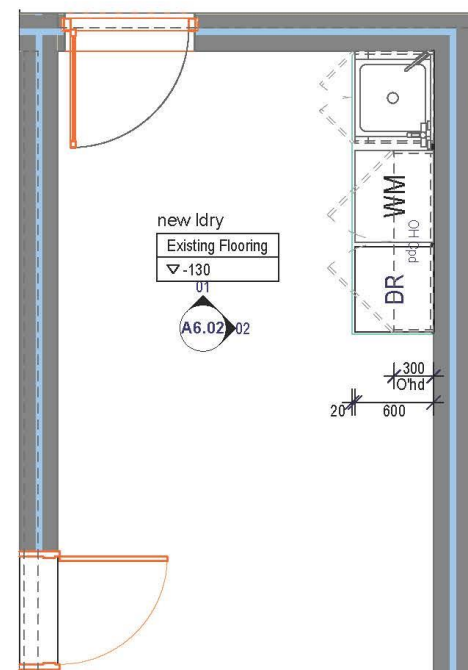


Brett & Lucy Cammell  
Lot 87 (130) Marmion St, East Fremantle

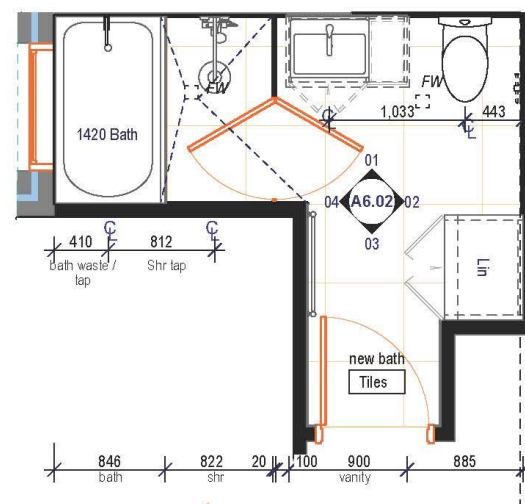
All dimensions to be checked and verified on site before works commence. Printed dimensions to take precedence over scaled dimensions. All trades to notify builder of any errors, discrepancies or omissions. Do not scale from drawings. Construction details may vary on site at the builder's discretion. This design remains the property of Commercial & Domestic Constructions P/L trading as Swell Homes / Ambient Home Design and should not be used or altered without written assignment or license. NOTE: All 3 dimensional images are an impression only and are provided solely as a visualisation tool. They do not represent final finishes.

1.0	DA	14-4-22	Kitchen Finishes	
2-0	Building Cert Contract	8-9-22	Job No: CAD114	Issue: 2-0
			Scale: AS NOTED	
			Status: Design Development	A6.01
Issue #	Description	Date		

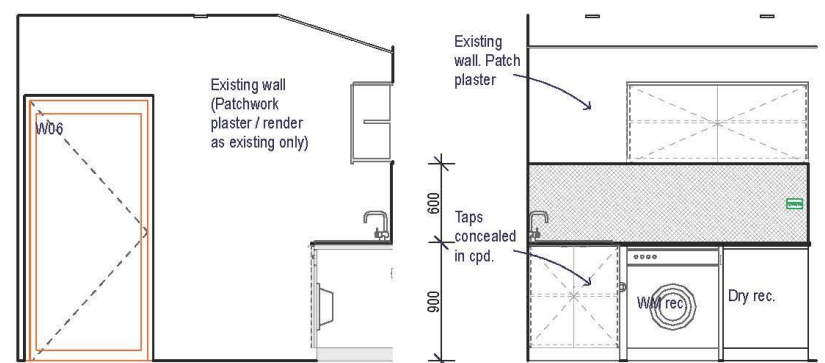




## Laundry Finish Plans

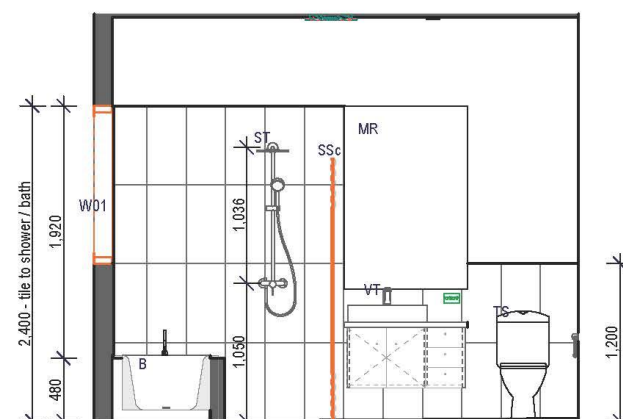


## Bathroom Finish Plans

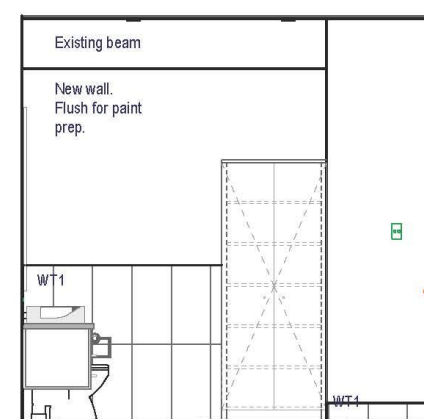


01 facing North  
1:50

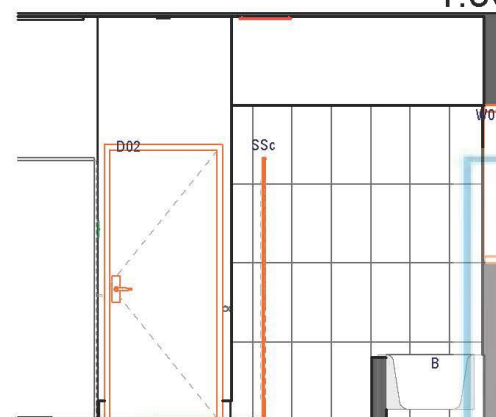
02 facing East  
1:50



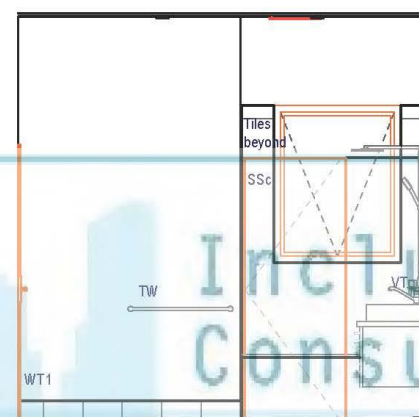
01 facing North  
1:50



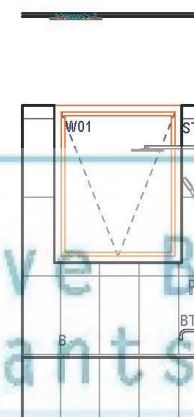
02 facing East  
1:50



03 facing South  
1:50



04 facing West  
1:50



04 Shr West 1:50

**Selected Fixtures:**

Encls:  
FG: Grated waste: 1 x Veitch Derwent 100 shr channel  
chrome (Reece)  
SR Shr Rose: 2 x Mizu "P" 300 overhead shower ,  
chrome. ( 3\* WELS )  
ST Shr Tap: 2 x Mizu chrome shower mixer  
TP Toilet Roll holder: 2 x "Drift" loop toilet roll holder,  
chrome (Reece)  
TW Towel rack: 2 x "Drift" series chrome double towel  
rail (Reece)  
VB Basin: 2 x Kado "Lux" above counter basin  
with chrome pop up plug and waste (Reece)  
VT Vanity Tap: 2 x Mizu "Drift" chrome basin mixer ( 4\*  
WELS ) (Reece)  
WC Toilet: Porcher "Cygnet" BTW Square Closed  
Coupled Suite with Soft Close quick release seat ( 4  
\* WELS ) (Reece)

**Interior Finish Notes:**

All new selected ceramic tiles applied with approved tile adhesive to waterproof substrate on water resistant plasterboard (eg Gyp. Aquachek or sim). Installation to meet requirements of AS and NCC.

Ceramic tile floor finish.

**\*\*No hob to shower (subject to structural Engineer's design and required sub-floor clearance).**

Where structural design allows, provide **additional** 15mm set down for shower stall to allow a minimum 1:80 screeded fall (provide allowance for 1:100 screeded fall for hobbled shower).\*\*

Note: Tile hatch depicts extent of tiling only and does not indicate tile layout or cut tile placements. Confirm layout on site prior to final tile fixing.

Fixtures and fittings depicted are a pictorial representation only. All dimensions to be confirmed on site prior to installation of any fixture or fitting. All plumbing fixtures are to be installed per manufacturer's requirements.

Floor Waste (FW) location is subject to Australian Plumbing standards.

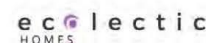


Scale 1:50

1 0 1 2 3 4 5m



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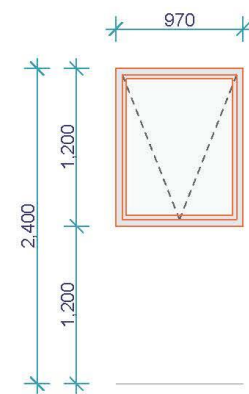
**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

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1.0	DA	14-4-22	<h2>Bathroom Finishes</h2> <p>Job No: CAD114</p> <p>Scale: AS NOTED</p> <p>Status: Design Development</p>	<p><b>Issue:</b> <b>2-0</b></p> <p><b>A6.02</b></p>
2-0	Building Cert Contract	8-9-22		
<b>Issue #</b>	<b>Description</b>	<b>Date</b>		

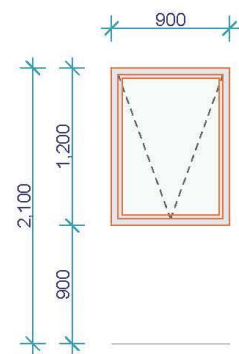




1 item (W01)

Selected frame colour.  
Frame type as per spec  
/ contract

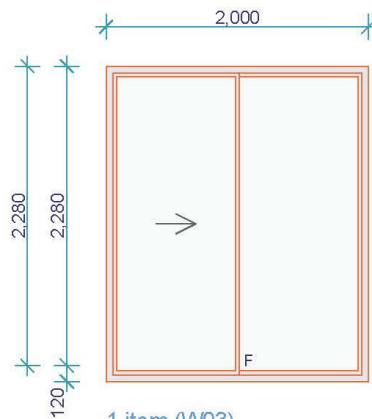
Provide insect screen  
to opening sash



1 item (V02)

Selected frame colour.  
Frame type as per spec  
/ contract

Provide insect screen  
to opening sash

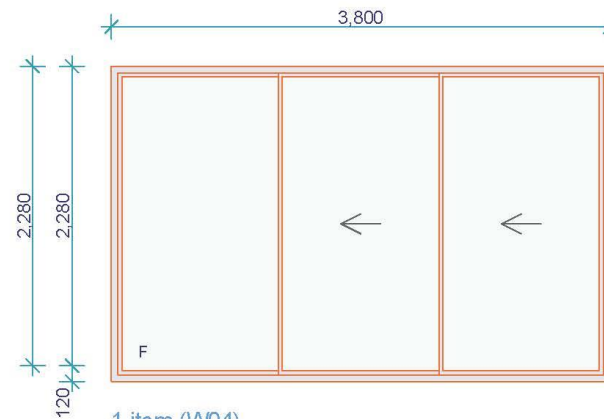


1 item (W03)

Selected frame colour.  
Frame type as per spec  
/ contract

Set sill down into slab  
to finish flush with floor  
finish

Provide insect screen  
to opening sash

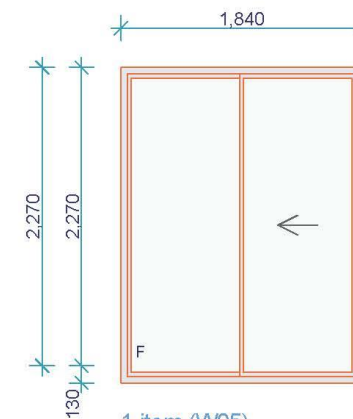


1 item (W04)

Selected frame colour:  
Frame type as per spec  
/ contract

Set sill down into slab  
to finish flush with floor  
finish

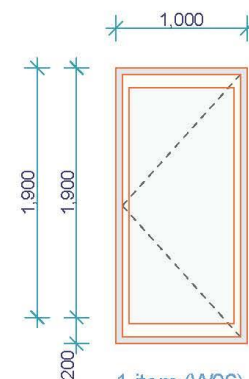
Provide insect screen  
to opening sash



1 item (W05)

Clarify width on site.  
Retro Fit to existing  
opening.  
Selected frame colour.  
Frame type as per spec  
/ contract

Provide insect screen  
to opening sash



1 item (W06)

**Window / Opening Schedule Notes:**

Window / Opening General Notes:  
Unless noted otherwise (U.N.O) all windows and glazed openings to be Canon UPVC or Duo Glass double glazed windows. All window frames and glazing to comply with all relevant codes and standards (NCC and AS).

Clients please note: any changes to window types (operability), sizes or glazing after Environmental assessment will affect the environmental performance of the house and may require re-assessment. Windows and glazed doors are shown looking from the exterior.

All dimensions to structural wall opening size .  
U.N.O all winders to be manually operated

Keying Note:

All new Sliding doors, bi-fold doors, glazed doors and entry doors to be keyed alike. No allowance made for matching to existing locksets.

## Window frames

Fixed, Awning and Sliding doors/ windows all as per spec.

## Opening type codes:

D	Door - generally hollow core, internal only
DHO	Door Height Opening
FHO	Full Height Opening
ScD	External Door - <b>solid</b> core
TmD	External Door - timber finish /frame
PLD	Panel Lift Door (Remote Garage)
RLD	Roller door (manual)
GrD	Glazed Door - Aluminium frame
BD	Bi-Fold Door
SD	Sliding Door
SSD	Stacking sliding Door
W	Window
AW	Awning Window - top hung (A indicates sash)
BAW	Bottom hung awning
TAW	Top hung Awning
CW	Caseмент Window - side hung (C indicates sash)
SW	Sliding Window (S indicates sash)
DH-W	Double Hung Window
LW	Louvered Window
LWF	Louvered Window (flyscreen)
G	Gate
n	niche

### Door / Window Symbol Meanings -

The diagram illustrates the standard architectural symbols for doors and windows. It includes two main symbols: a door and a window. The door symbol is a rectangle with a diagonal line and an arrow indicating the opening direction. The window symbol is a rectangle with a diagonal line and an arrow indicating the opening direction. The diagram also includes a legend for the symbols, explaining the meaning of the arrows and the hatch pattern.

- Indicates operating direction of door (arrow points from hinge or indicates sliding direction)
- Indicates the door number (elevations and sections)
- Indicates opening direction of window / glazed opening (arrow points from hinge)
- Hatch indicates obscured glazing (no hatch = clear)
- Indicates the window number (elevations and sections)

**shown from exterior**

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Lot 87 (130) Marmion St, East Fremantle

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1.0	DA	14-4-
2-0	Building Cert Contract	8-9-2
Issue #	Description	Da

## Window Schedule



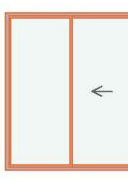
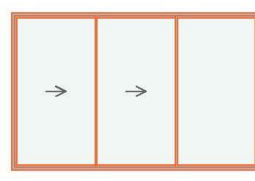
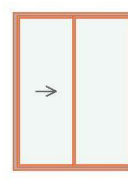
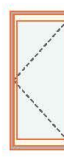








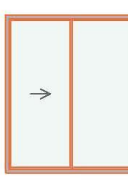
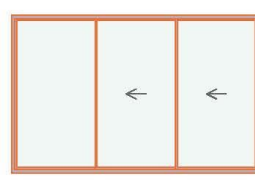
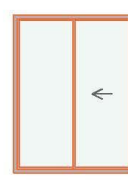
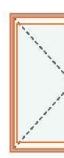
Job No: CAD114

Scale: AS NOTED

te	Status: Design Development
----	----------------------------

Issue:  
2-0

A7.01

Window List						
Elevation						
ID	W01	W02	W03	W04	W05	W06
Height	1,200	1,200	2,400	2,400	2,400	2,100
Width	970	900	2,000	3,800	1,840	1,000
Total Area	1.16	1.08	4.80	9.12	4.42	2.10
Area Unit	Square Meters	Square Meters	Square Meters	Square Meters	Square Meters	Square Meters
Orientation	W	S	N	N	N	N
Operation Type	Awning	Awning	Slider	Stacking slider	Slider	Glazed Door
2D Symbol						
Window sill height	1,200	900	-120	-120	-130	-200
Window head height	2,400	2,100	2,280	2,280	2,270	1,900
Notes						
View from Interior						

**Opening type codes:**


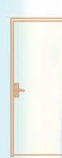



D	Door - generally hollow core, internal only
DHO	Door Height Opening
FHO	Full Height Opening
ScD	External Door - solid core
TmD	External Door - timber finish / frame
PLD	Panel Lift Door (Remote Garage)
RLD	Roller door (manual)
GzD	Glazed Door - Aluminium frame
BD	Bifold Door
SD	Sliding Door
SSD	Stacking sliding Door
W	Window
AW	Awning Window - top hung (A indicates sash)
BAW	Bottom hung awning
TAW	Top hung Awning
CW	Casement Window - side hung (C indicates sash)
SW	Sliding Window (S indicates sash)
DHW	Double Hung Window
LW	Louvred Window
LWf	Louvred Window (flyscreen)
G	Gate
n	niche

**Window frames**  
Fixed, Awning and Sliding doors/ windows all as per spec.

**Window / Opening Schedule Notes:**  
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Windows and glazed doors are shown looking from the exterior.

All dimensions to structural wall opening size .  
U.N.O all winders to be manually operated

**Keying Note:**  
All new Sliding doors, bi-fold doors, glazed doors and entry doors to be keyed alike. No allowance made for matching to existing locksets.

Door List					
View from Outside					
ID	D01	D02	D03	D04	D05
Quantity	1	1	1	1	1
Height	2,100	2,100	2,100	2,100	2,100
Width	900	900	900	900	900
Leaf Dimensions	820x2,040	820x2,040	820x2,040	820x2,040	820x2,040
Operation Type	hinged dr	hinged dr	surface slider	hinged dr	surface slider

**Door / Window Symbol Meanings -**

- Indicates opening direction of door (arrow points from hinge or indicates sliding direction)
- Indicates the door number (elevations and sections)
- Indicates opening direction of window / glazed opening (arrow points from hinge)
- Hatch indicates obscured glazing (no hatch = clear)
- Indicates the window number (elevations and sections)

**Brett & Lucy Cammell**  
Lot 87 (130) Marmion St, East Fremantle

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1.0	DA	14-4-22	Windows and doors List	
2-0	Building Cert Contract	8-9-22	Job No: CAD114	Issue: 2-0
			Scale: AS NOTED	
			Status: Design Development	A7.02
Issue #	Description	Date		



## PLACE RECORD FORM



PRECINCT	Woodside
ADDRESS	130 Marmion Street
PROPERTY NAME	N/A
LOT NO	Lot 1
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1938
ARCHITECTURAL STYLE	Inter-War Porch
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	<p>No 130 Marmion Street is a single storey house constructed in rendered brick with a hipped and gable tiled roof. It is an expression of the Inter-War Porch style. The front elevation is asymmetrically planned with a gable thrust bay and a part width skillion roofed verandah. The gable bay features a bay window and an arched opening. The entry door is located through the archway. The front facade features replacement windows.</p> <p>The place retains its form and most of its details. There are additions to the side and rear of the house. A substantial second storey addition has</p>



been constructed. A garage is located to the side of the house. The lot has been subdivided.

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

HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Rendered brick</p> <p>Roof – Tiles</p>
PHYSICAL SETTING	The residence is situated on a sloping site with a rendered brick wall on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 130 Marmion Street is a single storey house constructed in rendered brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has some aesthetic value as an Inter-War Porch style house. The place retains a moderate to low degree of authenticity and a high degree of integrity.</p> <p>The additions to the rear and side of the house have no significance. The garage and the two-storey addition are intrusive.</p>
AESTHETIC SIGNIFICANCE	No 130 Marmion Street has some aesthetic value as an Inter-War Porch style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 130 Marmion 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 130 Marmion 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 130 Marmion Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle-class suburb.
CONDITION	No 130 Marmion Street is in good condition.
INTEGRITY	No 130 Marmion Street retains a high degree of integrity.
AUTHENTICITY	No 130 Marmion Street retains a low degree of authenticity.
MAIN SOURCES	

## Community Engagement Checklist

### Development Application P96/22 – 130 Marmion Street

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	28/10/2022	<input checked="" type="checkbox"/> Advertised to 1 surrounding property	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		28/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

### 12.3 30 VIEW TERRACE - ALTERATIONS AND ADDITIONS

<b>Owner</b>	James Turnbull
<b>Applicant</b>	Modern Ark Layout
<b>Report Reference Number</b>	TPR-1159
<b>Planning Reference Code</b>	P91/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

#### Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 7 October 2022
4. Community engagement checklist

#### PURPOSE

The purpose of this report is for Council to consider alterations and additions at 30 (Lot 269) View Terrace, East Fremantle.

#### EXECUTIVE SUMMARY

This development application proposes alterations and additions to an existing dwelling at 30 (Lot 269) View Terrace East Fremantle. There have been 2 previous development applications in the last 2 years at this site (P047/20, P59/21). Due to the increased costs of construction following the post covid housing boom the owners have made the decision to submit a new development application which attempts to reduce the cost of construction by simplifying the design and making some other changes to the original building, including a new larger balcony and rear alfresco, swimming pool, retaining walls, landscaping, new storeroom, and internal renovations. The proposal is lower than the original building due to the use of a shallow skillion roof, although from the front it may appear higher as a new bedroom and study are being added above the garage.

Multiple variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to the following;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Western Wall – Study, Ensuite, Master Bed 1 – Mid & Upper Storey – 1.8m required, 1.524m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Garage – 1.5m required, 0.355m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Lower Ground Floor – 1.5m required, 1.435m provided
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback- Eastern Wall - Mid and Upper Floor – 1.7m required, 1.435m provided
- (v) Clause 5.4.1 – Residential Design Codes – Visual Privacy Setbacks – Upper Storey Balcony – 7.5m required, less than 7.5m provided
- (vi) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.5m provided
- (vii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Setback – 1.2m required, less than 1.2m provided



- (viii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – 30% of lot width required, 34% provided  
 (ix) Clause 5.3.7 – Residential Design Codes – Site Works – no more than 0.5m required, more than 0.5m provided

It is recommended that that proposed development be supported subject to the conditions included in the final recommendation.

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## BACKGROUND

<b>Zoning</b>	Residential R17.5
<b>Site Area</b>	769m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	P047/20 – development approval granted for alterations and additions – 7 July 2020 P59/21 – development approval granted for amendments to P047/20 – 2 August 2021

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## CONSULTATION

### Advertising

The proposed development was advertised from 6 to 24 October 2022. No submissions were received.

### Community Design Advisory Committee

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

### External Consultation

Nil

### Internal Consultation

The development application was referred to the Town's Operations department. Standard conditions relating to the Town's crossover requirements and protection of verge trees were included in the final recommendation in response to Operations' comments.

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## STATUTORY ENVIRONMENT

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

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## POLICY IMPLICATIONS

Residential Design Guidelines

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## FINANCIAL IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

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

### Built Environment

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

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

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

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

*3.1.3 Plan for improved streetscapes.*

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

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

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

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

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

## RISK IMPLICATIONS

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

## SITE INSPECTION

A site inspection was undertaken.

