



Additional information

Planning Committee

Wednesday 5 October 2022, 6pm



Table of Contents

PC2210-1	SWANBOURNE STREET, NO.59 (LOT 6), FREMANTLE - ADDITIONS AND ALTERATIONS (TWO STOREY) TO EXISTING SINGLE HOUSE (JL DA0244/22).....	2
PC2210-2	SIMPER CRESCENT, NO. 29 (LOT 16), WHITE GUM VALLEY - OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE (JCL DA0240/22).....	6
PC2210-3	PROWSE STREET, NO. 15 (LOT 76), BEACONSFIELD – SINGLE STOREY SINGLE HOUSE (ED DA0279/22)	10
PC2210-4	WALKER STREET, NO.31 (LOT 55), SOUTH FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND OUTBUILDINGS (JL DA0243/22).....	14

**PC2210-1 SWANBOURNE STREET, NO.59 (LOT 6), FREMANTLE -
ADDITIONS AND ALTERATIONS (TWO STOREY) TO EXISTING
SINGLE HOUSE (JL DA0244/22)**

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from Stevens Street.





Photo 2: Subject site as viewed from Swanbourne Street.





Photo 3: View of western adjoining property.



Photo 4: View of southern adjoining property



Photo 5: View of eastern adjacent property



**PC2210-2 SIMPER CRESCENT, NO. 29 (LOT 16), WHITE GUM VALLEY -
OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE (JCL
DA0240/22)**

Additional Information 1 – Site Photos



Photo 1: subject site as viewed from Simper Crescent



Photo 2: location of proposed outbuilding



Photo 3: view of eastern boundary of subject site looking towards No. 31 Simper Crescent (eastern neighbour).



Photo 4: view of eastern neighbour's rear outbuilding abutting proposed outbuilding.



Photo 5: view of neighbour's backyard from location of proposed outbuilding.



Photo 6: View of rear portion of subject site abutting southern neighbour at No. 164 South Street.



Photo 7: view north from proposed location of outbuilding (eastern neighbour to right of frame, existing development on site at left of frame).

**PC2210-3 PROWSE STREET, NO. 15 (LOT 76), BEACONSFIELD –
SINGLE STOREY SINGLE HOUSE (ED DA0279/22)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Prowse Street.



Photo 2: Photo showing existing level difference between Nos. 15 (subject site) & 17 Prowse Street.



Photos 3