## COMMENT

### Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

### Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback – existing heritage dwelling – no change	6m	7.42m	A
<b>Carpport setback</b>	<b>1.2m behind existing dwelling</b>	<b>&lt;1.2m</b>	<b>D</b>
Minor incursions			N/A
Lot Boundary Setbacks			
Western wall – ensuite 2, walk in linen, laundry, storeroom - lower ground floor	1m	1.524m	A
<b>Western wall – study, ensuite, master bed 1 – mid &amp; upper storey</b>	<b>1.8m</b>	<b>1.524m</b>	<b>D</b>
Northern wall – alfresco – lower ground floor	1.1m	>1.1m	A
<b>Eastern wall – garage</b>	<b>1.5m</b>	<b>0.355m</b>	<b>D</b>
<b>Eastern wall – bed 4, bathroom, alfresco - lower ground floor</b>	<b>1.5m</b>	<b>1.435m</b>	<b>D</b>
<b>Eastern wall – kitchen, meals, balcony – mid and upper level</b>	<b>1.7m</b>	<b>1.435m</b>	<b>D</b>
Eastern wall – guest bedroom, ensuite	1.5m	1.5m	A
Open Space	50%	60%	A
Car Parking	1-2 car bays	2 car bays	A
Maximum roof height	8.1m	7.8m	A

<b>Maximum wall height</b>	<b>5.6m</b>	<b>6.5m</b>	<b>D</b>
<b>Site Works</b>	<b>Maximum 0.5m</b>	<b>&gt;0.5m</b>	<b>D</b>
Visual Privacy			
Study – upper storey	4.5m	4.5m	A
Study – mid and upper level	4.5m	Screening shown on plans	To be conditioned
<b>Balcony – mid and upper level</b>	<b>7.5m</b>	<b>&lt;7.5m</b>	<b>D</b>
Overshadowing	<25%	Overshadows subject site	A
Roof form and pitch	Impact of roof demonstrated	Impact of roof demonstrated	A
<b>Garage Setback</b>	<b>1.2m behind existing dwelling</b>	<b>7.42m from front boundary</b>	<b>D</b>
<b>Garage Width</b>	<b>30% of lot width</b>	<b>34% of lot width</b>	<b>D</b>
Materials and colours	Materials and colour schedule	As shown on plans	A
Landscaping	2m x 2m deep planting zone and shrub/tree	Provided	A
Front fence	1.8m maximum height 60% visual permeability	1.8m maximum 60% visual permeability	A
Footpaths and crossovers	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing dwelling at 30 (Lot 269) View Terrace, East Fremantle. There have been 2 previous development applications in the last 2 years at this site (P047/20, P59/21). Due to the increased costs of construction following the post covid housing boom the owners have made the decision to submit a new development application which attempts to reduce the cost of construction by simplifying the design and making some other changes to the original building including a new larger balcony and rear alfresco, swimming pool, retaining walls, landscaping, new storeroom, and internal renovations. The proposal is lower than the original building due to the use of a shallow skillion roof although from the front it may appear higher as a new bedroom and study are being added above the garage.

Multiple variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (4 locations), visual privacy setback, wall height, garage width, garage setback and site works. The proposed development sees the original plans scaled back such that the height of the dwelling and site coverage is reduced. The new proposal sees some rooms at the front removed from the design and the roof lowered. No submissions were received following advertising.



Lot Boundary Setback - Western Wall – Study, Ensuite, Master Bed 1 – Mid & Upper Storey

The western wall on the mid & upper storey of the dwelling is 12.5m long and 6.7m high with no major openings is required to be setback 1.8m from the western boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1i. In this case the wall is setback is setback 1.524m which is considered a marginal reduction. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

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

It is only slightly less than the deemed to comply lot boundary setback. There is adequate space between the wall and the boundary to allow for sunlight to penetrate into the area and for adequate ventilation to be possible. This is not an unreasonable variation and can be supported.

Lot Boundary Setback - Garage

The eastern wall of the garage of the dwelling is 9.563m long and 2.995m high without major openings. It is required to be setback 1.5m from the eastern boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is setback is setback 0.355m. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

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

There is adequate space between the wall and the boundary to allow for sunlight to penetrate into the area and for adequate ventilation to be possible. This is not an unreasonable variation and can be supported.

Lot Boundary Setback – Eastern Wall – Lower Ground Floor

The eastern wall on the lower ground floor of the dwelling which is 12m long and less than 3.5m high with major openings is required to be setback 1.5m from the eastern boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is setback is setback 1.435m which is considered a marginal reduction. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

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

It is only slightly less than the deemed to comply lot boundary setback. There is adequate space between the wall and the boundary to allow for sunlight to penetrate into the area and for adequate ventilation to be possible. This is not an unreasonable variation and can be supported.

Lot Boundary Setback- Eastern Wall - Mid and Upper Floor

The eastern wall on the mid and upper floor of the dwelling which is 12.877m long and less than 6.3m high without major openings is required to be setback 1.7m from the eastern boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is setback is setback 1.435m which is considered a marginal reduction. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

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

It is only slightly less than the deemed to comply lot boundary setback. There is adequate space between the wall and the boundary to allow sunlight to penetrate into the area and for adequate ventilation to be possible. This is not an unreasonable variation and can be supported.

Visual Privacy Setbacks

The upper storey balcony of the dwelling is required to have a visual privacy setback of 7.5m in accordance with the Residential Design Codes deemed to comply clause 5.4.1. In this case the 7.5m setback is not achieved for the balcony

to the eastern boundary. The view is oblique across the rear of the lot which in turn achieves design principle 5.4.1 P1.2. The neighbouring property owner has sighted the plans and made no formal comment during the advertising period. Privacy is maintained towards the east of the development as a result of a high screen wall that is proposed along the eastern edge of the balcony. Only a small area of the north-western corner of the eastern lot is affected. For this reason, the reduced visual privacy setback can be supported.

#### Wall Height

It is proposed to have a maximum wall height of 6.5m (along the eastern wall from ground level to the top of the north-eastern corner of guest bed and ensuite above garage). In accordance with the Residential Design Guidelines acceptable development clause 3.7.17.4.1.3 the maximum wall height should be 5.6m. The proposed wall height is not out of character with the surrounding dwellings and although the wall is over height the roof is below the maximum roof height so it is considered that the proposed design with over height walls can be supported in accordance with performance criteria 3.7.17.4.1.3 P1 which requires that additions and alterations be of a compatible form, bulk and scale to traditional development in the immediate locality. For this reason, the increased wall height can be supported.

#### Garage Setback

There is an expectation that garages will be setback 1.2m behind the existing dwelling in accordance with the Residential Design Guidelines acceptable development clause 3.7.17.3.3 A3 i. In this case there was an existing garage located in front of the existing dwelling and in approximately the same place approximately 7.42m from the front boundary. As part of the proposal the garage is to be rebuilt wider and with a different roof profile. Although the garage is located in front of the rest of the dwelling and does not meet the acceptable development provisions it does achieve performance criteria clause 3.7.17.3.3.3 P3 i because the garage does not visually dominate the streetscape or the buildings to which the garage belongs.

#### Garage Width

The garage width is supposed to be no more than 30% of the lot width in accordance with the Residential Design Codes acceptable development clause 3.17.3.3 A3 ii. In this case the garage is 6.891m wide which equates to 34% of the lot width. In this case there was an existing garage located in front of the existing dwelling and in approximately the same place. Although the garage is wider than expected and does not meet the acceptable development provisions it does achieve performance criteria clause 3.7.17.3.3.3 P3 i because the garage does not visually dominate the streetscape or the buildings to which the garage belongs.

#### Site Works

Site works are being undertaken as part of landscaping proposed for the site. In the front setback area retaining walls are being added that are above 0.5m in height. Landscaping is also being undertaken in the rear yard that sees changes in the ground levels being proposed that are over 0.5m. This includes the area in the centre of the yard, and also within 1m of the side boundaries. There is currently a sloping area of land behind a retaining wall along the northern edge of the building that is being excavated to ensure that the rear yard is level and able to fit the swimming pool and other elements of the landscaping. In each case these changes do not achieve the Residential Design Codes deemed to comply clause 5.3.7. However, in accordance with design principles 5.3.7 P7.1 and 5.3.7 P7.3 the proposed site works can be supported because development has considered and responds to the natural features of the site and requires minimal excavation and fill, and retaining walls are being utilised that allows land to be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to visual privacy and site works requirements.

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#### CONCLUSION

Based on the preceding assessment and report the proposed development can be supported. The applicant and owner had preliminary discussions with the Town and produced a design that meets the Town's requirements, although with some variations to the Residential Design Codes and Residential Design Guideline. The proposal is the third development application for alterations and additions that have been submitted in relation to this property,

however, this proposal sees the roof at the rear and sides of the building lowered which in turn reduces the impact of the bulk and scale of development on neighbouring properties. It is recommended that Council support the proposal with the attached conditions.

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## OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

### 12.3 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP051222

**Moved Cr White, seconded Cr Natale**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Western Wall – Study, Ensuite, Master Bed 1 – Mid & Upper Storey – 1.8m required, 1.524m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Garage – 1.5m required, 0.355m provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Eastern Wall – Lower Ground Floor – 1.5m required, 1.435m provided**
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback- Eastern Wall - Mid and Upper Floor – 1.7m required, 1.435m provided**
- (v) Clause 5.4.1 – Residential Design Codes – Visual Privacy Setbacks – Upper Storey Balcony – 7.5m required, less than 7.5m provided**
- (vi) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.5m provided**
- (vii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Setback – 1.2m required, less than 1.2m provided**
- (viii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – 30% of lot width required, 34% provided**
- (ix) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m required, more than 0.5m provided**

**for alterations and additions at No. 30 (Lot 269) View Terrace, East Fremantle, in accordance with the plans submitted 7 October 2022, subject to the following conditions:**

- (1) Visual privacy screening as shown on the plans is to be installed that meets the requirements of the Residential Design Codes deemed to comply clause 5.4.1. This screening should be at least 1.6m from the finished floor level, at least 75% obscure, permanently fixed, made of durable material and restrict view 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 submitted 7 October 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) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines.**
- (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) 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.
- (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 is to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (12) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (13) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (14) This development approval is to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (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](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf)

**Residential Design Guidelines**

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

***Urban Streetscape and Public Realm Style Guide***

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

***Application to Conduct Crossover Works***

***[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application to conduct crossover works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application%20to%20conduct%20crossover%20works.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.***
- (g) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.***
- (h) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.***
- (i) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.***

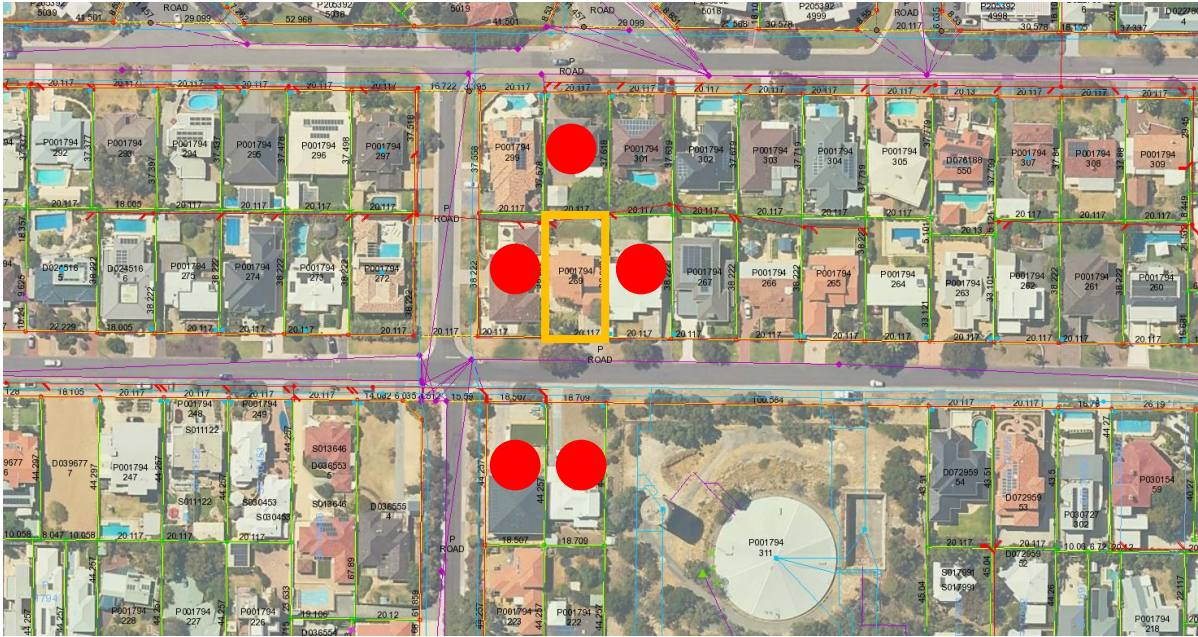
***(CARRIED UNANIMOUSLY)***

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

---

**REPORT ATTACHMENTS**

Attachments start on the next page



**30 View Terrace – Photos**









PROPOSED RESIDENTIAL ALTERATIONS + ADDITIONS

No 30 VIEW TCE

EAST FREMANTLE

WA 6158

SHEET INDEX		SHEET INDEX	
SHEET NO	DRAWING TITLE	SHEET NO	DRAWING TITLE
A01	COVER PAGE / STREETScape PLAN - 1:100	A17	PROPOSED CROSS SECTION - 1:100 SCALE
A02	DEVIATION SITE PLAN - 1:200 SCALE	A18	PROPOSED ELECTRICAL MID/UPPER PLAN - 1:100 SCALE
A03	SITE PLAN - 1:200 SCALE	A19	PROPOSED ELECTRICAL LOWER GROUND PLAN - 1:100 SCALE
A04	EXISTING LOWER GROUND PLAN - 1:100 SCALE		
A05	EXISTING LOWER GROUND PLAN - 1:100 SCALE		
A06	EXISTING ELECTRICAL MID/UPPER PLAN - 1:100 SCALE		
A07	EXISTING ELECTRICAL LOWER GROUND PLAN - 1:100 SCALE		
A08	DEMO MID/UPPER PLAN - 1:100 SCALE		
A09	DEMO LOWER GROUND PLAN - 1:100 SCALE		
A10	PROPOSED MID/UPPER PLAN - 1:100 SCALE		
A11	PROPOSED LOWER GROUND PLAN - 1:100 SCALE		
A12	EXISTING + PROPOSED ELEVATIONS - 1:100 SCALE		
A13	EXISTING + PROPOSED ELEVATIONS - 1:100 SCALE		
A14	EXISTING + PROPOSED ELEVATIONS - 1:100 SCALE		
A15	EXISTING + PROPOSED ELEVATIONS - 1:100 SCALE		
A16	EXISTING + PROPOSED ELEVATIONS - 1:100 SCALE		

SITE PHOTOS



STREETSCAPE PLAN



ARCHITECTURAL STAGES	
STAGE 01	CONCEPT / SCHEMATIC DESIGN DRAWINGS (SD)
STAGE 02	DESIGN DEVELOPMENT DRAWINGS (DD)
STAGE 02b	3D VISUALISATION
STAGE 03	PLANNING / DEVELOPMENT APPROVAL DRAWINGS (DA)
STAGE 04	WORKING DRAWINGS (WD)
STAGE 05	CONSTRUCTION DRAWINGS (CD)
STAGE 06	WET AREA LAYOUTS + ELEVATIONS (CABINET DRAWINGS)

PROJECT TEAM

BUILDING DESIGN AND DRAFTING

MODERN ARK LAYOUT DESIGN  
Mladen 'Mali' - 0401 062 718  
mali@modernarklayout.com.au

SURVEYOR

COTTAGE AND ENGINEERING SURVEYS

STRUCTURAL ENGINEER

TBA

ENERGY ASSESSOR

TBA

BUILDING SURVEYOR / ASSESSOR

TBA

INTERIOR DESIGN CONSULTANT

TBA

LANDSCAPE DESIGN CONSULTANT

TBA

POOL CONTRACTOR

TBA

ABBREVIATIONS

ZERO BRICK COURSE LEVEL  
ABOVE FLOOR LEVEL  
BWK  
FIBRE CEMENT SHEET  
CL  
CEILING LEVEL  
CJ  
CONTROL JOINT  
CON  
CONCRETE  
COL  
COLUMN  
C/S  
CAVITY SLIDER  
D/P  
DOWN PIPE (R) EXISTING (N) NEW  
DWG  
DISHWASHER  
ENG  
DRAWINGS  
EQ  
EQUAL  
EXISTING  
FINISHED FLOOR LEVEL  
FPL  
FLOOR PLATE  
FR  
FLOOR WASTE  
FW  
GENERAL PURPOSE OUTLET  
HP  
HOT PLATE  
HC  
HOSECOCK/WATER TAP  
HWP  
HARD WALL PLASTER  
HWU  
HOT WATER UNIT  
MBOX  
METER BOX  
MAX  
MAXIMUM  
MW  
MID/UPPER SCALE  
N/S  
NOT TO SCALE  
OV  
OVER HEAD  
O/H  
OVER HEAD  
RH  
RANGE HOOD  
RL  
RELATIVE LEVEL  
REN  
RENDER  
RWH  
RAIN WATER HEAD  
SB  
SHOWER  
SKYL  
SKYLIGHT  
SPEC  
SPECIFICATION  
SS  
STAINLESS STEEL  
SW  
SOAK WELL  
TB  
TIMBER  
TEL  
TELEPHONE  
TOW  
TOP OF WALL  
TR  
TROUGH  
TYP  
TYPICAL  
UNO  
UNLESS NOTED OTHERWISE  
U/S  
UNDERSIDE  
W/C  
WATER CLOSET

SHEET: A01

COVER PAGE / STREETSCAPE

PROJECT ADDRESS: No 30 VIEW TCE | EAST FREMANTLE | WA 6158

MODERN ARK LAYOUT DESIGN

BUILDING DESIGN + ARCHITECTURAL DRAFTING

M 0401 062 718

E mali@modernarklayout.com.au

W www.modernarklayout.com.au

NEW HOMES

RENOVATIONS

ADDITIONS

REVISION: R32 STAGE: ST03 DA

P TYPE: PROPOSED RESIDENTIAL ALTERATIONS + ADDITIONS

32 107.10.2022 FOR DA

31 122.09.2022 DESIGN CHANGES

30 122.09.2022 DESIGN CHANGES

29 122.09.2022 DESIGN CHANGES

REV NO DATE AMENDMENT

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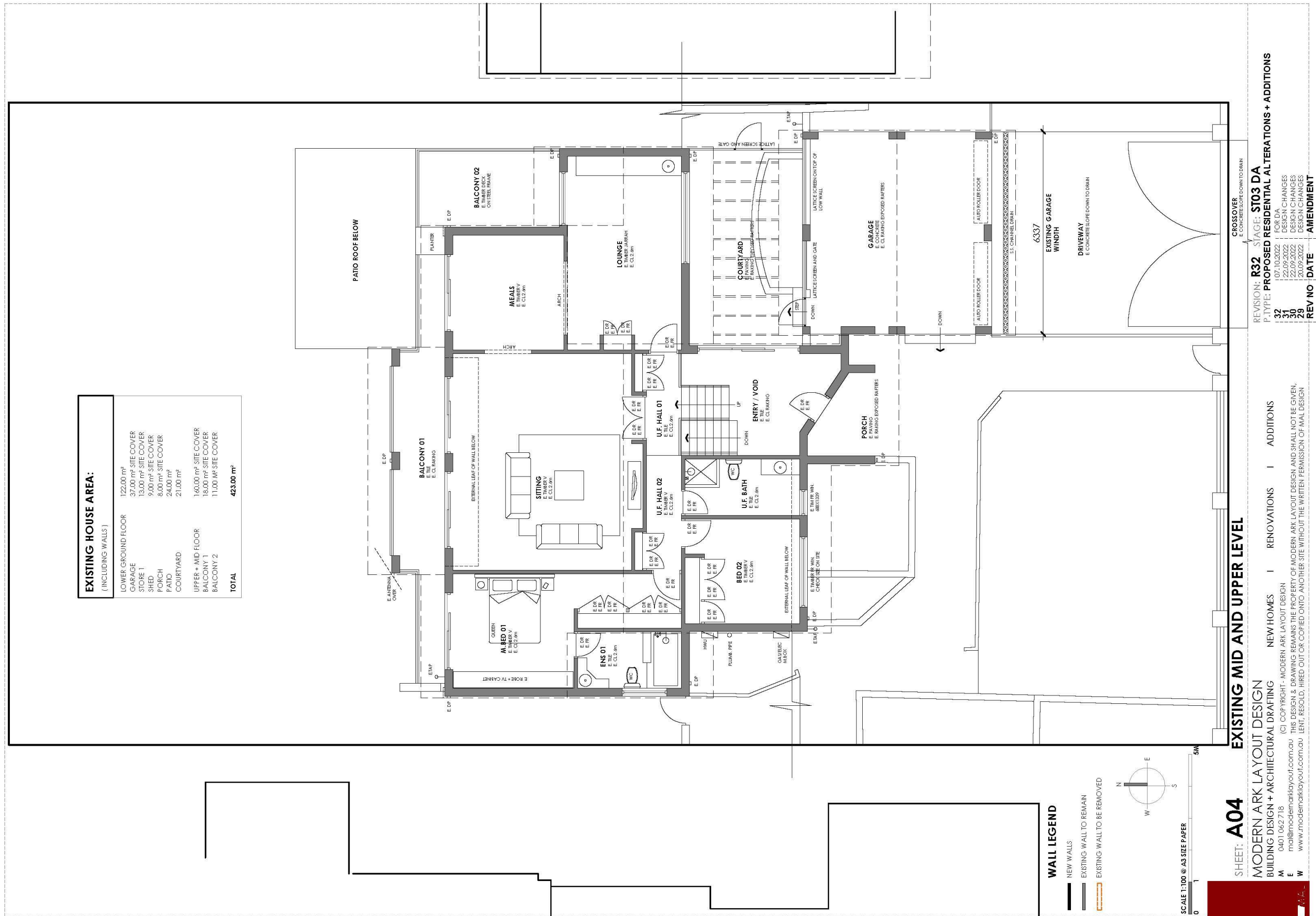


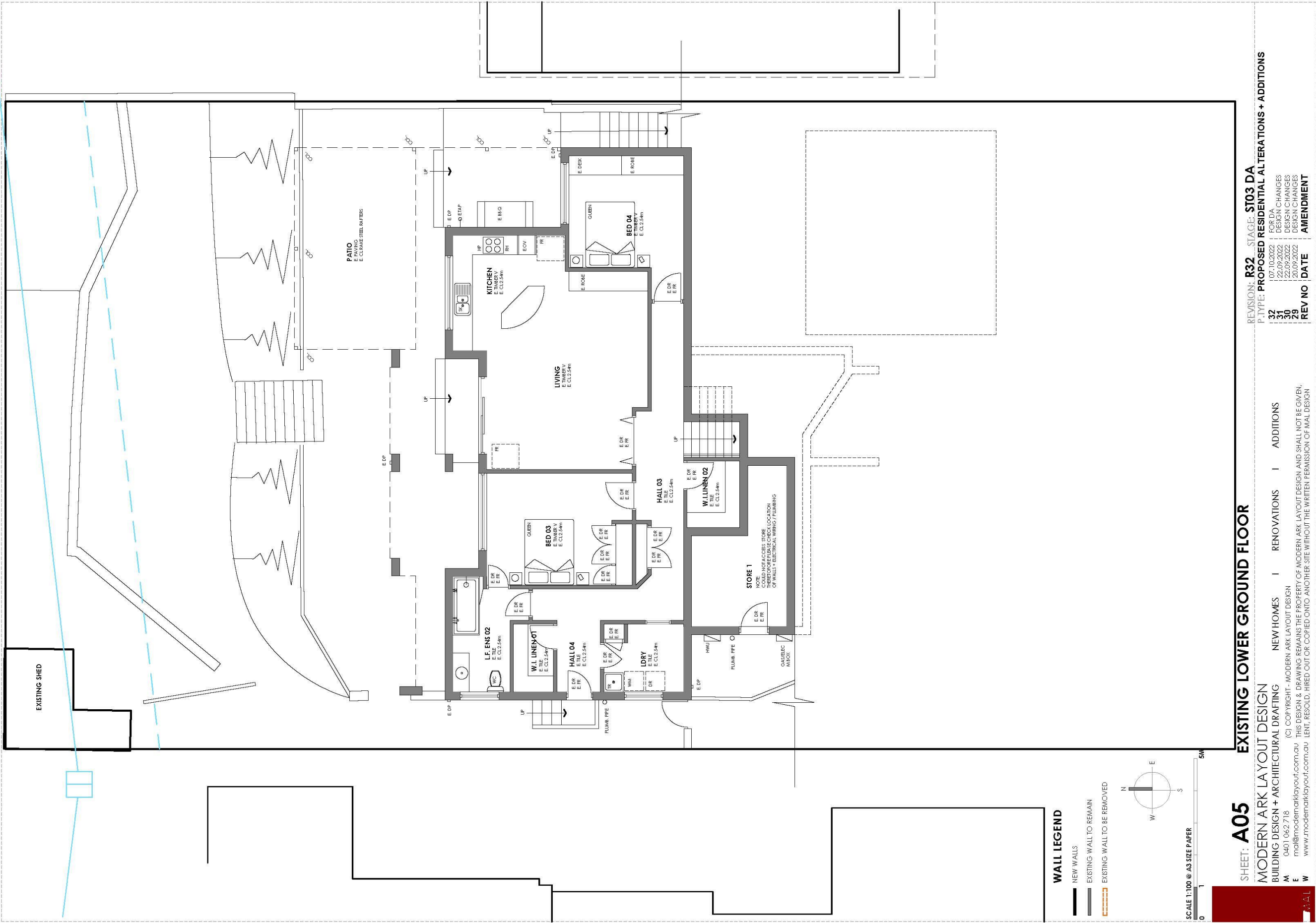
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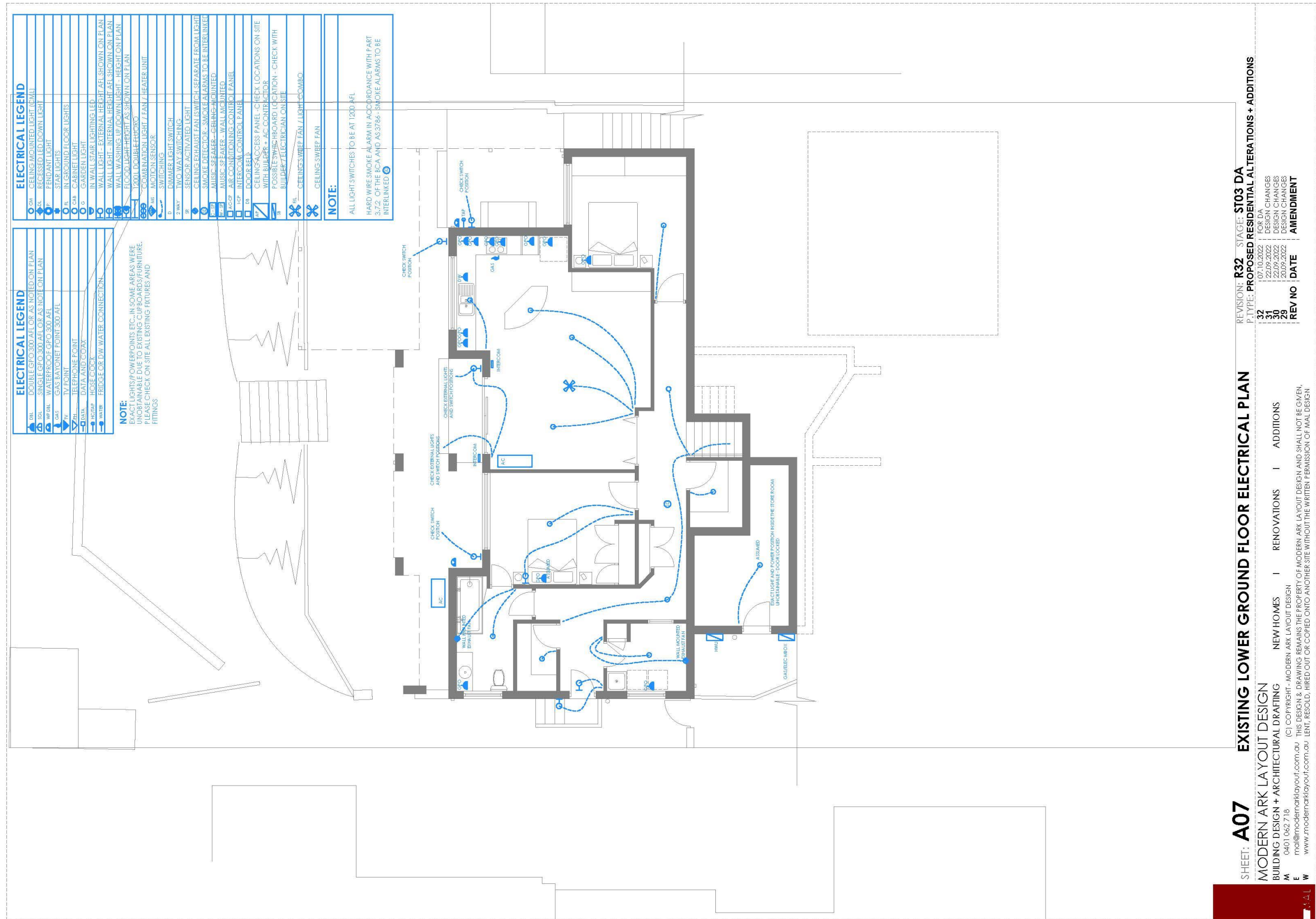




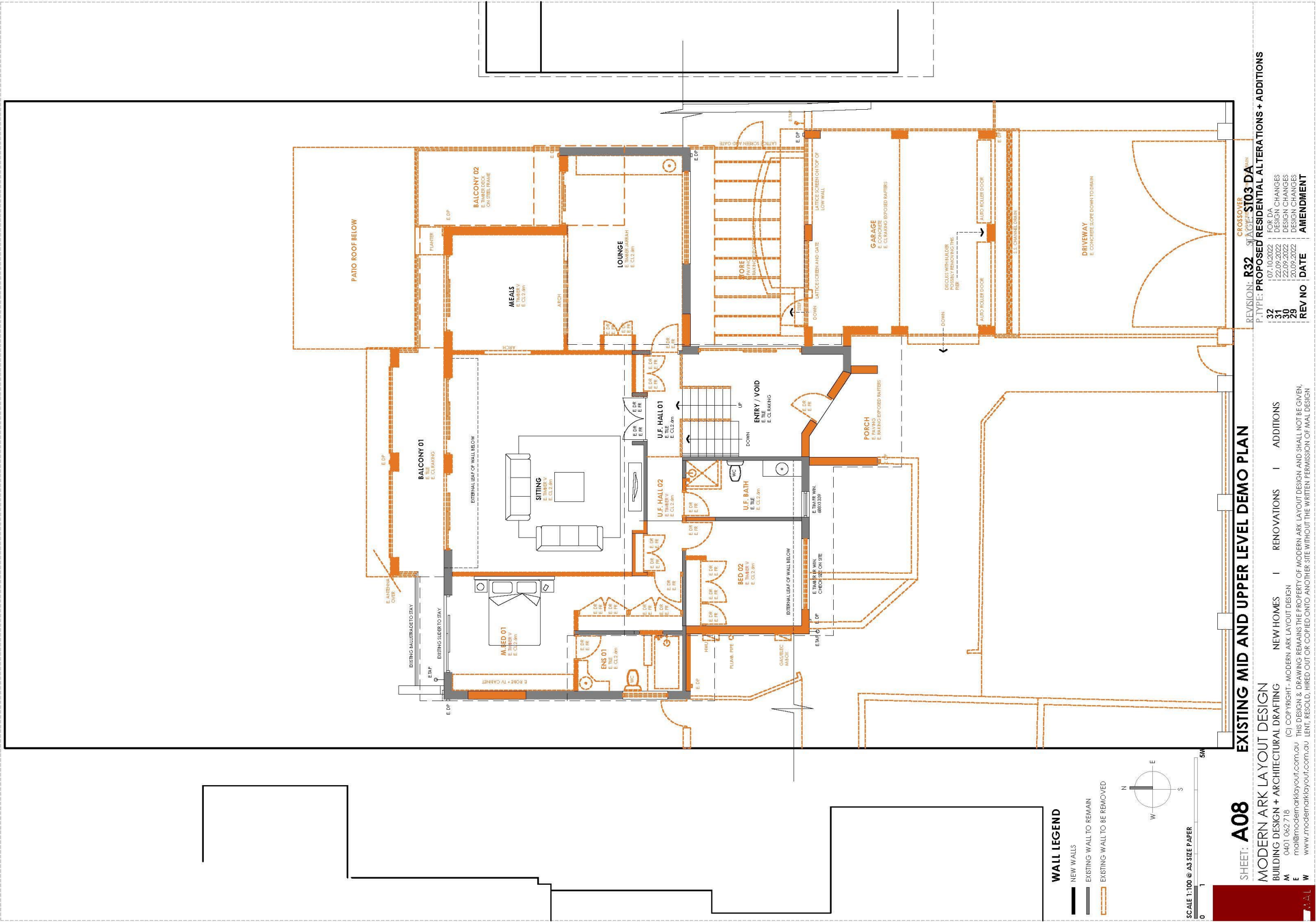
SHEET: **A06**

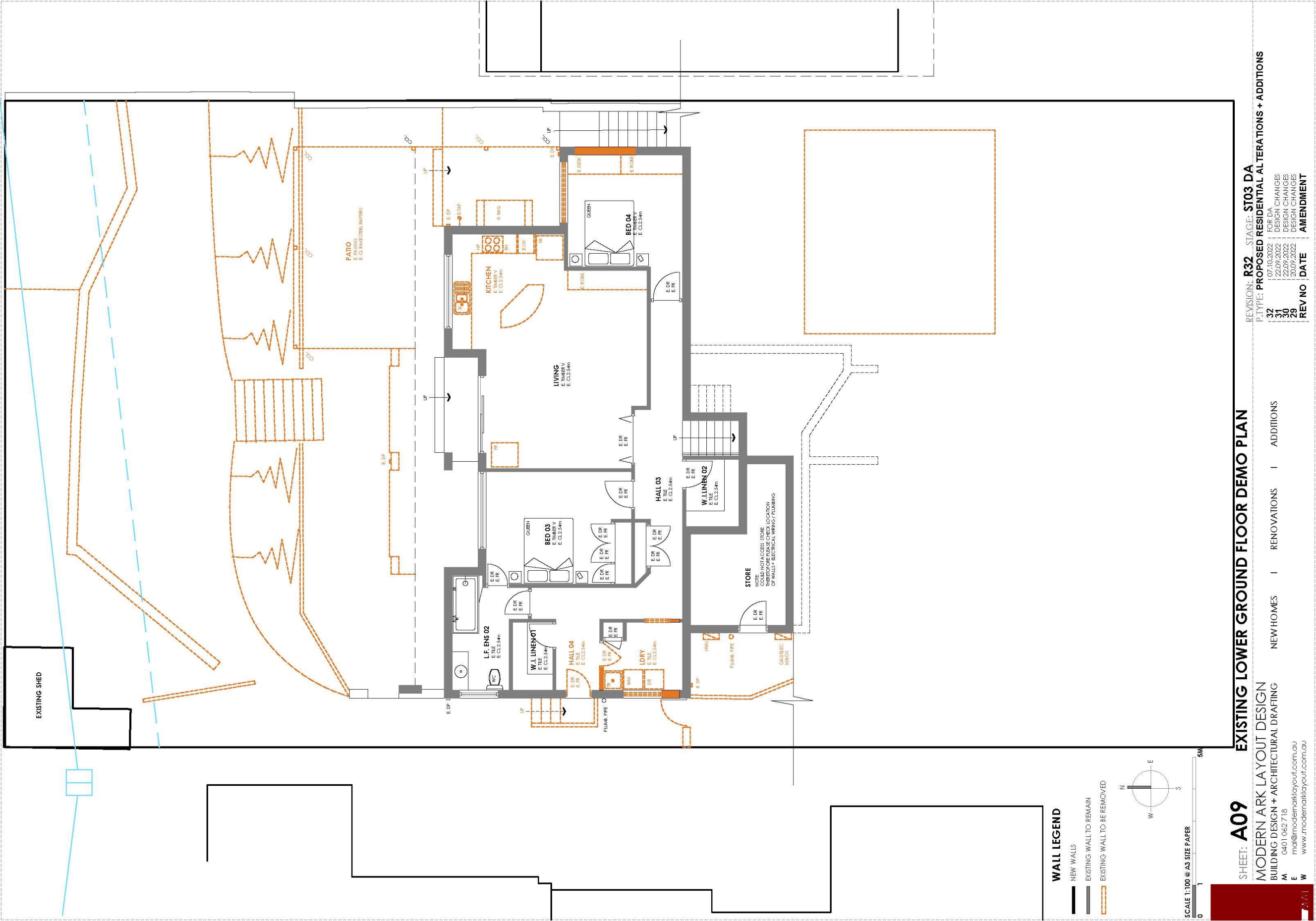
EXISTING MID AND UPPER LEVEL ELECTRICAL PLAN



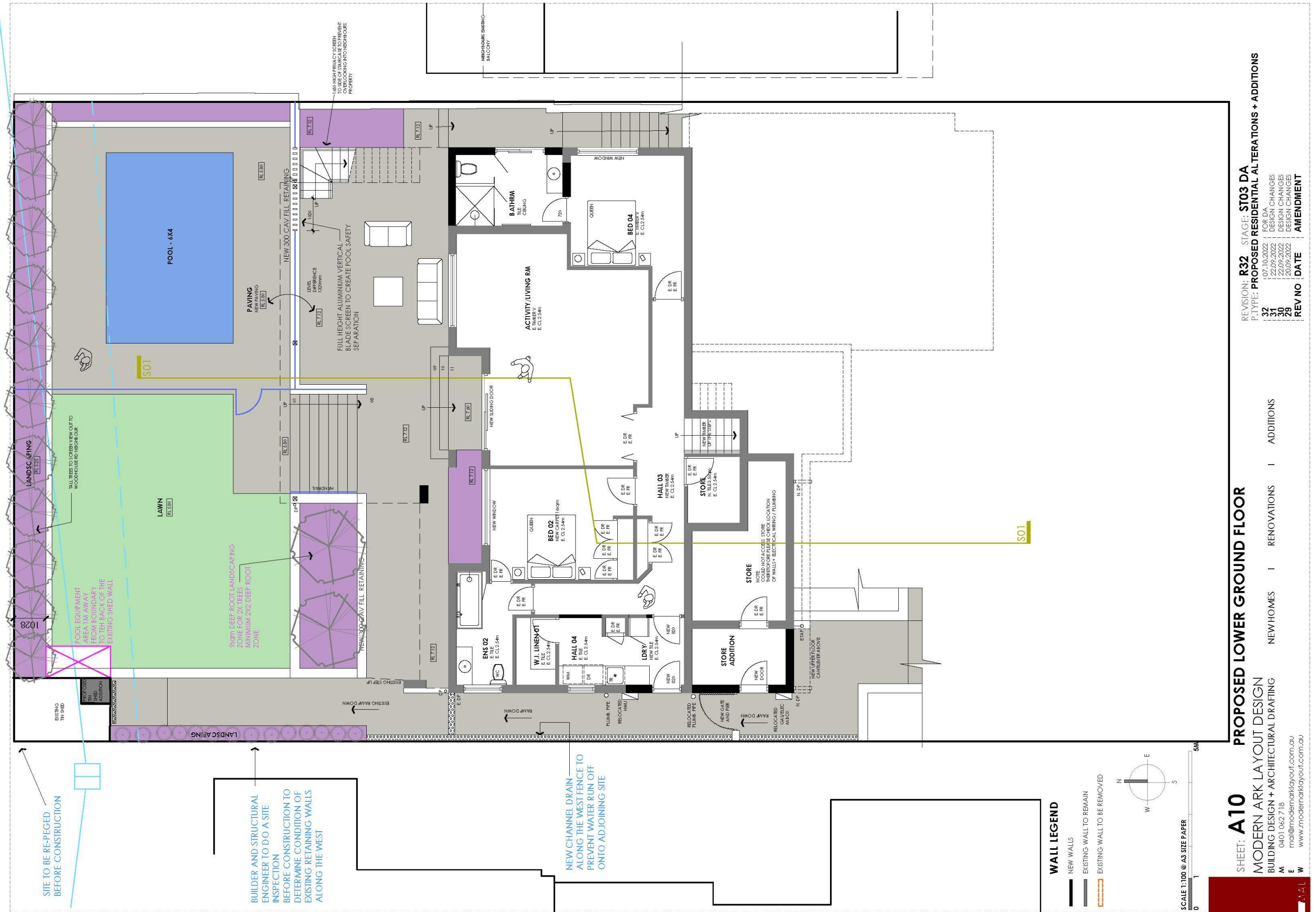




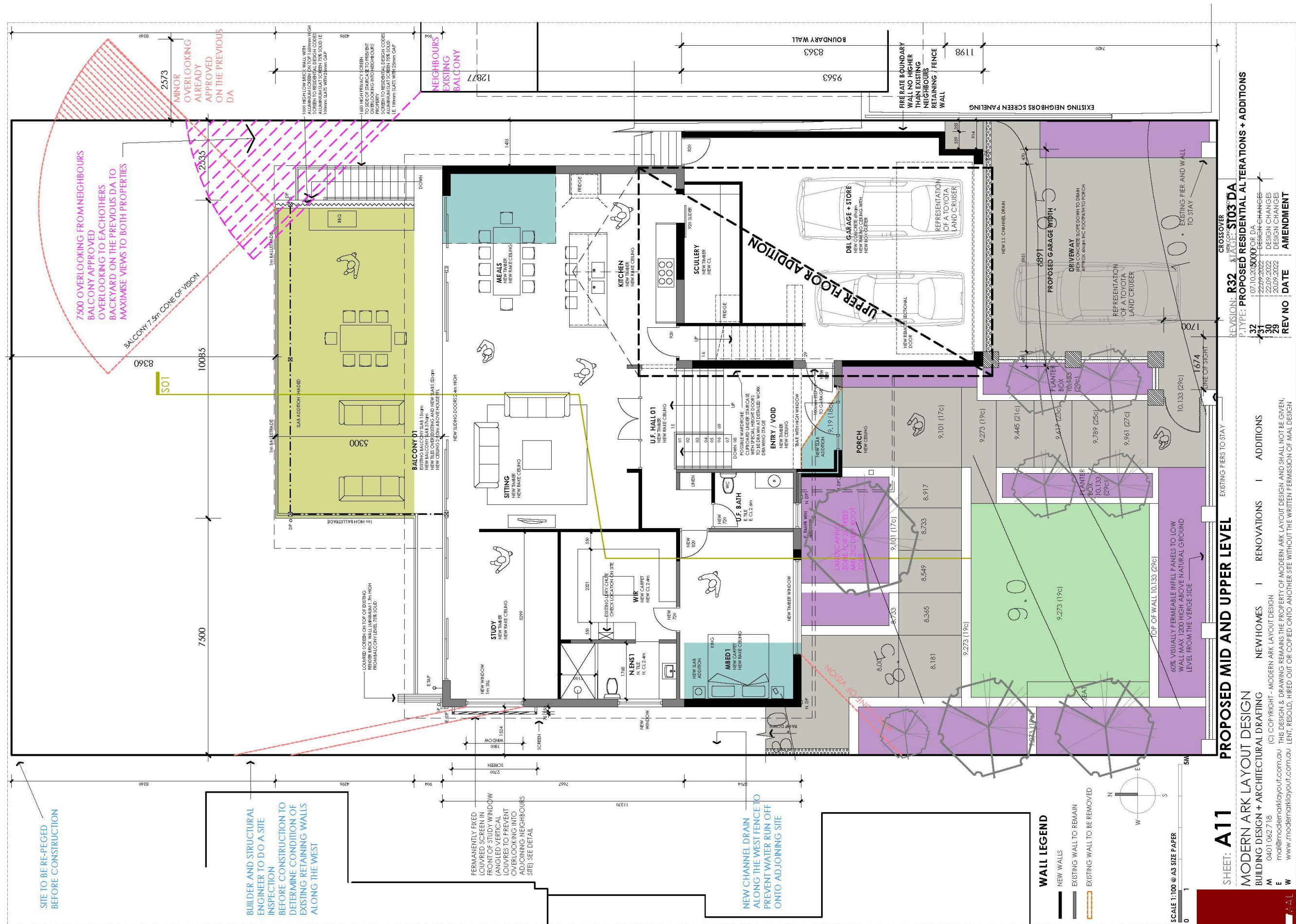


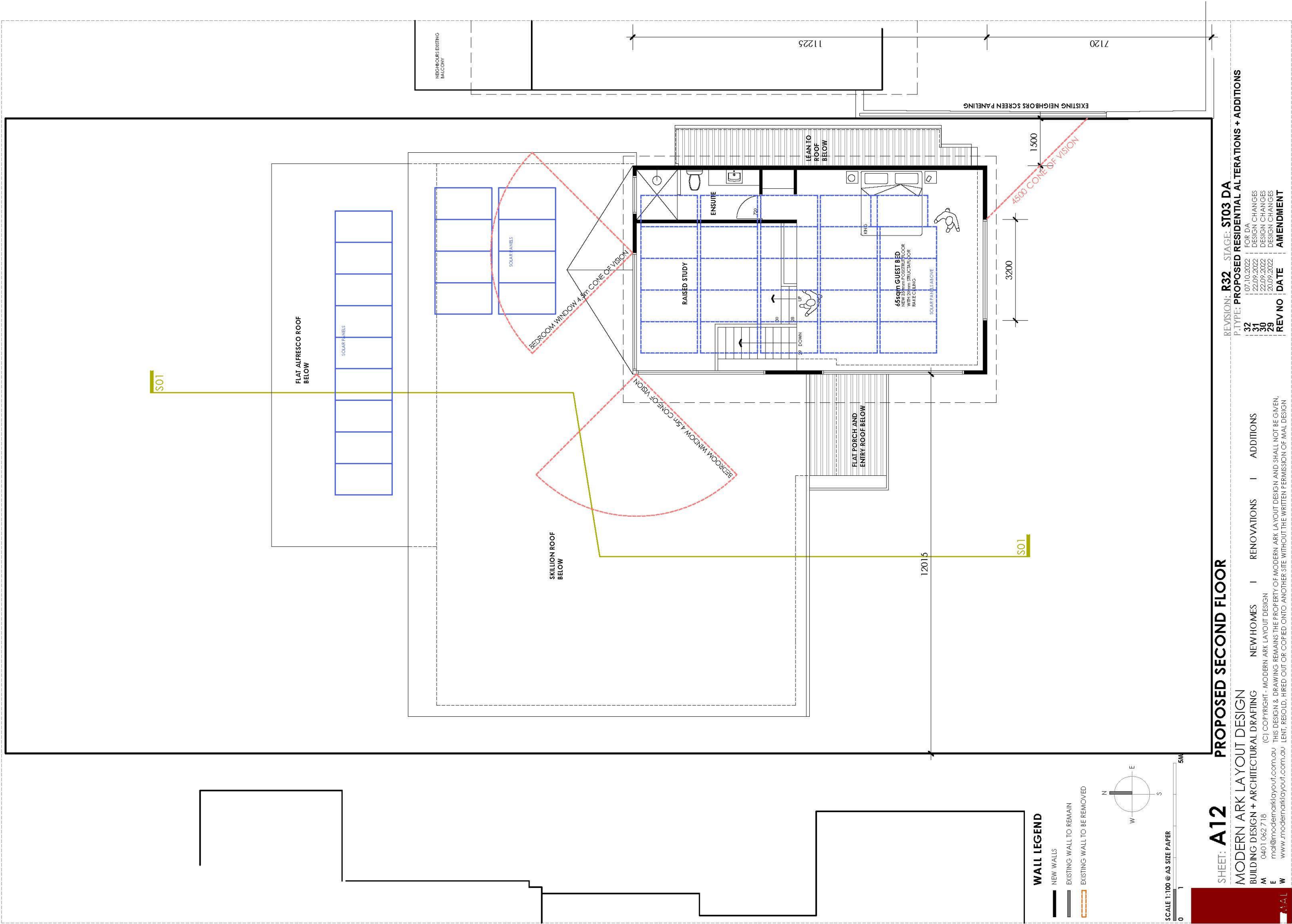




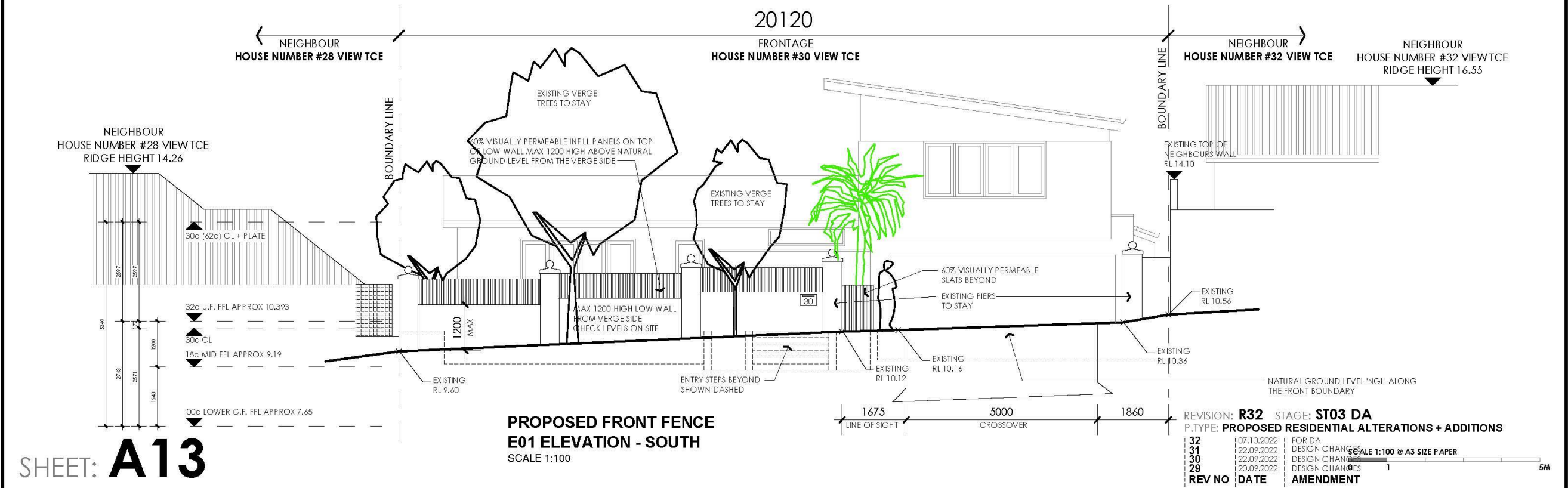
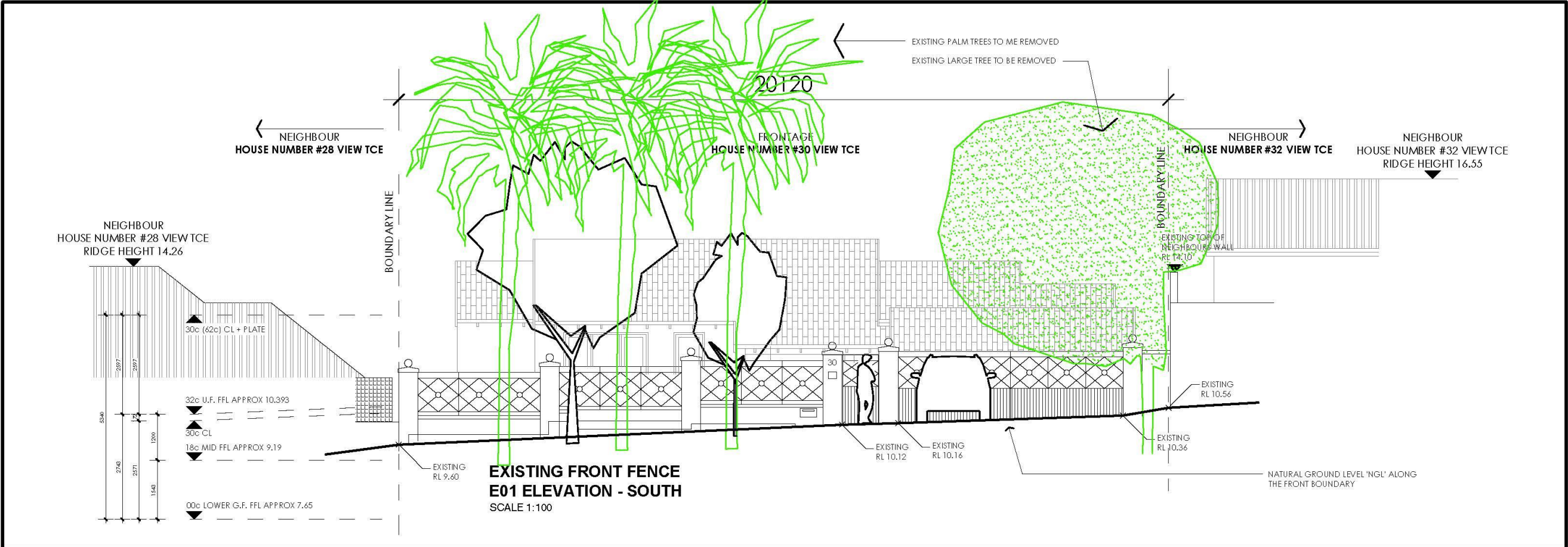






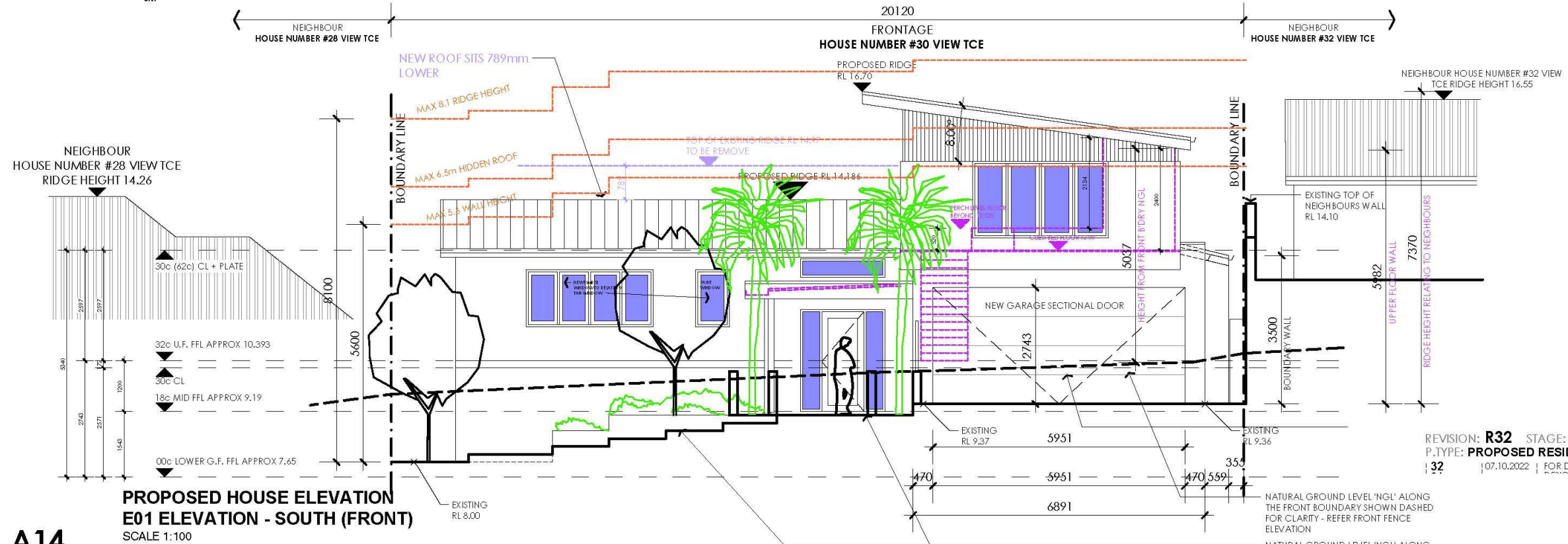






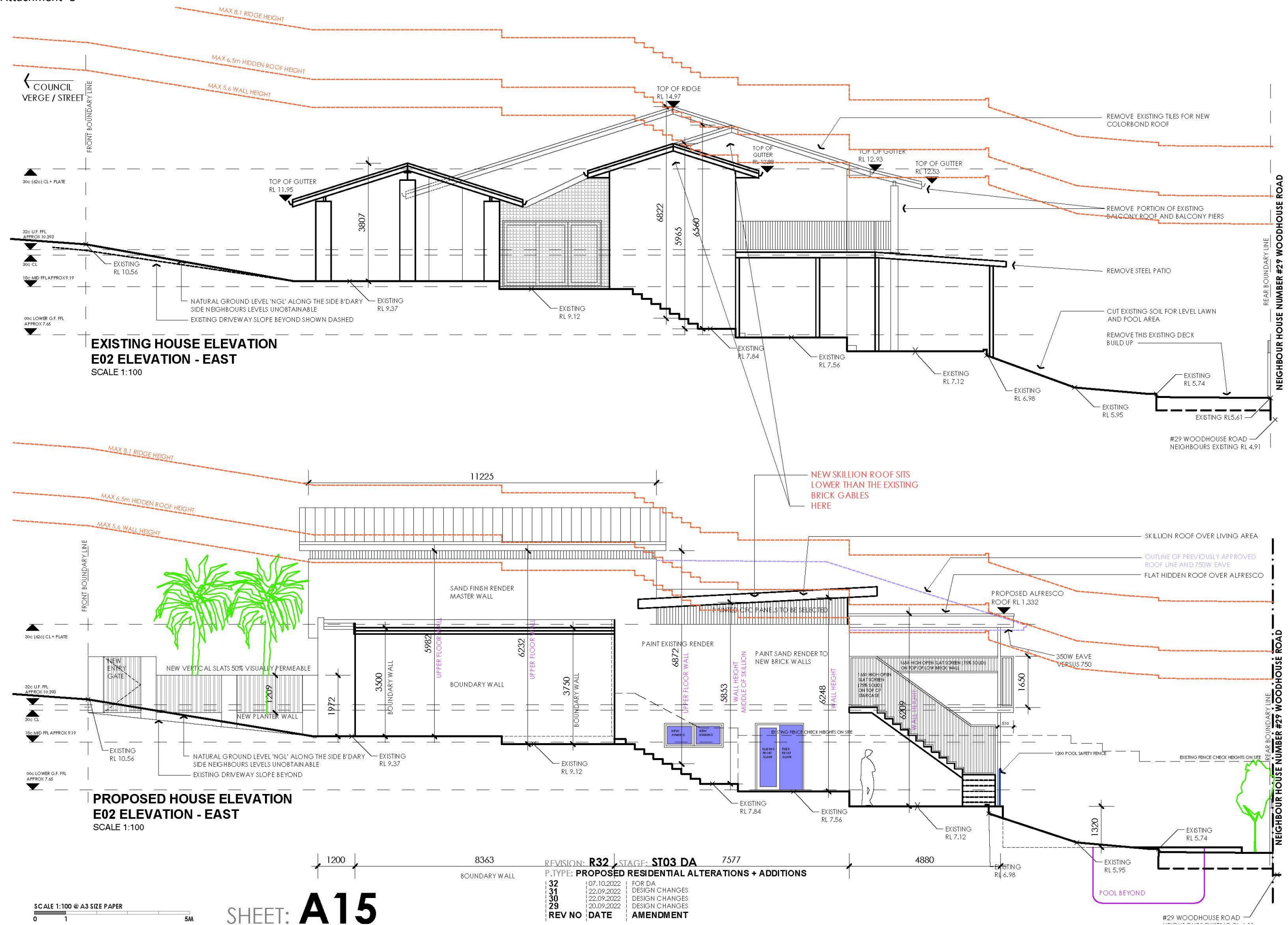
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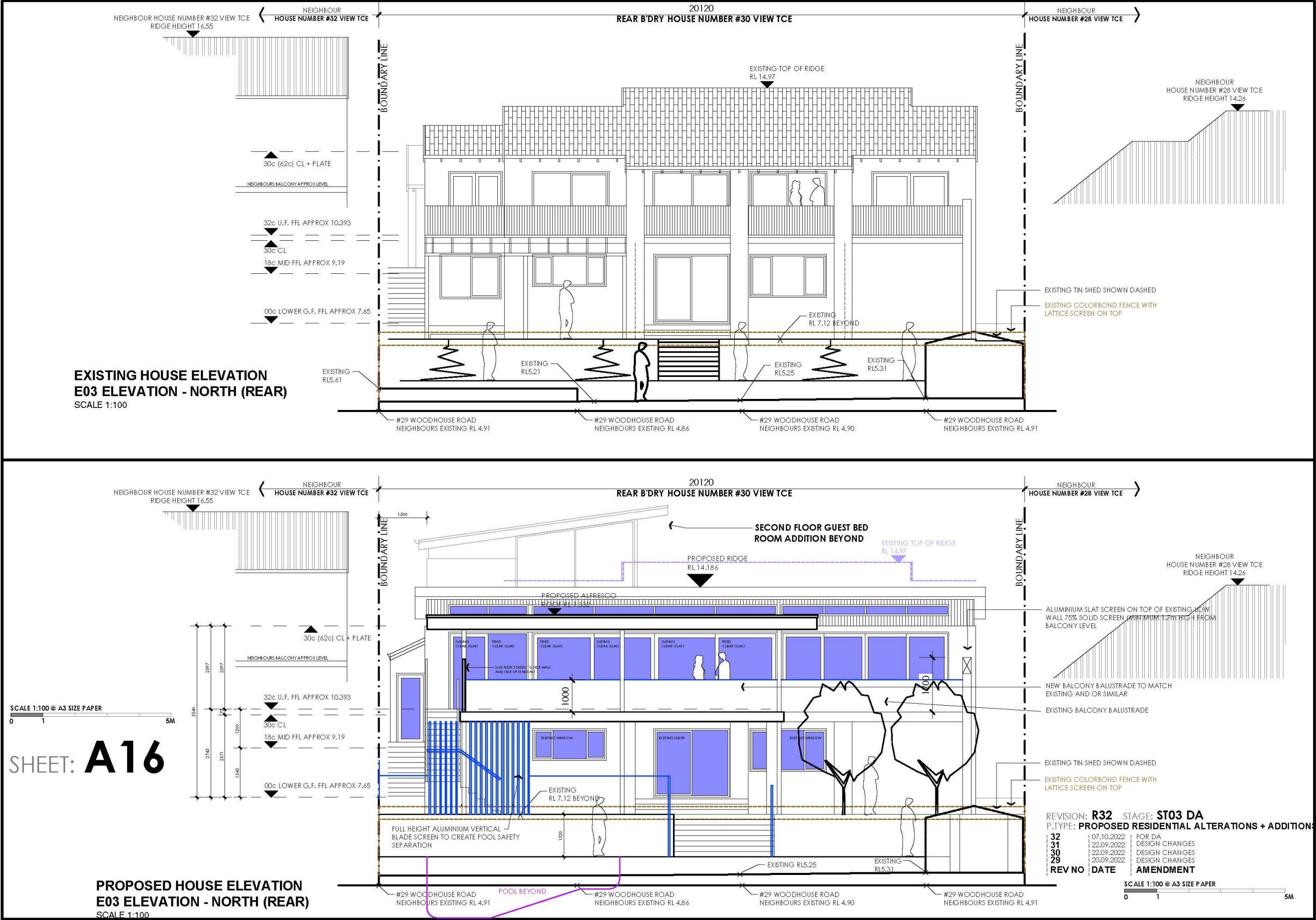




REVISION: **R32** STAGE: **ST03 DA**  
P.TYPE: **PROPOSED RESIDENTIAL AI**  
32 | 07.10.2022 | FOR DA  
REVISION CHANGES



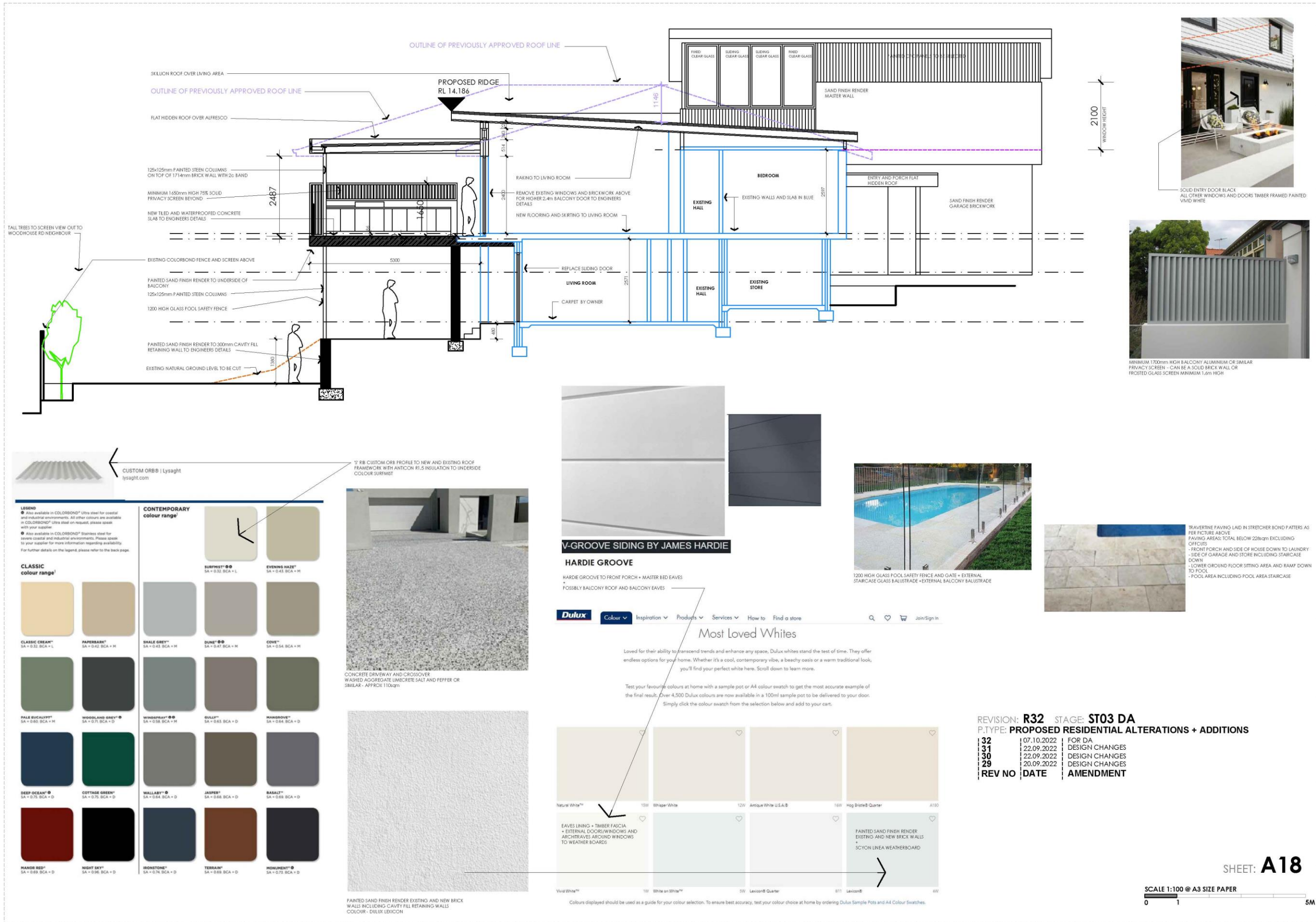


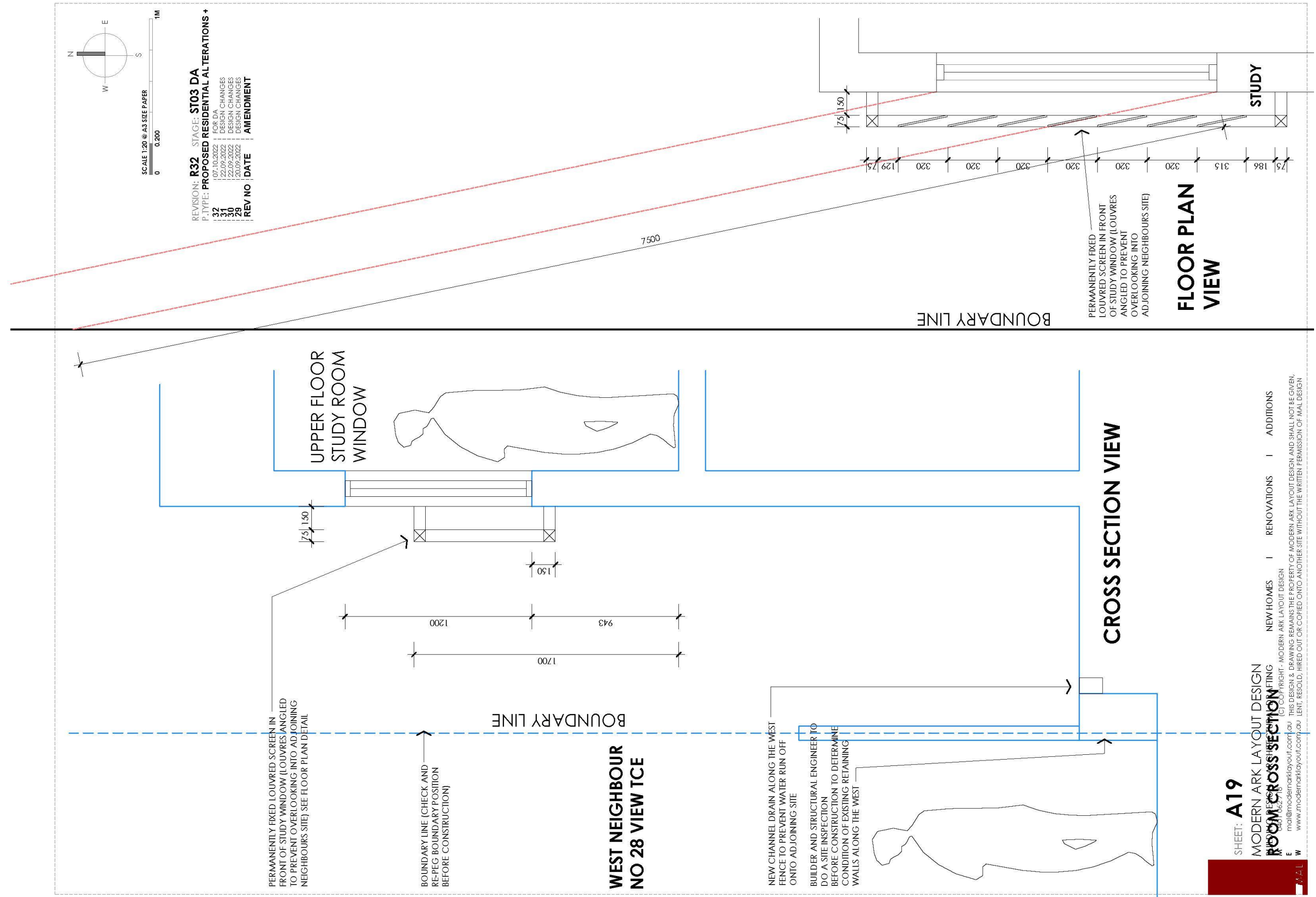














## Community Engagement Checklist

### Development Application P91/22 – 30 View Terrace

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	26/10/2022	<input checked="" type="checkbox"/> Advertised to 5 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		26/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

## 12.5 11A VIEW TERRACE - DEVELOPMENT APPROVAL SUBSEQUENT TO DEVELOPMENT

<b>Owner</b>	Benjamin Garwood
<b>Applicant</b>	Benjamin Garwood
<b>Report Reference Number</b>	TPR-1155
<b>Planning Reference Code</b>	P84/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 28 September 2022
4. Community consultation checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application that is seeking development approval for a carport and patio subsequent to development at 11A (Lot 2) View Terrace, East Fremantle.

**EXECUTIVE SUMMARY**

This development application is seeking development approval of a carport and patio that have already been constructed. The development application is required to be presented to Council for consideration as it has already been constructed without formal development approval. The dwelling is a rear strata unit. The patio is located at the rear of the unit and the carport is located to the side directly in front of the driveway.

One variation is requested to the requirements of the Residential Design Codes in relation to the lot boundary setback for the carport;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Carport - 1m required, 0.6m provided

It is recommended that Council support the development application subsequent to development subject to the conditions included in the final recommendation.

**BACKGROUND**

<b>Zoning</b>	Residential R17.5
<b>Site Area</b>	420m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

**CONSULTATION**

The proposed development was advertised from 30 September to 18 October 2022. No submissions were received.

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#### STATUTORY ENVIRONMENT

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

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#### POLICY IMPLICATIONS

Residential Design Guidelines

---

#### FINANCIAL IMPLICATIONS

Nil

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#### 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.*

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#### RISK IMPLICATIONS

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

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#### 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



Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Garage setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
<b>Western wall - carport</b>	<b>1m</b>	<b>0.6m</b>	<b>D</b>
Southern wall - carport	1m	>1m	A
Southern wall - patio	1m	3.19m	A
Western wall - patio	1m	6.79m	A
Eastern wall - patio	1m	8.53m	A
Open Space	58%	68%	A
Car Parking	2 car bays	2 car bays	A
Maximum roof height	7m	<7m	A
Maximum wall height	8m	<8m	A
Site Works			N/A
Visual Privacy	N/A		
Overshadowing	25% maximum	<25%	A
Roof form and pitch	Plans provided	Minimal impact	A
Landscaping			N/A
Front fence			N/A
Footpaths and crossovers	N/A		
Drainage	To be conditioned		

This development application is seeking approval from Council of a patio and a carport subsequent to development at 11A (Lot 2) View Terrace, East Fremantle. The development application is required to be presented to Council for consideration as the carport and patio have already been constructed without formal development approval. The development application was requested following reports of structures being installed that did not have approvals. Significant discussions have been held with the applicant/owner regarding the need for both development and building approvals for such structures. The Town continues to encourage residents, developers, and designers to contact the Town if they are in any doubt regarding the Town's requirements for development.

One variation is requested to the requirements of the Residential Design Codes in relation to lot boundary setback for the carport.

Lot Boundary Setback – Western Wall – Carport

The carport which is 7.5m long and 2.6m high is setback 0.6m from the western boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall of the carport should be located 1m from the boundary. The reduced lot boundary setback is supported in accordance with design principles 5.1.3 P3.1. There is minimal impact from building bulk on adjoining properties. Adequate sunlight and ventilation are possible to the buildings and open spaces on adjoining sites as the structure is relatively low and is setback 0.6m from the boundary which allows for movement of air. There is no change in the site levels which would cause overlooking or loss of privacy to adjoining properties.

Even though the structures have been constructed there is only 1 minor variation to the requirements of the Residential Design Codes and for this reason the development approval subsequent to development is supported. Additional conditions will be included that require the owner/applicant to seek a building approval certificate (BA13) to ensure that the carport and patio are structurally sound and safe and have been built in accordance with the requirements of the National Construction Code.

## CONCLUSION

Based on the preceding assessment and report it is recommended that Council support the development application and provide development approval subsequent to development at 11A (Lot 2) View Terrace, East Fremantle subject to the recommended conditions.

## OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

### 12.5 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP061222

**Moved Cr Mascaro, seconded Cr Natale**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall – Carport - 1m required, 0.6m provided**

**for an existing patio and carport at No. 11A (Lot 2) View Terrace, East Fremantle, in accordance with the plans submitted 28 September 2022, subject to the following conditions:**

- (1) The owner/applicant is to submit a building approval certificate (BA13) to the Town within 60 days of receipt of this development approval subsequent to development.**
- (2) The works are not be varied from the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.**
- (3) With regards to the plans submitted with respect to the building approval certificate (BA13), changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.**
- (4) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.**
- (5) If requested by Council within the first two years following development approval, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.**
- (6) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.**
- (7) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.**
- (8) This development approval subsequent to development 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 other unauthorised development which may be on the site.***

- (b) A copy of the approved plans as stamped by Council are attached and the building approval certificate (BA13) is to conform with the approved plans unless otherwise approved by Council.**
- (c) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (d) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.**
- (CARRIED UNANIMOUSLY)**

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

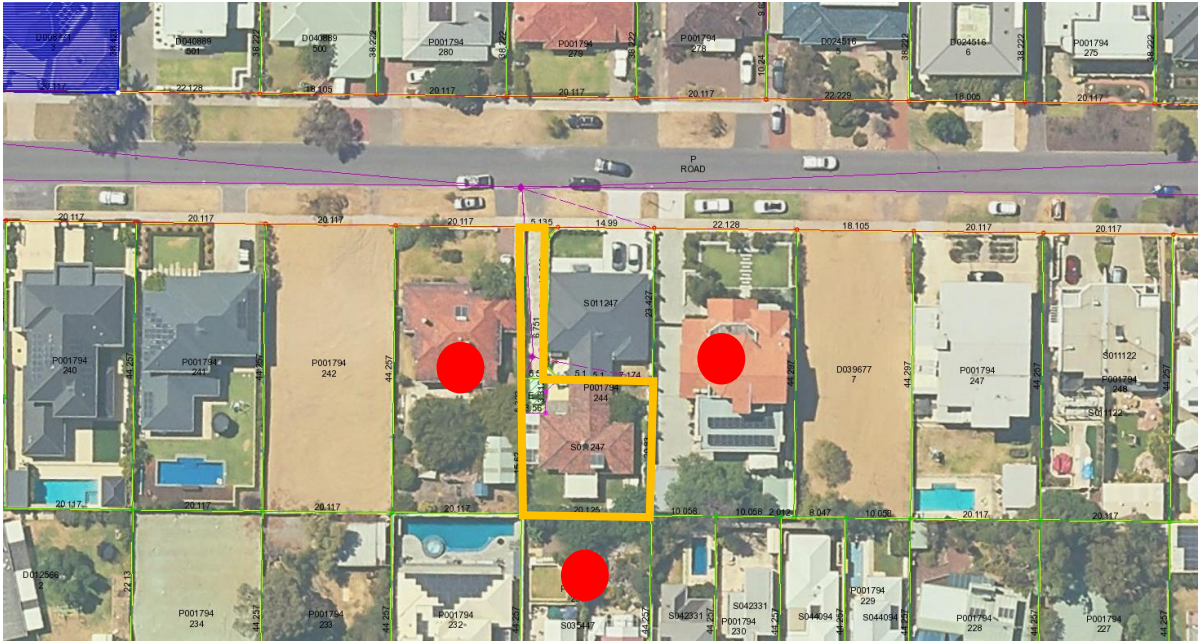
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#### REPORT ATTACHMENTS

Attachments start on the next page



## 11A View Terrace – Location and Advertising Plan



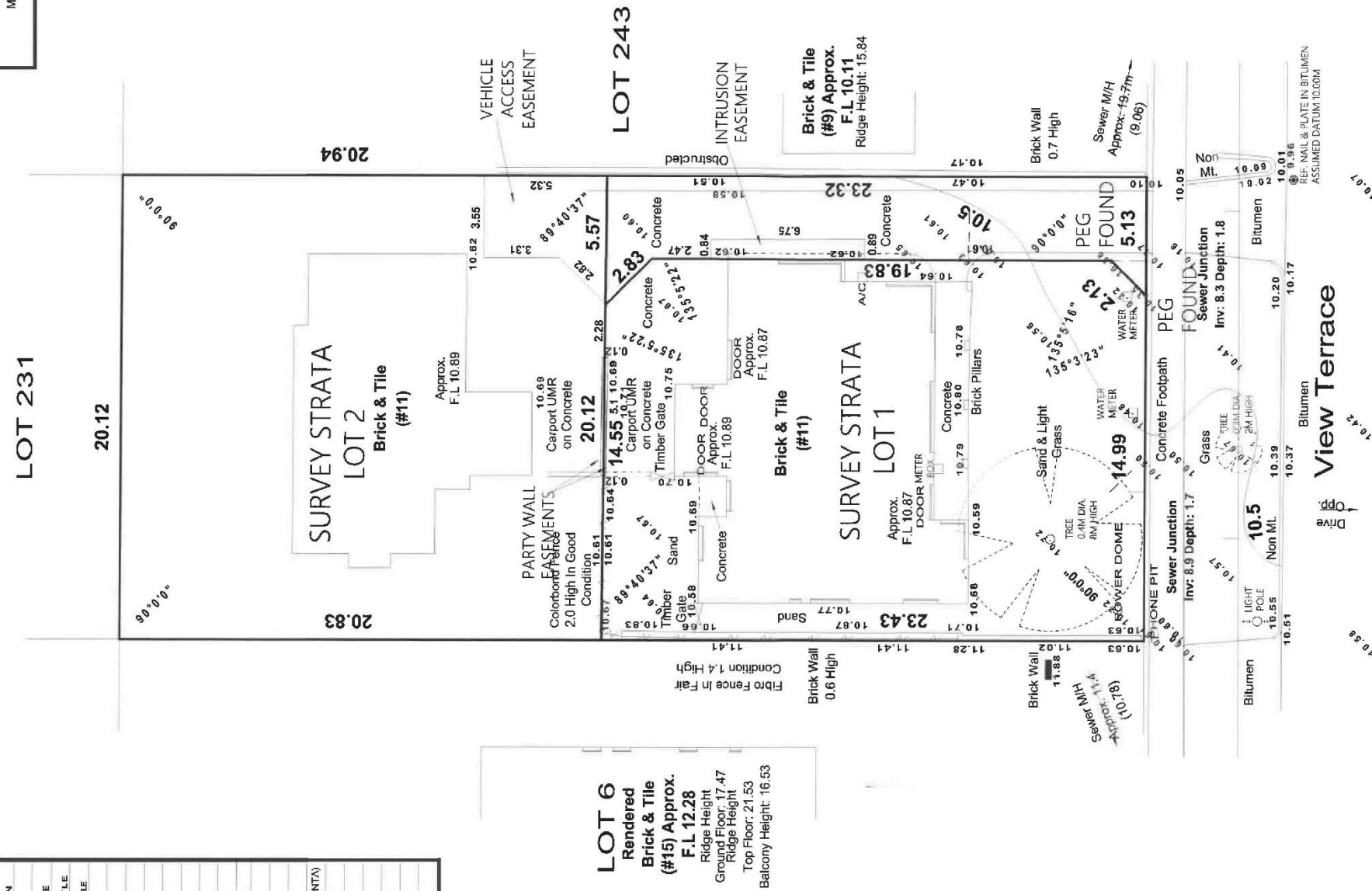
**11A View Terrace – Photos**



SC DRAFTING	
ABN: 48 365 708 393	
FEATURE SURVEY	
DRAWN: S.C. SURVEYOR: L.W.	
EMAIL: scdraftingdesign@gmail.com	
JOB DETAILS	
JOB #	09395
CLIENT	INFINITY DESIGN
SURVEY STRATA LOT	
STREET	(#11) VIEW TERRACE
SUBURB	EAST FREMANTLE
LOCAL AUTH.	TOWN OF EAST FREMANTLE
SURVEY STRATA PLAN 1247	
VOL./FOLIO	1647/792
LOCATION	SWAN
MAP REF	306-F/16
DATE	7/12/17
MISCLOSE	0.068m
AREA	383m <sup>2</sup>
COASTAL	NO
SERVICES	
ELEC.	U/GROUND
WATER	YES
SEWER	YES
GAS	YES (CHECK ALINTN)
PHONE	YES
F/PATH	CONCRETE
ROAD	BITUMEN
KERB	NON MT.
DRAINAGE	GOOD
SOIL	SAND

WHITEHURST  
SURVEYS

**A.B.N 95 726 454 206**  
**P.O. BOX 3036 LESMURDIE W.A. 6076**  
**E-MAIL [info@whitehurstsurveys.com.au](mailto:info@whitehurstsurveys.com.au)**  
**MOBILE 0409 492 963**



**0.01 EXISTING SURVEY**  
A 16/09/2022 Issued For DA

STRATA LOT 2  
11A VIEW TCE EAST FREMANTLE

FOR OWNER MR BENJAMIN R GARWOOD  
SCALE 1:200 @ A3



<b><u>OPEN SPACE CALC'S</u></b>		
<b>SITE AREA - LOT 2</b>	<b>420 m2</b>	
EXIST. DWELLING	96 m2	
EXIST. GARAGE	15.7 m2	
EXIST. G/SHED	6.75 m2	
NEW CARPORT	16.12 m2	
<b>TOTAL HOUSE M2</b>	<b>134.57 m2</b>	
<b>OPEN SPACE =</b>	<b>68 %</b>	

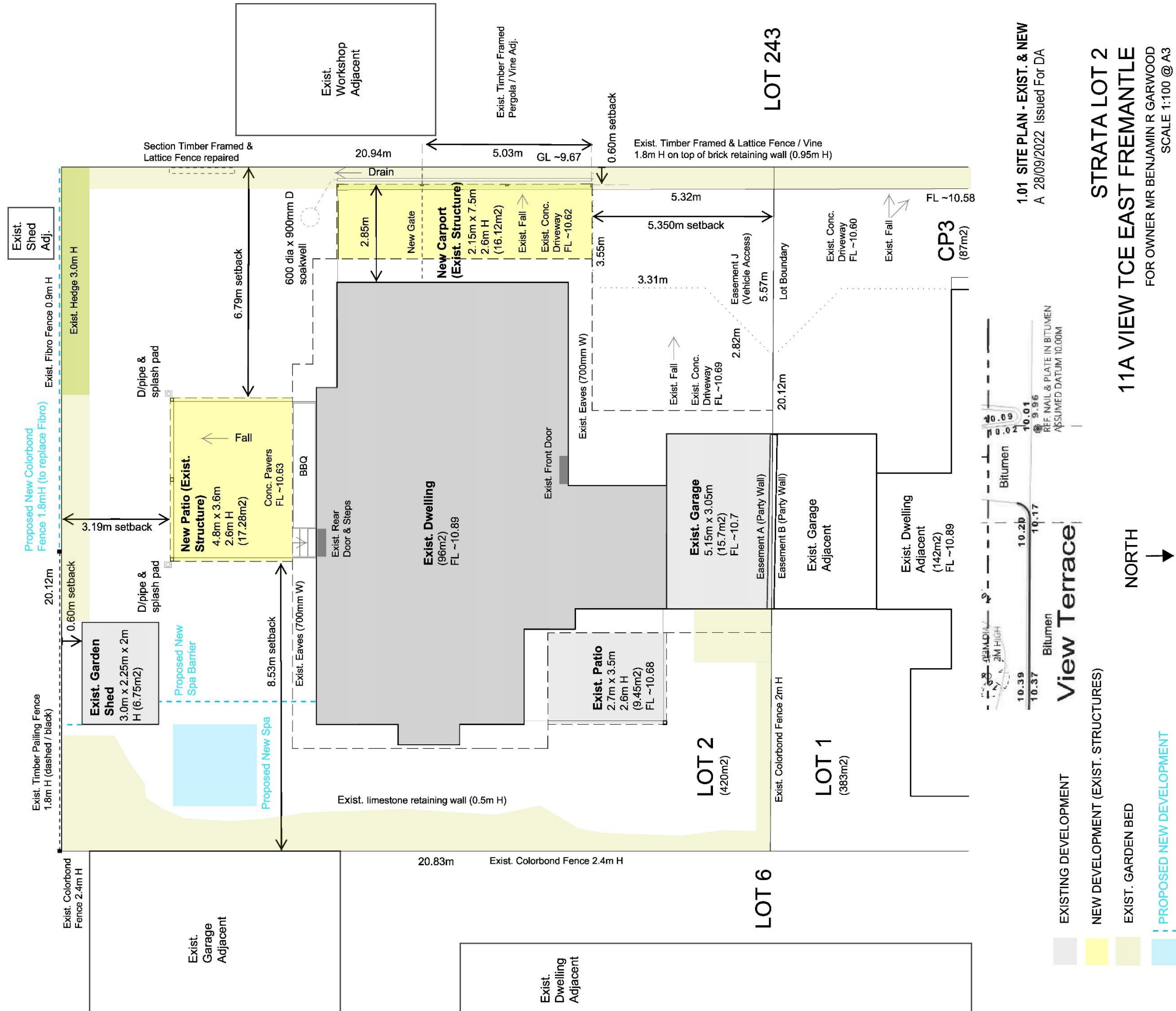
**Notes.**  
1. No shadow cast onto any other adjoining property at midday 21 June

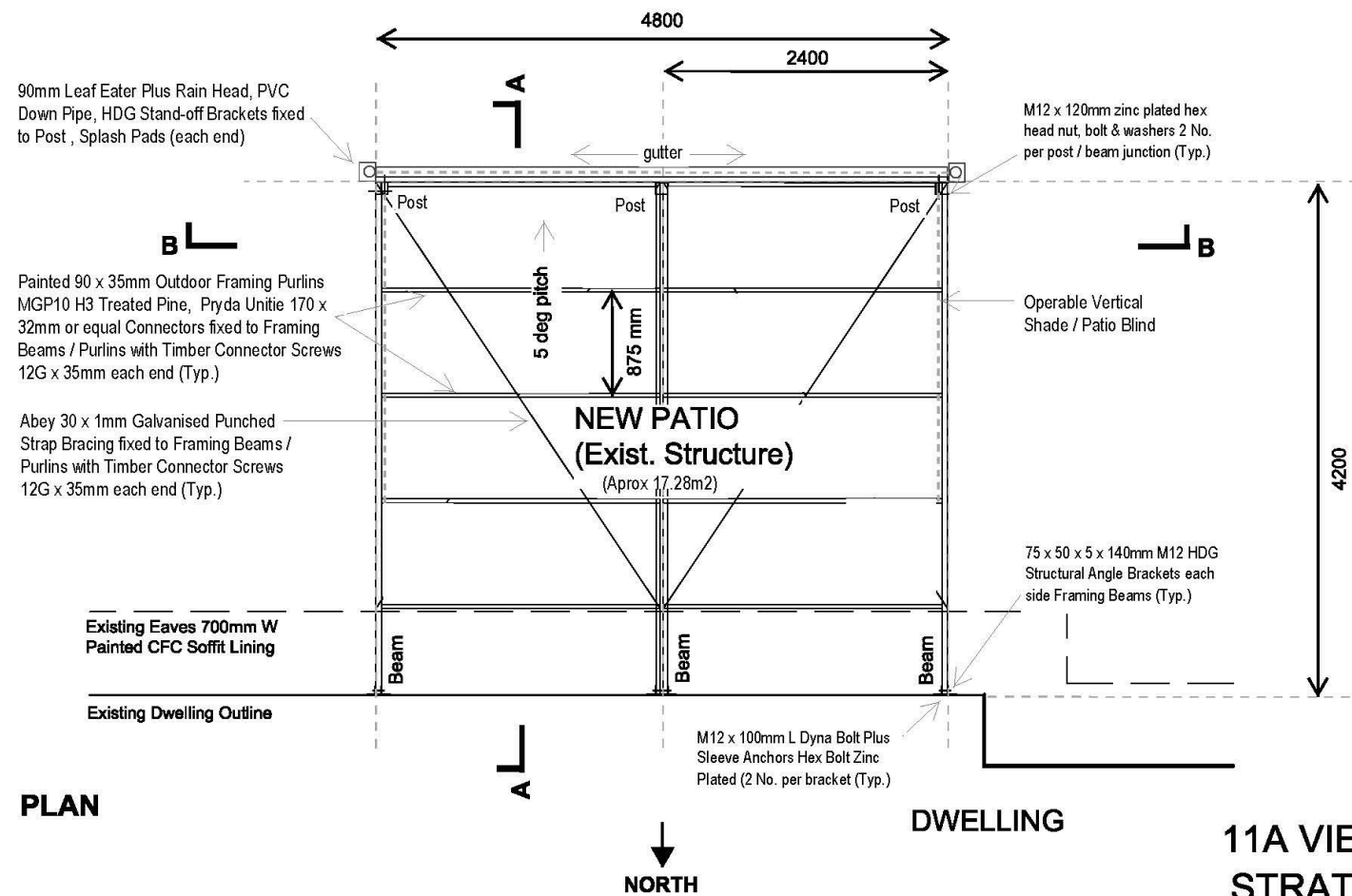
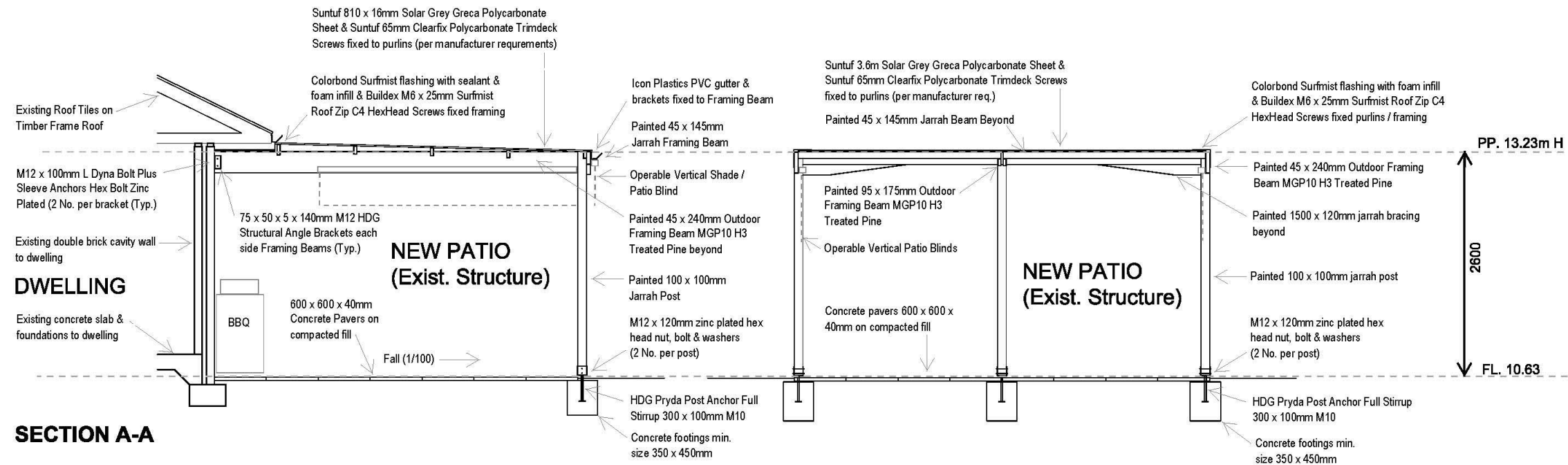
## Notes.

Notes:

1. Site Area Excludes CP3 87 m2
2. Exist & New Patios included in Open Space 9.45 m2+17.28 m2

LOT 231

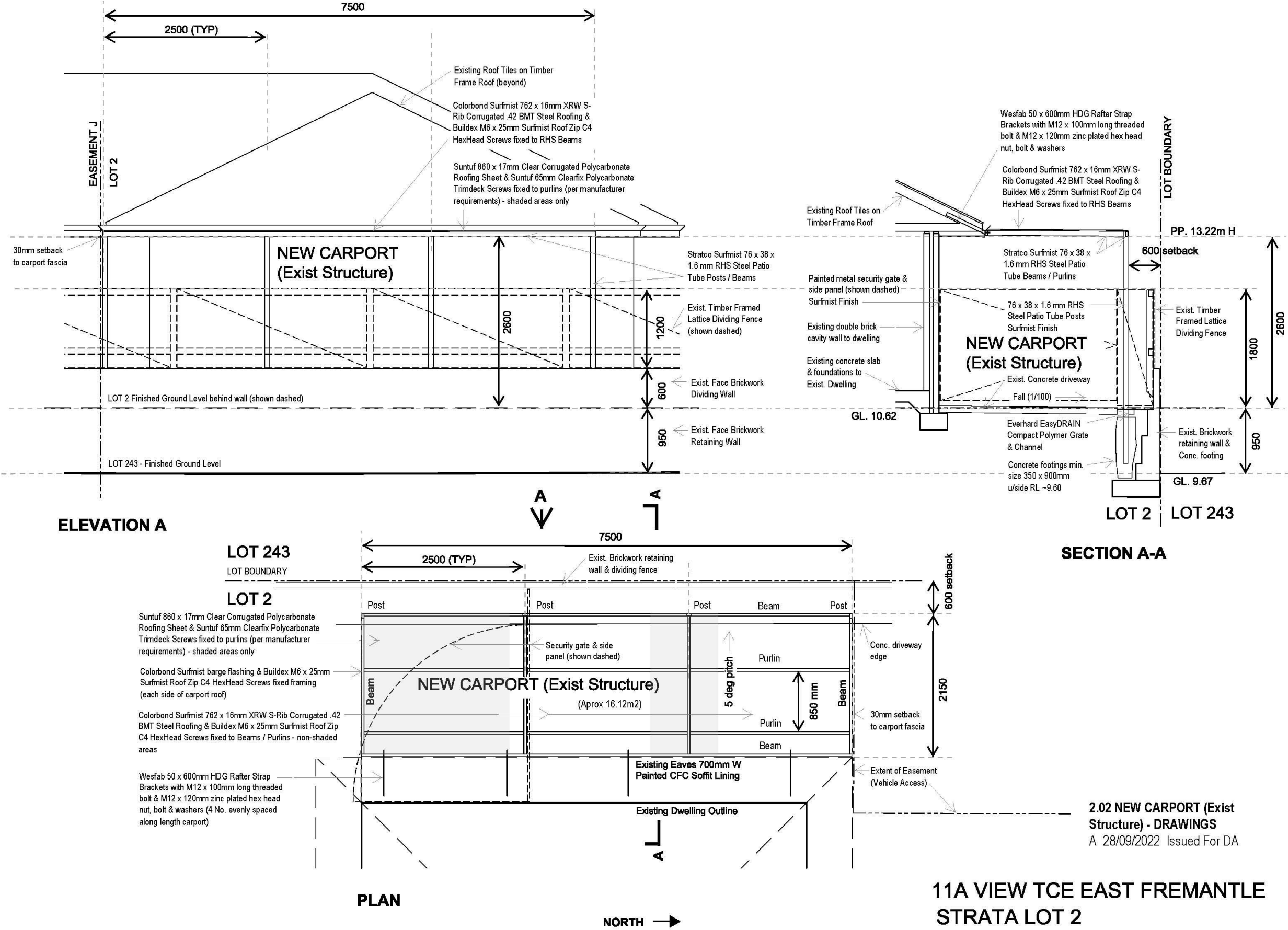




2.01 NEW PATIO (EXIST STRUCTURE) - DRAWINGS  
A 16/09/2022 Issued For DA

11A VIEW TCE EAST FREMANTLE STRATA LOT 2

FOR OWNER MR BENJAMIN R GARWOOD Scale 1:50 @ A3







## Community Engagement Checklist

### Development Application P84/22 – 11A View Terrace

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	18/10/2022	<input checked="" type="checkbox"/> Advertised to 3 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		18/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

**ADOPTION BY EXCEPTION**

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

**That the following items 12.7 and 12.8 be adopted by exception.**

(CARRIED UNANIMOUSLY)

## 12.7 23 PRESTON POINT ROAD - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Louise Tydde
<b>Applicant</b>	MDC Architects
<b>Report Reference Number</b>	TPR-1165
<b>Planning Reference Code</b>	P89/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 7 October 2022
4. Community engagement checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 23 (Lot 601) Preston Point Road, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes alterations and additions to an existing dwelling at 23 (Lot 601) Preston Point Road, East Fremantle. The development is relatively subtle with single storey alterations and additions being proposed. A new front fence and gate is proposed along with a new master bedroom, ensuite and study, as well as another bathroom, new kitchen, alfresco and double carport. The property is not heritage listed. Advertising was undertaken between October 10 and 26, 2022 and one submission was received.

Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall – Ensuite & WIR, Storage & Carport – 1.5m required, 0m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall - Master Bedroom, Walk in Robe, Bath & Kitchen - 6m required, less than 6m provided
- (iii) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – Height of 1.8m required, height greater than 1.8m provided.

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



## BACKGROUND

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	500m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	Area 3
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

## CONSULTATION

The proposed development was advertised from 10 to 26 October 2022. One submission was received and included below.

Submission	Applicant Response	Town Response
<p>Thank you for your email regarding the proposed development application.</p> <p>We are writing in support of the development and have no objections to the design or layout.</p> <p>We do wish to express our concern that the current boundary line may be encroaching on our property and that the boundary be reviewed and re-surveyed (if required) prior to any building approval being issued or commencement of any works. Due to the condition of the current boundary fence and retaining being severely compromised we feel a replace will be required should any works take place.</p>	<p>No written response received, however in phone discussions the applicant stated that the owners would have conversations with the neighbouring property owners with regards to retaining walls and the dividing fence.</p>	<p>Verification of the location of the boundary is to be undertaken by the builder prior to undertaking the proposed works.</p> <p>Dividing fences are a matter for neighbouring property owners to discuss and negotiate.</p>

### Community Design Advisory Committee

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

### External Consultation

The development application was referred to the Water Corporation and the following response was received.

*We offer the following comments regarding this proposal.*

*Reticulated water is currently available to the subject area.*

*Reticulated sewerage is currently available to the subject area. It appears from the plans attached that the developer is aware of the existing sewerage mains and Water Corporation easement that are located within the subject land near the southern boundary. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. 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 the proponent should follow this link:*

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

*This proposal will also 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 proponent 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.*

*Please provide the above comments to the landowner, developer and/or their representative.*

*Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact us.*

Based on this advice a condition will be included in the final recommendation that requires the applicant/owner to obtain approval from the Water Corporation prior to commencement of works.

#### Internal Consultation

The development application was referred to the Town's Operations department. Standard advice notes were included in the final recommendation to remind applicants and owners of their responsibilities once an application is made for a building permit.

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#### STATUTORY ENVIRONMENT

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

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#### POLICY IMPLICATIONS

Residential Design Guidelines

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#### FINANCIAL IMPLICATIONS

Nil

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#### STRATEGIC IMPLICATIONS

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

##### Built Environment

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

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

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

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

*3.1.3 Plan for improved streetscapes.*

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

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

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

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

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

## RISK IMPLICATIONS

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

## SITE INSPECTION

A site inspection was undertaken.

## COMMENT

### Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

### Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Carport setback			N/A
Minor incursions			N/A
Lot Boundary Setbacks			
<b>Southern wall – ensuite &amp; WIR, storage &amp; carport</b>	<b>1.5m</b>	<b>0m</b>	<b>D</b>
<b>Western wall – master bedroom &amp; WIR</b>	<b>6m</b>	<b>0.418m</b>	<b>D</b>
Western wall – master bedroom, bathroom, kitchen, alfresco	1m	>1.5m	A
Northern wall – kitchen, dining, living	1.5m	>1.5m	A
Northern wall -shade sail			N/A
Open Space	55%	63.48%	A
Car Parking	2 car bays	2 car bays	A
Maximum roof height	10m	<10m	A
Maximum wall height	7m	<7m	A
Site Works			N/A
Visual Privacy			
			N/A
Overshadowing	25%	<25%	A
Roof form and pitch	Plans to show impact	Plans show impact	A
Materials and colours			A
Landscaping			N/A
<b>Front fence</b>	<b>Maximum height 1.8m</b>	<b>&gt;1.8m</b>	<b>D</b>
Footpaths and crossovers – no change	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing dwelling at 23 (Lot 601) Preston Point Road, East Fremantle. The development is relatively subtle with single storey alterations and additions being proposed. A new front fence and gate is proposed along with a new master bedroom, ensuite and study, as well as another bathroom, new kitchen, alfresco and double carport. The property is not heritage listed. Advertising was undertaken between 10 and 26 October 2022, and one submission was received.



Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks in 2 locations and fence height.

#### Lot Boundary Setback - Southern Wall – Ensuite & WIR, Storage & Carport

In this case the southern wall of the dwelling which includes the ensuite, walk in robe and carport is built up the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall with major openings should be setback 1.5m from the southern boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2;

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

Only the carport is built right up to the boundary whereas the other rooms are setback from the boundary, so the development is less imposing on neighbouring sites. Sunlight and ventilation around the wall are still possible. The proposed structure is single storey and will not result in any significant loss of amenity for the neighbouring property. For these reasons the reduced lot boundary setback can be supported.

#### Lot Boundary Setback – Western Wall – Master Bedroom, Walk in Robe, Bath & Kitchen

In this case the western wall of the dwelling which includes the ensuite, walk in robe and carport is built a minimum of 0.418m from the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 & Table 1 the wall with major openings should be setback 6m from the western boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2;

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

The reduced lot boundary setback has minimal impacts on the neighbouring properties due to the lot being at a lower site level than the property to the west. It is also noted that even though the property is zoned R12.5 its size is more reminiscent of a lot that is zoned R17.5 because it was subdivided at a time when current planning requirements were not in place. Typically, such a lot would require a smaller setback to the boundary. The reduced setbacks can be supported because the proposed development is relatively subtle being single storey and not overly high and there are minimal impacts on neighbouring properties.

### Fence Height – Pier and Infill Panel Height

It is proposed to install a new front and side fence. The side fence is to be no more than 1.8m high and is not of concern. The front fence, however, is a matter for discussion. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.11.5 A2.1 the maximum pier height is 1.8m and the maximum infill height is 1.8m. The front fence is between 1.525m and 2.334m high (both piers and infill panels) and there are sections that are more than permitted. The applicant has provided information on behalf of the owner that states the reason for wanting Council to consider a higher fence is because the existing retaining wall is already 1m higher than the front verge area, the dwelling is located on an upward sloping site and there is a need to keep a dog behind the already elevated front yard. The average height of the fence across the front boundary is 1.9m so marginally more than the permissible 1.8m. The proposed fence is highly visually permeable as it is made of chain link material, has thin poles supporting the fence and will not impact on the ability to carry out visual surveillance of the front yard. In this case the increased height can be supported in accordance with performance criteria 3.7.11.5 P4.1 iii. The differences in the height from the street side of the fence and the front yard where the fence will be installed are such that it is not an unreasonable proposition to support the new fence.

The applicant provided the following information in support of the increased height of the fence;

- *The proposed fencing is located along the front boundary of Preston Point Rd. This is a busy suburban distribution road with access directly off Canning Hwy.*
- *Due to the natural topography of the site, we are aiming to average 1.8m across the street boundary (the proposed fence height varies between 1.5 - 2.3m). Our proposed fence is set at a consistent 1.2m above the existing street retaining wall.*
- *The owner has a large dog which she does not wish to contain solely to the small rear yard and as such, requires a minimum 1.2m continuous fence height to allow it into the front yard.*
- *The proposed fencing material is intended to be fully permeable and will be respectful to the character of the streetscape.*

For these reasons the proposed new fence above the height of 1.8m can be supported.

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### CONCLUSION

Based on the preceding assessment and report the proposed alterations and additions can be supported. The development is relatively subtle utilising the existing dwelling (which is not heritage listed) and concentrating the works towards the rear of the lot. It is recommended that the proposed development be supported subject to the recommended conditions.

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### OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

#### **12.7 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP071222**

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Southern Wall –Ensuite & WIR, Storage & Carport – 1.5m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Western Wall - Master Bedroom, Walk In Robe, Bath & Kitchen - 6m required, less than 6m provided**
- (iii) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – Height of 1.8m required, height greater than 1.8m provided**

**for alterations and additions at No. 23 (Lot 601) Preston Point Road, East Fremantle, in accordance with the plans submitted 7 October 2022, subject to the following conditions:**

- (1) Written approval is to be sought and received from the Water Corporation prior to the submission of a building permit application.**

- (2) 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.
- (3) 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.
- (4) 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.
- (5) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
- (6) Other matters likely to impact on the surrounding properties. The crossover widths are not to exceed the width of the crossovers indicated on the plans date submitted and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (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) 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.
- (10) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (11) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (12) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (13) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (14) This development approval is to remain valid for a period of 24 months from date of this approval.



**Footnote:**

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

- (a) This decision does not include acknowledgement or approval of any unauthorised development which may be on site.***
- (b) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.***
- (c) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.***
- (d) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).***
- (e) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.***
- (f) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.***
- (g) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.***
- (h) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.***

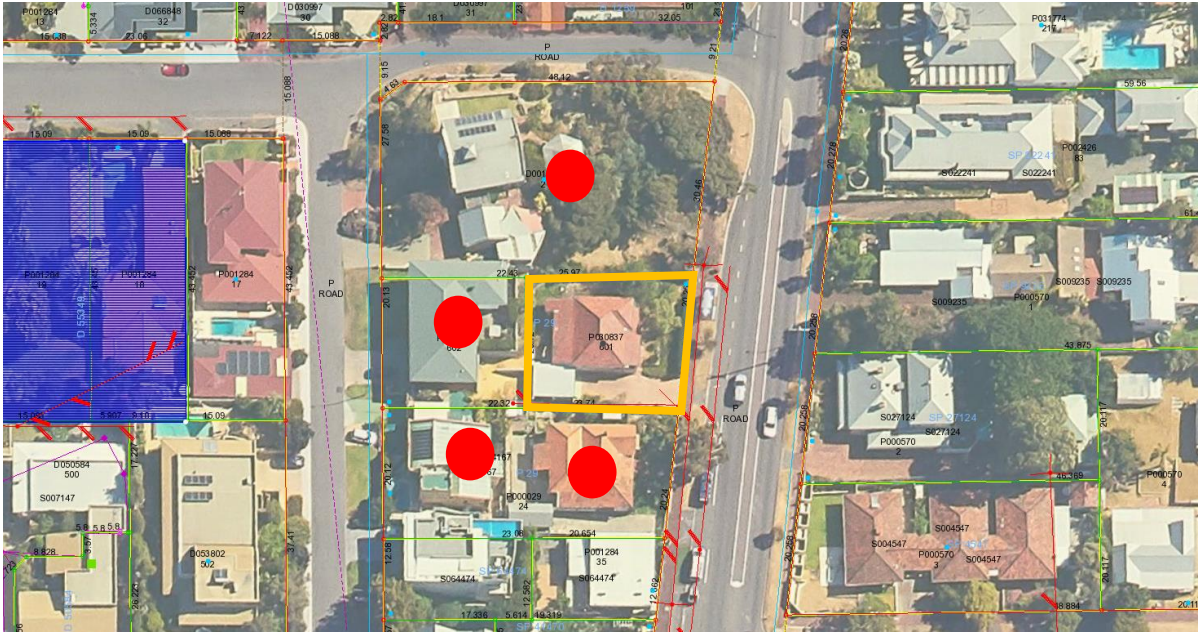
**(ADOPTED BY EXCEPTION RESOLUTION)**

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

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**REPORT ATTACHMENTS**

Attachments start on the next page



**23 Preston Point Road – Photos**

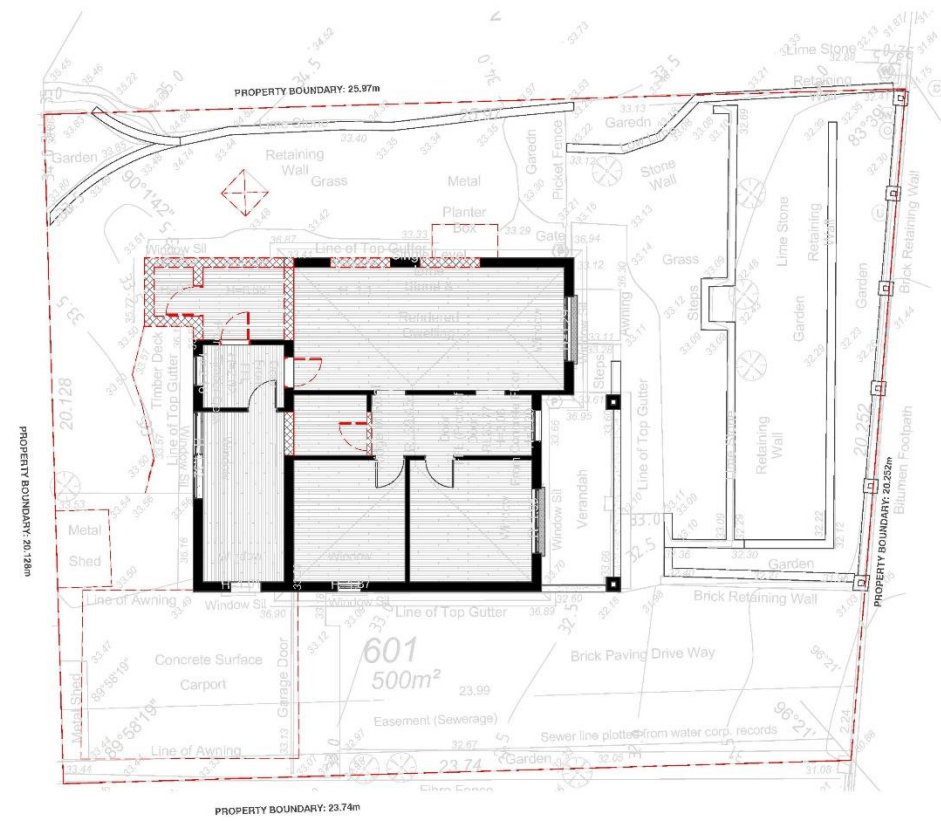




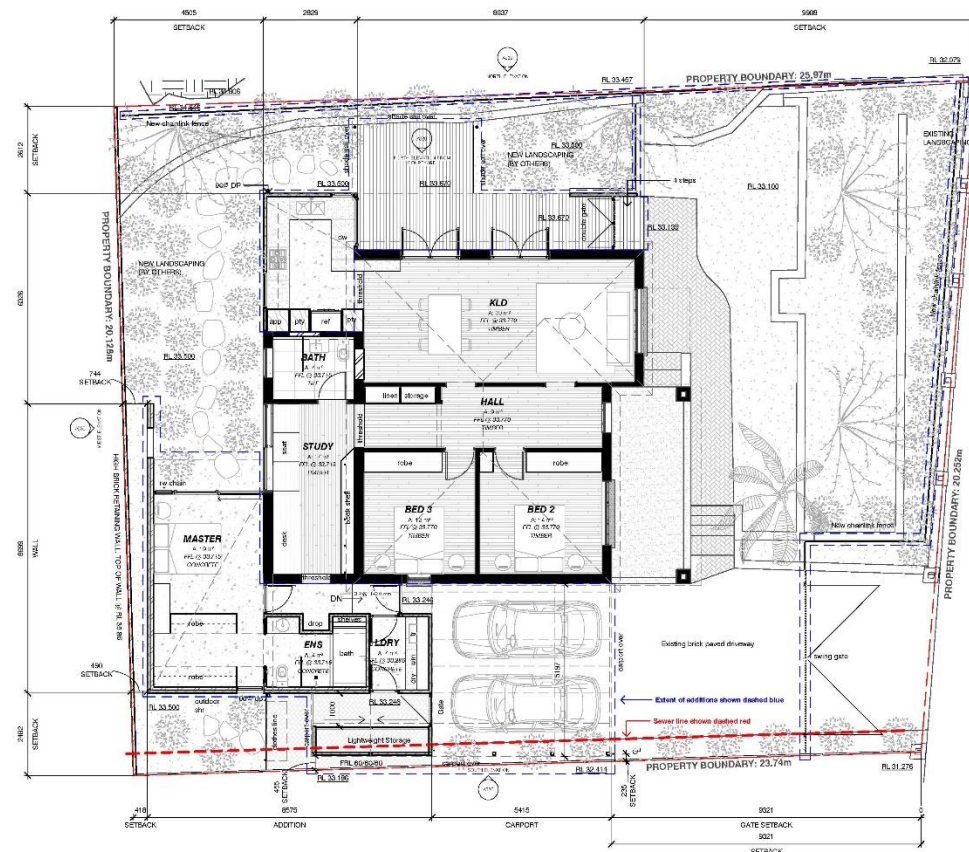




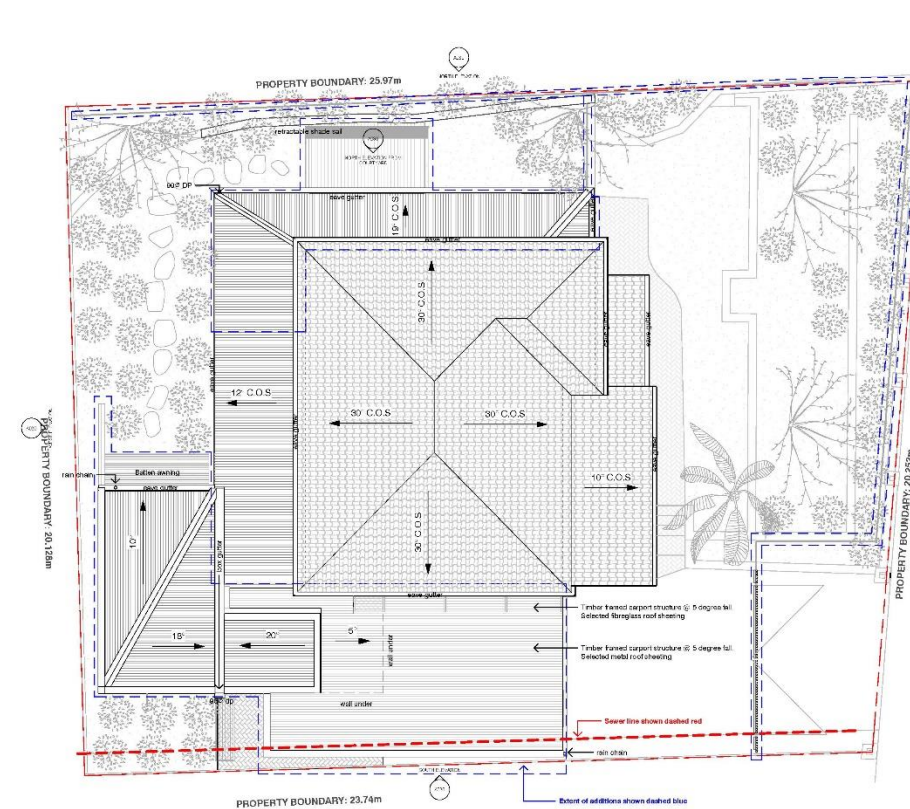




**DEMOLITION PLAN**  
SCALE: 1 : 100



**EXISTING FLOOR LEVEL**  
SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
SCALE: 1 : 100

WALL TYPE LEGEND

	Existing wall to be retained
	Proposed wall

OVERALL FLOOR AREA	
Name	Area
EXTENSION AREA	37 m <sup>2</sup>
EXISTING HOUSE AREA	112 m <sup>2</sup>
	150 m <sup>2</sup>

A	Issue for approval - Planner	W/C	06/10/22
B			
C			
D			

220 王 元

22. 2009年10月1日起实施的《中华人民共和国企业所得税法》规定，企业发生的下列支出，不得在计算应纳税所得额时扣除的是（ ）。  
A. 企业发生的公益性捐赠支出  
B. 企业发生的非公益性捐赠支出  
C. 企业发生的与生产经营活动有关的合理支出  
D. 企业发生的与生产经营活动无关的支出

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4.000

LOUISE

23 PRESTON POINT RD, EAST FREMANTLE

The authors are grateful to the reviewers for their constructive comments and suggestions. The authors also thank the participants for their participation in the study.

bioRxiv preprint doi: <https://doi.org/10.1101/2019.05.20.254400>; this version posted May 20, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.




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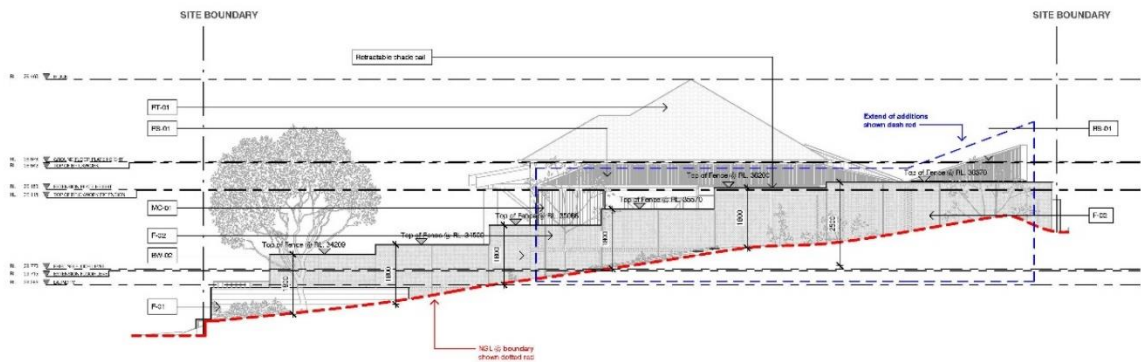
ELS ARCHITECTS

PLANS 

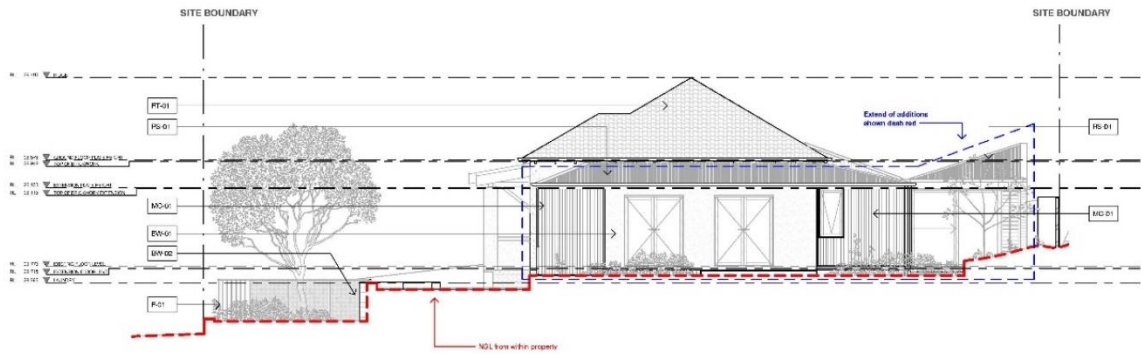
2007-2008	0.01	0.00%	0.00%
As indicated	0.01	0.00%	0.00%

PROJECT	132-30	DATE/REV	REV. 01
DOC	PM	AC10	

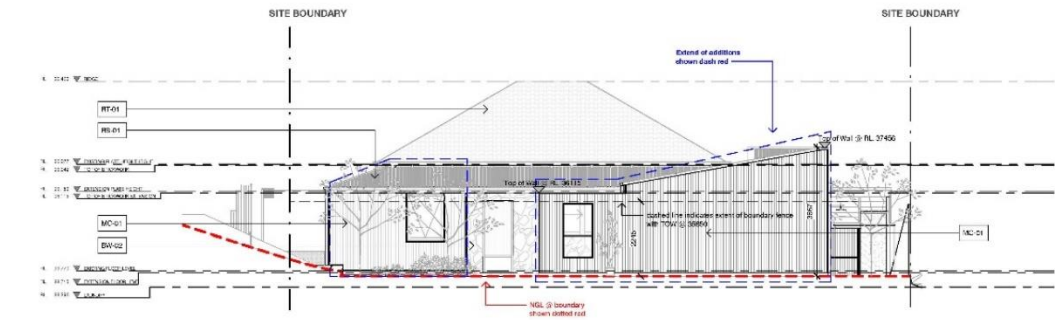




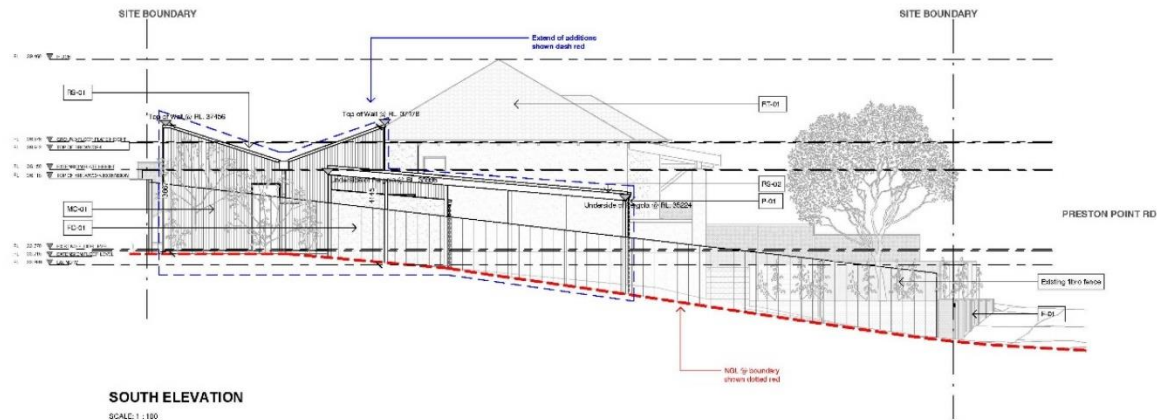
**NORTH ELEVATION**  
SCALE: 1 : 100



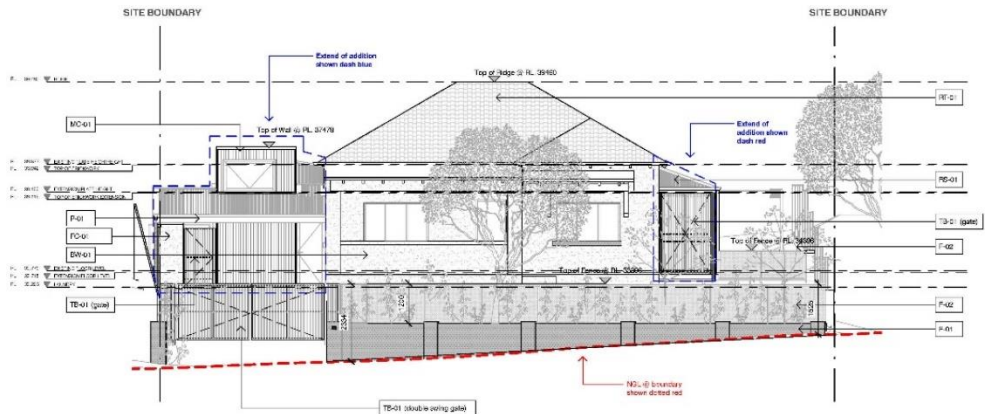
**NORTH ELEVATION FROM COURTYARD**  
SCALE: 1 : 100



**WEST ELEVATION**  
SCALE: 1 : 100



**SOUTH ELEVATION**  
SCALE: 1 : 100



**EAST ELEVATION (FROM PRESTON POINT RD)**  
SCALE: 1 : 100

MATERIAL LEGEND	
MD-01	Main Cladding - Corrugated profile
TD-01	Timber Cladding - Natural Finish
BN-01	Brickwork - Facing Standard Brick
BN-02	Brickwork - Facing Fluted Brick
PC-01	Plasterboard - Gypsum
PC-02	Plasterboard - Fibreboard
TS-01	Timber Battens - Natural Finish
RS-01	Roof Sheeting - Corrugated profile
RS-02	Roof Sheeting - Fibreboard Corrugated profile
RI-01	Roof Tile - Existing Flat Tiles
F-01	Fence - Existing Retaining wall / fence
F-02	Fence - New masonry (concrete)
F-03	Fence - Impressed Timber

A	Issue for approval - Planning	WBC	16/10/23
B			
C			
D			

DATE	23
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PROJECT

LOUISE

PROJECT

23 PRESTON POINT RD, EAST FREMANTLE

THE PROJECT, DESIGN AND CONSTRUCTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, IS THE PROPERTY OF THE ARCHITECT.



RDC ARCHITECTS

10/10/23

ELEVATIONS

DATE	BY	CHKD	APPD
As Indicated	9/11/2022	JR	MDC
10/10/23	1/9/23	PM	
10/10/23	A030		

## Community Engagement Checklist

### Development Application P89/22 – 23 Preston Point Road

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	26/10/2022	<input checked="" type="checkbox"/> Advertised to 4 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		26/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				

## 12.8 216 CANNING HIGHWAY - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Brian & Neisha Mills
<b>Applicant</b>	Nexus Home Improvements
<b>Report Reference Number</b>	TPR-1167
<b>Planning Reference Code</b>	P92/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 6 December 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 18 November 2022
4. Community engagement checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 216 (Lot 2) Canning Highway, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes alterations and additions to a built strata unit located at 216 (Lot 2) Canning Highway. The property is not heritage listed. The unit is located in the centre of the lot well behind Windsor Street, where access to the property is gained, but is adjacent to Canning Highway. A rear patio is being demolished and alterations and additions are being proposed to the rear and upper storey of the existing dwelling. On the ground floor a new alfresco area and a new living area is being added. On the upper storey a new bathroom, bedroom and 2 offices are being added.

Four variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines

- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Northern wall – Carport, Master Suite, Dining, Living – 1.5m required, 1m provided
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern Wall – Upper Storey – 1.5m required, 1m provided
- Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 38 degrees provided
- Clause 5.4.1 – Residential Design Codes – Visual Privacy – 4.5m required, less than 4.5m provided.

It is recommended that the proposed development is supported subject to the conditions included in the final recommendation.

**BACKGROUND**

<b>Zoning</b>	Residential R12.5/R40
<b>Site Area</b>	296m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	N/A



Previous Decisions of Council and/or History of Issue Onsite	Nil
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## CONSULTATION

The proposed development was advertised from 11 to 26 October 2022. One submission was received that was supportive of the proposal.

### Community Design Advisory Committee

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

### External Consultation

The following referral advice was received from Main Roads. A standard condition is included in the final recommendation requiring the containment on all stormwater on site.

### **PROPOSED DEVELOPMENT - LOT 2, 216 CANNING HIGHWAY, EAST FREMANTLE – REF: P92/22**

#### **[ RENOVATIONS/EXTENSION TO EXISTING DWELLING ]**

*In response to correspondence received on 10 October 2022 please be advised Main Roads has no objections subject to the following condition being imposed: Conditions*

*1. Stormwater discharge (if any) shall not be discharge to the Canning Highway Road reserve.*

### *Justification for Condition*

*Public safety and protection of the Primary Regional Road Reservation.*

*Should the Town disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made.*

*Main Roads requests a copy of the Towns final determination on this proposal to be sent to [planninginfo@mainroads.wa.gov.au](mailto:planninginfo@mainroads.wa.gov.au).*

*In the interim, if you have any queries, please do not hesitate to contact Steve Fernandez on 9323 4517.*

### Internal Consultation

The development application was referred to the Town's Operations department. Standard conditions relating to the Town's requirements were included as advice notes in the final recommendation.

## STATUTORY ENVIRONMENT

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

## POLICY IMPLICATIONS

Residential Design Guidelines

## FINANCIAL IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

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

**Built Environment**

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

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

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

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

*3.1.3 Plan for improved streetscapes.*

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

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

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

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

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

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

**SITE INSPECTION**

A site inspection was undertaken.

**COMMENT****Statutory Assessment**

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

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

<b>Legend</b>	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>	<b>Status</b>
Primary Street Setback			N/A
Secondary Street Setback	1m	1m	A
Carport setback			N/A
Minor incursions			N/A
<b>Lot Boundary Setbacks</b>			
<b>Northern wall – carport, master suite, dining, living</b>	<b>1.5m</b>	<b>1m</b>	<b>D</b>
Eastern wall – living, alfresco	1.5m	2.189m	A
Southern wall - alfresco	1m	3.575m	A
<b>Northern wall – upper storey – activity, bath, study</b>	<b>1.5m</b>	<b>1m</b>	<b>D</b>
Eastern wall – upper storey - study/bed 5, office	1.2m	2.19m	A
Southern wall – upper storey - office, office, balcony, stairs	1m	1m	A
Open Space	45%	57%	A
Car Parking – no change			N/A
Maximum roof height	10m	<10m	A
Maximum wall height	7m	<7m	A
Site Works			N/A
<b>Visual Privacy</b>			
<b>Office</b>	<b>4.5m</b>	<b>&lt;4.5m</b>	<b>D</b>
Overshadowing			N/A
<b>Roof form and pitch</b>	<b>28 to 36 degrees</b>	<b>39 degrees</b>	<b>D</b>

Materials and colours			A
Landscaping			N/A
Front fence			N/A
Footpaths and crossovers – no change	N/A		
Drainage	To be conditioned		

This development application proposes alterations and additions to a built strata unit located at 216 (Lot 2) Canning Highway. The property is not heritage listed. The unit is located in the centre of the lot well behind Windsor Street, where access to the property is gained, but is adjacent to Canning Highway. The development application was referred to Main Roads Western Australia. Main Roads had no objections but requested a condition that required all stormwater to be contained on site. It was also advertised to surrounding properties from 11 to 26 October 2022. One submission was received that supported the proposal and is included below;

*I support the proposal*

*I have seen the plans and discussed them with my neighbour and have no issues with the proposed renovations.*

All property owners within the strata complex provided their support for the proposed development.

A rear patio is being demolished and alterations and additions are being proposed to the rear and upper storey of the existing dwelling. On the ground floor a new alfresco area and a new living area is being added. On the upper storey a new bathroom, bedroom and 2 offices are being added.

Four variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (3 locations), roof pitch and visual privacy.

#### Lot Boundary Setback - Northern wall – Carport, Master Suite, Dining, Living

The northern wall of the carport, master suite, dining and living room on the ground floor of the dwelling which has major openings and is 17.36m long and less than 3.5m high is setback 1m from the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall is required to be located 1.5m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact from building bulk on adjoining properties,
- Adequate sunlight and ventilation can reach the building and open spaces on the site and the adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties.

The ground floor additions have minimal impact on the northern neighbouring property as the new window on the ground floor has an existing fence for privacy.

#### Lot Boundary Setback - Northern Wall – Upper Storey

The northern wall of the upper storey is 11.254m long and 5.4m 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 1.5m from the boundary. In this case the wall is located 1m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There is minimal impact from building bulk on adjoining properties,
- Adequate sunlight and ventilation can reach the building and open spaces on the site and the adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties.

The upper storey window being proposed is not considered a major opening as it is above 1.6m from the finished floor level so also does not represent a privacy issue.

#### Roof Pitch

The proposed roof pitch of the additions to the existing dwelling is proposed to be more than 36 degrees. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch



should be between 28 and 36 degrees and of a consistent scale and form with the prevailing building typology in the immediate locality. The increased roof pitch can be supported in accordance with performance criteria 3.7.8.3 P4 because the roof complements the traditional form of the surrounding development in the immediate locality.

#### Visual Privacy – Office

The eastern most office on the upper storey of the dwelling is required to have a minimum setback of 4.5m to the neighbouring property's rear yard in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.1. In this case the setback to the boundary from the office window is less than 4.5m. This reduced setback can be supported in accordance with design principles 5.4.1 P1.2 because the rear yard that is overlooked is at an oblique angle and in an area that is directly adjacent to Canning Highway. In addition, the neighbouring property owner impacted by the visual privacy issues has made a submission following advertising and has not objected to the proposed development.

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## CONCLUSION

Based on the preceding assessment and report the proposed alterations and additions can be supported. The development is relatively subtle utilising the existing dwelling (which is not heritage listed) and concentrating the works towards the rear of the lot. It is also noted that the development is adjacent to Canning Highway, but with vehicle access via Windsor Road. Much of the proposed works face Canning Highway so have few impacts on neighbouring properties. It is recommended that the proposed development be supported subject to the recommended conditions.

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## OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

### **12.8 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP081222**

**That development approval is granted under delegated authority and discretion is exercised / and Council exercises its discretion regarding the following;**

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Northern wall – Carport, Master Suite, Dining, Living – 1.5m required, 1m provided,**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern Wall – Upper Storey – 1.5m required, 1m provided,**
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, 38 degrees provided,**
- (iv) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 4.5m required, less than 4.5m provided, for alterations and additions at No. 216 (Lot 2) Canning Highway, East Fremantle, in accordance with the plans submitted 18 November 2022, subject to the following conditions:**
  - (1) 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.**
  - (2) 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.**
  - (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) 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.
- (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 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](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf)  
*Residential Design Guidelines*  
[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3\\_1\\_1\\_LPP\\_Residential\\_Design\\_Guidelines\\_Amended\\_17\\_May\\_2016.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf)  
*Urban Streetscape and Public Realm Style Guide*  
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>  
*Application to Conduct Crossover Works*

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

- (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.*
- (g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (h) *Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.*
- (i) *A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.*

(ACCEPTED BY EXCEPTION RESOLUTION)

Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

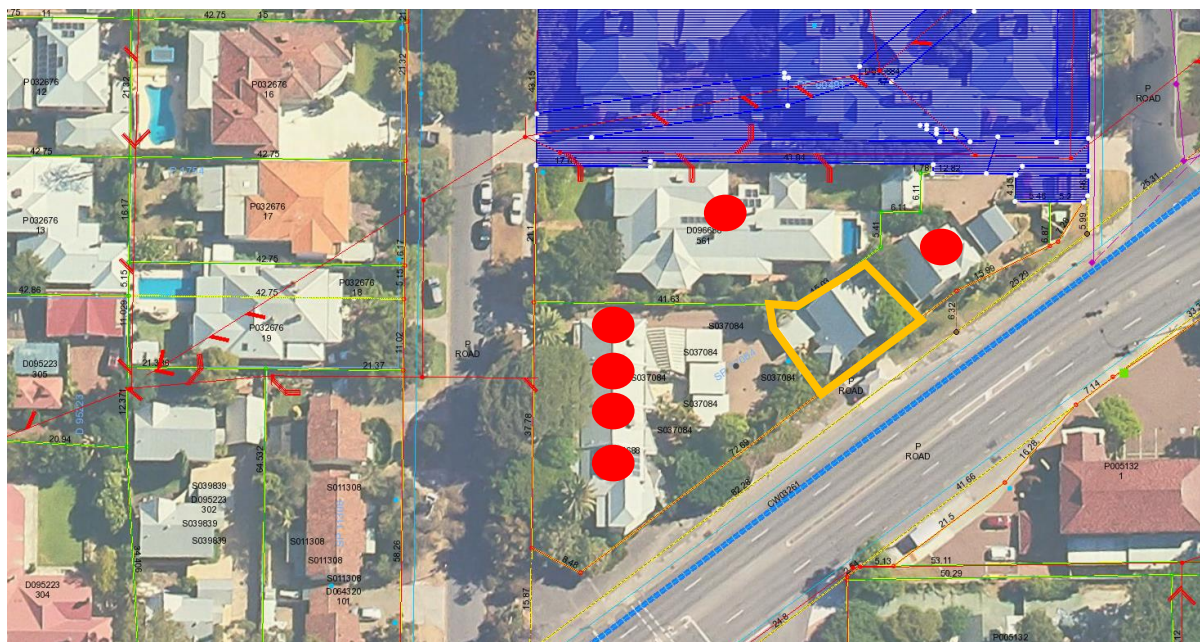
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## REPORT ATTACHMENTS

Attachments start on the next page



## 216 Canning Highway – Location and Advertising Plan

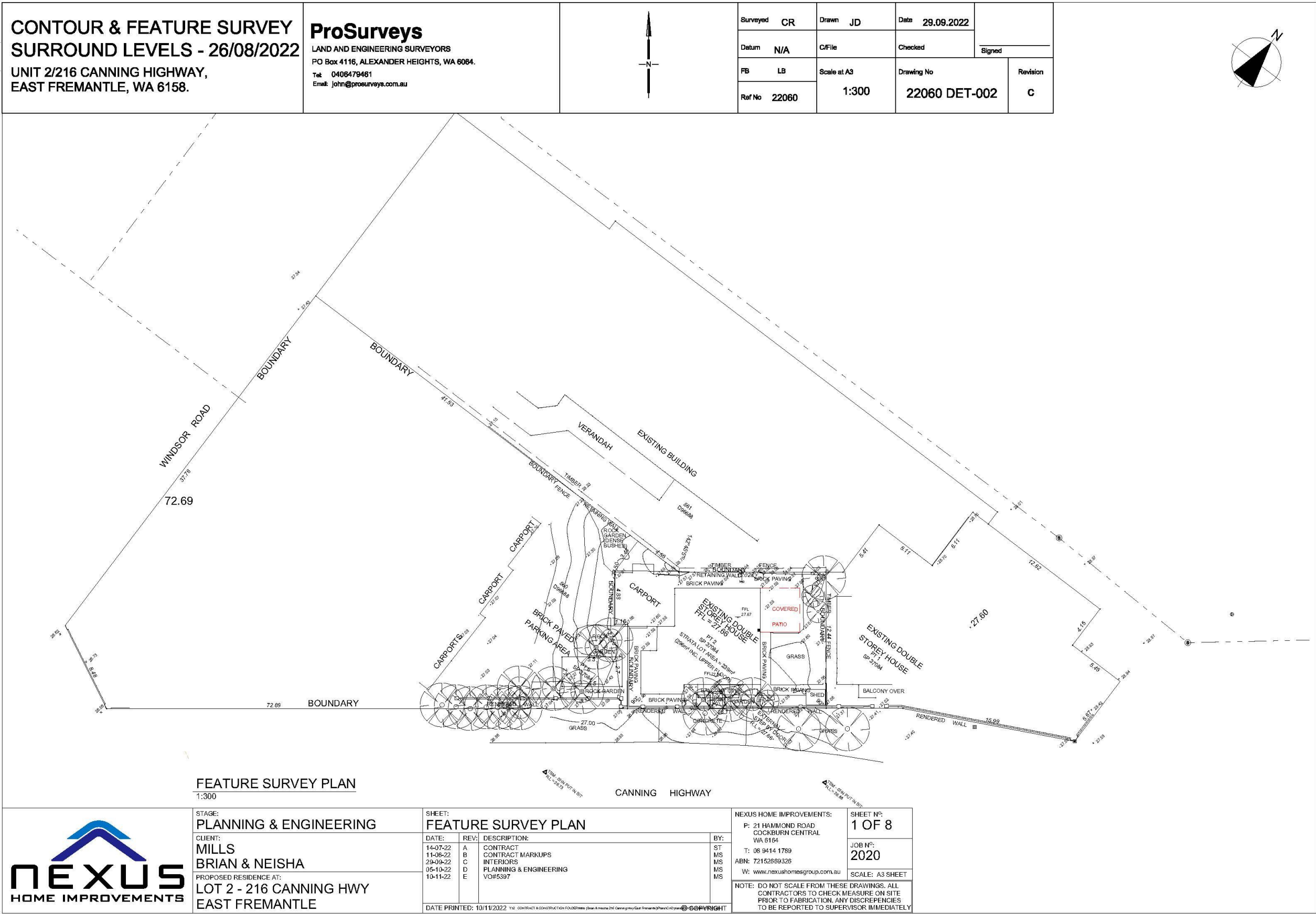


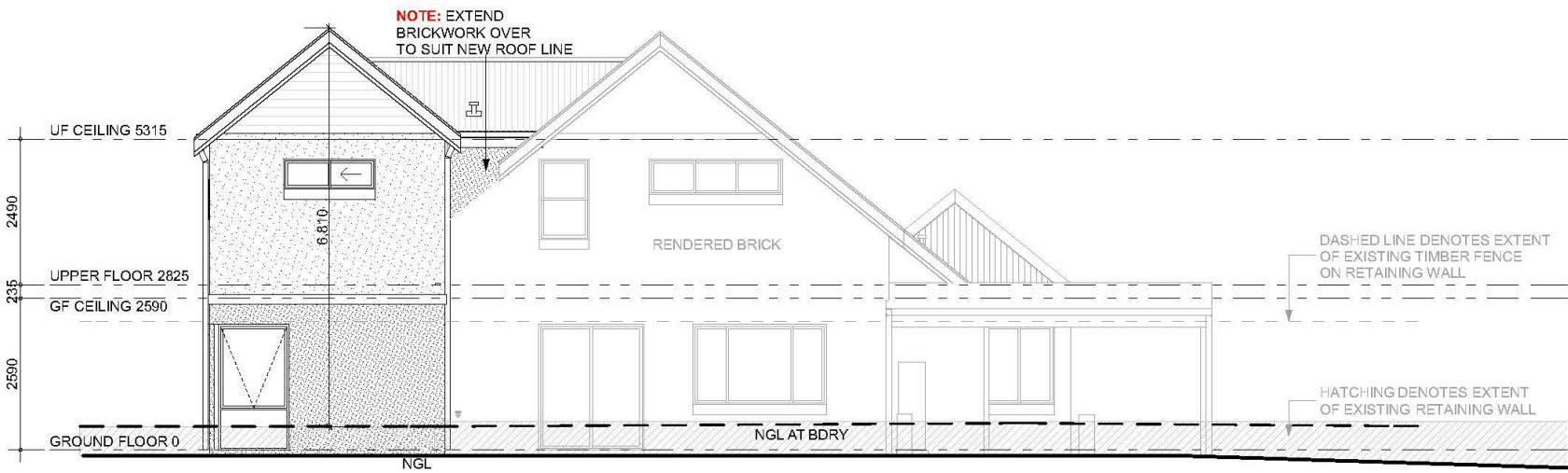
**216 Canning Highway – Photos**





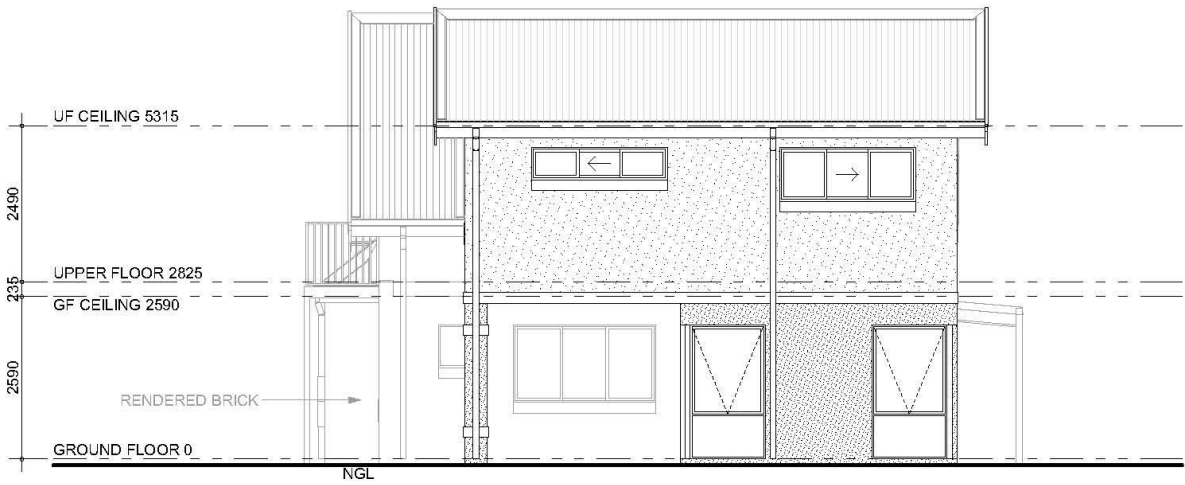






E3 NORTH WEST ELEVATION

1:100



E4 NORTH EAST ELEVATION

1:100



STAGE:  
PLANNING & ENGINEERING

CLIENT:  
MILLS  
BRIAN & NEISHA

PROPOSED RESIDENCE AT:  
LOT 2 - 216 CANNING HWY  
EAST FREMANTLE

SHEET:  
ELEVATIONS

DATE:	REV:	DESCRIPTION:
14-07-22	A	CONTRACT
11-08-22	B	CONTRACT MARKUPS
29-09-22	C	INTERIORS
05-10-22	D	PLANNING & ENGINEERING
10-11-22	E	VO#5397

DATE PRINTED: 10/11/2022

1:10 CONTRACT & CONSTRUCTION FOUNDATIONS (Drawn & Made) 216 Canning Hwy East Fremantle WA 6155

NEXUS HOME IMPROVEMENTS:  
P: 21 HAMMOND ROAD  
COCKBURN CENTRAL  
WA 6164  
T: 08 9414 1789  
ABN: 72152689326  
W: www.nexushomesgroup.com.au

NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

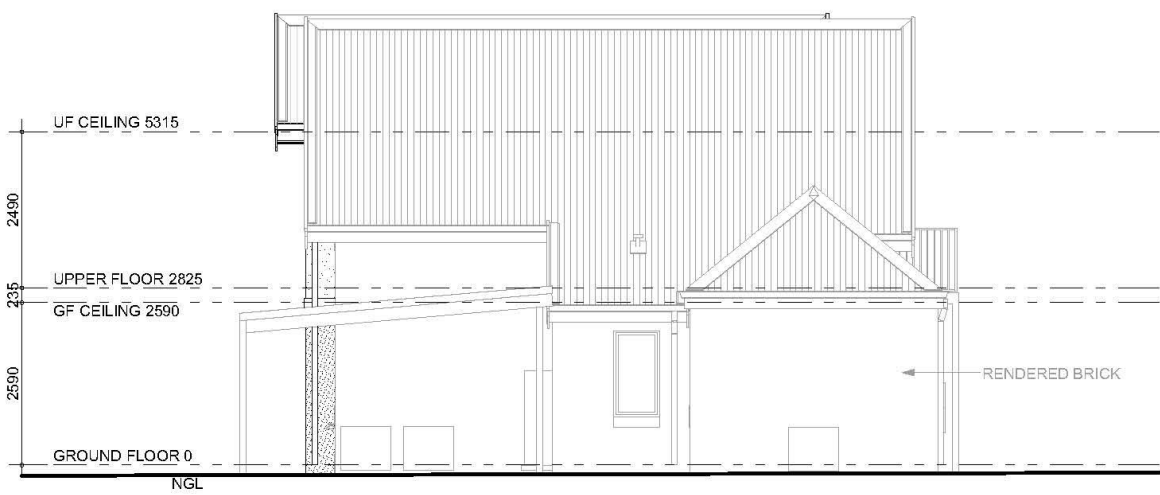
SHEET N°:  
8 OF 8

JOB N°:  
2020

SCALE: A3 SHEET



E1 SOUTH EAST ELEVATION  
1:100



E2 SOUTH WEST ELEVATION  
1:100



STAGE:  
**PLANNING & ENGINEERING**

CLIENT:  
**MILLS  
BRIAN & NEISHA**

PROPOSED RESIDENCE AT:  
**LOT 2 - 216 CANNING HWY  
EAST FREMANTLE**

SHEET:  
**ELEVATIONS**

DATE:	REV:	DESCRIPTION:	BY:
14-07-22	A	CONTRACT	ST
11-08-22	B	CONTRACT MARKUPS	MS
29-09-22	C	INTERIORS	MS
05-10-22	D	PLANNING & ENGINEERING	MS
10-11-22	E	VO#5397	MS

DATE PRINTED: 10/11/2022 1:02 CONTRACT & CONSTRUCTION FOUNDATIONS (Brian & Neisha Mills) Copyright © Nexus Home Improvements Pty Ltd

NEXUS HOME IMPROVEMENTS:  
P: 21 HAMMOND ROAD  
COCKBURN CENTRAL  
WA 6164  
T: 08 9414 1789  
ABN: 72152689326  
W: www.nexushomesgroup.com.au

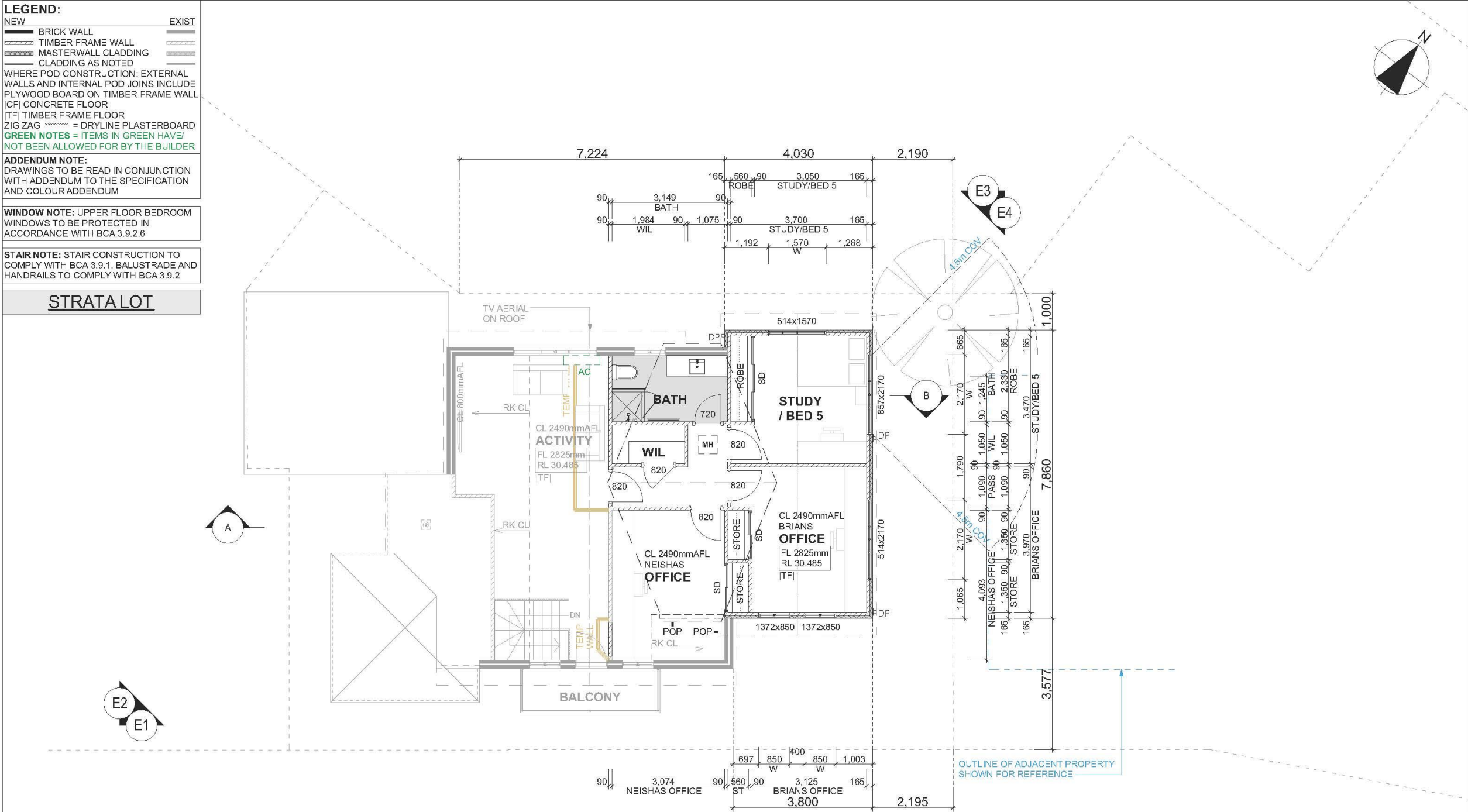
SHEET N°:  
**7 OF 8**

JOB N°:  
**2020**

SCALE: A3 SHEET

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UPPER FLOOR PLAN  
1:100



STAGE:  
**PLANNING & ENGINEERING**

CLIENT:  
**MILLS  
BRIAN & NEISHA**

PROPOSED RESIDENCE AT:  
**LOT 2 - 216 CANNING HWY  
EAST FREMANTLE**

SHEET: UPPER FLOOR			
DATE:	REV:	DESCRIPTION:	BY:
14-07-22	A	CONTRACT	ST
11-08-22	B	CONTRACT MARKUPS	MS
29-09-22	C	INTERIORS	MS
05-10-22	D	PLANNING & ENGINEERING	MS
10-11-22	E	VO#5397	MS
DATE PRINTED: 10/11/2022 1:0 CONTRACT & CONSTRUCTION FOUNDATIONS (Plan & Section) 216 Canning Hwy East Fremantle WA 6164			

NEXUS HOME IMPROVEMENTS:  
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COCKBURN CENTRAL  
WA 6164  
T: 08 9414 1789  
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W: www.nexushomesgroup.com.au

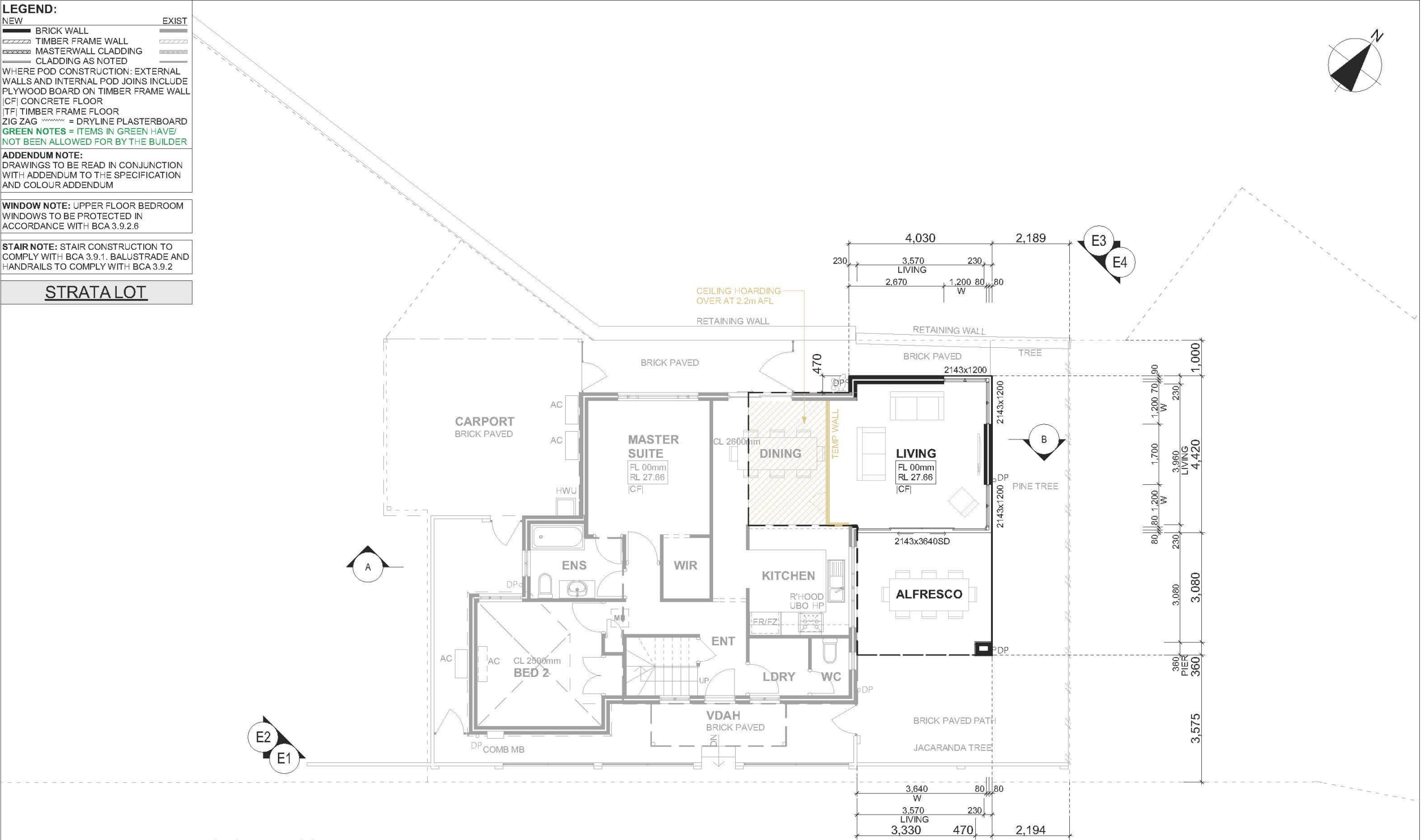
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

SHEET N°:  
**6 OF 8**

JOB N°:  
**2020**

SCALE: A3 SHEET

UF AREAS	
EXISTING BALCONY	4.83
EXISTING UPPER	48.05
PROPOSED UPPER	44.73
	97.61 m²



GROUND FLOOR PLAN

1:100

BUS STOP



STAGE:  
PLANNING & ENGINEERING

CLIENT:  
MILLS  
BRIAN & NEISHA

PROPOSED RESIDENCE AT:  
LOT 2 - 216 CANNING HWY  
EAST FREMANTLE

SHEET:  
GROUND FLOOR

DATE:	REV:	DESCRIPTION:	BY:
14-07-22	A	CONTRACT	ST
11-08-22	B	CONTRACT MARKUPS	MS
29-09-22	C	INTERIORS	MS
05-10-22	D	PLANNING & ENGINEERING	MS
10-11-22	E	VO#5397	MS

DATE PRINTED: 10/11/2022 1:02 CONTRACT & CONSTRUCTION FOUNDATIONS (Plan & Section) 216 Canning Hwy East Fremantle WA 6155

NEXUS HOME IMPROVEMENTS:

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COCKBURN CENTRAL  
WA 6164  
T: 08 9414 1789  
ABN: 72152689326  
W: www.nexushomesgroup.com.au

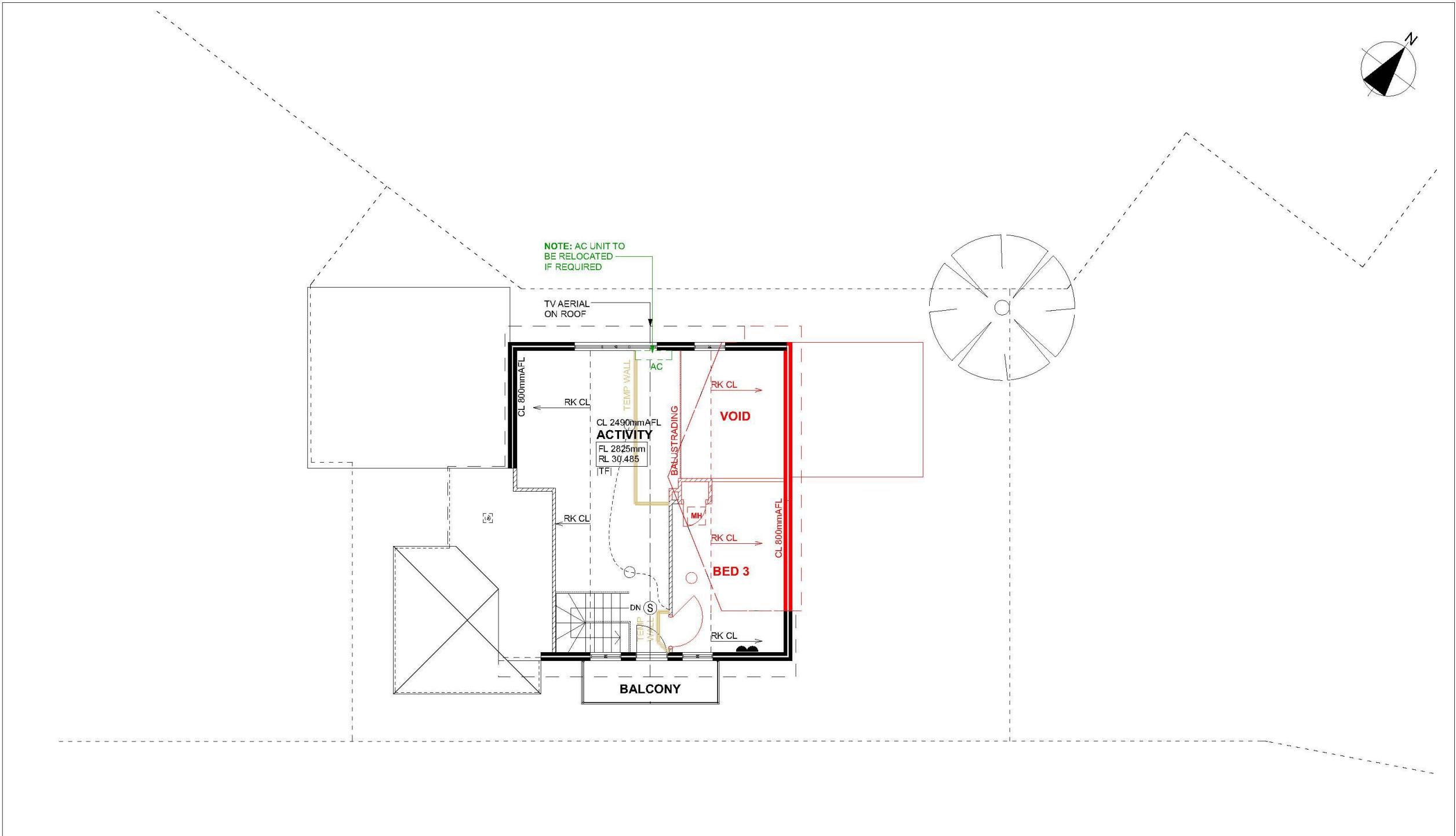
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

SHEET N°:  
5 OF 8


JOB N°:  
2020

SCALE: A3 SHEET

GF AREAS	
EXISTING CARPORT	27.62
EXISTING GROUND	85.14
EXISTING VERANDAH	4.83
PROPOSED ALFRESCO	13.44
PROPOSED GROUND	16.90
	147.93 m <sup>2</sup>



DEMOLITION UPPER FLOOR PLAN  
1:100

	STAGE: PLANNING & ENGINEERING		SHEET: DEMOLITION UPPER FLOOR				NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152689326 W: www.nexushomesgroup.com.au		SHEET N°: 4 OF 8		
	CLIENT: MILLS BRIAN & NEISHA		DATE:	REV:	DESCRIPTION:		BY:		JOB N°: 2020		
	PROPOSED RESIDENCE AT: LOT 2 - 216 CANNING HWY EAST FREMANTLE		14-07-22	A	CONTRACT		ST				
			11-08-22	B	CONTRACT MARKUPS		MS				
			29-09-22	C	INTERIORS		MS				
			05-10-22	D	PLANNING & ENGINEERING		MS				
		10-11-22	E	VO#5397		MS					
		DATE PRINTED: 10/11/2022 1:0 CONTRACT & CONSTRUCTION FOUNDATIONS (Draw & Install) 216 Canning Hwy East Fremantle WA 6164 © COPYRIGHT								SCALE: A3 SHEET	
		NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY									



STAGE:	PLANNING & ENGINEERING
CLIENT:	MILLS BRIAN & NEISHA
PROPOSED RESIDENCE AT:	LOT 2 - 216 CANNING HWY EAST FREMANTLE

DATE:	REV:	DESCRIPTION:	BY:
14-07-22	A	CONTRACT	ST
11-08-22	B	CONTRACT MARKUPS	MS
23-08-22	C	INTERIORS	MS
05-10-22	D	PLANNING & ENGINEERING	MS
10-11-22	E	V0#5397	MS

DATE PRINTED: 10/11/2022 V12 CONTRACT & CONSTRUCTION FOLDER\Bids (Draws & Inserts)\21 Contracting\Site Plans\Bids\Plan\210222\210222-0001.dwg © COPYRIGHT

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USE DRAWINGS. ALL  
K MEASURE ON SITE  
ANY DISCREPANCIES  
SUPERVISOR IMMEDIATELY

CONTOUR & FEATURE SURVEY  
SURROUND LEVELS - 26/08/2022

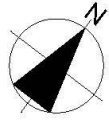
UNIT 2/216 CANNING HIGHWAY,  
EAST FREMANTLE, WA 6158.

ProSurveys

LAND AND ENGINEERING SURVEYORS  
PO Box 4116, ALEXANDER HEIGHTS, WA 6064.  
Tel: 0406479461  
Email: john@prosurveys.com.au



Surveyed	CR	Drawn	JD	Date	29.09.2022	
Datum	N/A	C/File		Checked		Signed
FB	LB	Scale at A3		Drawing No	22060 DET-002	Revision
Ref No	22060	1:300				C



EXISTING  
CARPORT  
FL -60mm  
RL 27.60

EXISTING  
UPPER FLOOR  
RESIDENCE  
FL 2825mm  
RL 30.485

EXISTING  
GROUND FLOOR  
RESIDENCE  
FL 00mm  
RL 27.66

SITE INFO	
LOT AREA	239m <sup>2</sup>
ZONING	R12.5
OPEN SPACE	137m <sup>2</sup> / 57%
TOTAL OVERSHADOWING AS SHOWN SHADED	N/A

SITE FEATURE SURVEY PLAN  
1:200



STAGE:  
PLANNING & ENGINEERING

CLIENT:  
MILLS  
BRIAN & NEISHA

PROPOSED RESIDENCE AT:  
LOT 2 - 216 CANNING HWY  
EAST FREMANTLE

SHEET:  
SITE FEATURE SURVEY PLAN

DATE:	REV:	DESCRIPTION:	BY:
14-07-22	A	CONTRACT	ST
11-08-22	B	CONTRACT MARKUPS	MS
29-09-22	C	INTERIORS	MS
05-10-22	D	PLANNING & ENGINEERING	MS
10-11-22	E	VO#5397	MS

DATE PRINTED: 10/11/2022 1:0 CONTRACT & CONSTRUCTION FOUNDATIONS (Plan & Section) 216 Canning Hwy East Fremantle WA 6158

NEXUS HOME IMPROVEMENTS:  
P: 21 HAMMOND ROAD  
COCKBURN CENTRAL  
WA 6164  
T: 08 9414 1789  
ABN: 72152689326  
W: www.nexushomesgroup.com.au

SHEET N°:  
2 OF 8

JOB N°:  
2020

SCALE: A3 SHEET

NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL  
CONTRACTORS TO CHECK MEASURE ON SITE  
PRIOR TO FABRICATION. ANY DISCREPANCIES  
TO BE REPORTED TO SUPERVISOR IMMEDIATELY



## Community Engagement Checklist

### Development Application P92/22 – 216 Canning Highway

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	26/10/2022	<input checked="" type="checkbox"/> Advertised to 6 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		26/10/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				



### 13 MATTERS BEHIND CLOSED DOORS

Nil

### 14 CLOSURE OF MEETING

There being no further business, the Presiding member declared the meeting closed at 7.42 pm.

*I hereby certify that the Minutes of the ordinary meeting of the Town Planning Committee of the Town of East Fremantle, held on 6 December 2022, Minute Book reference 1 to 14 were confirmed at the meeting of the Committee on:*

.....

\_\_\_\_\_  
**Presiding Member**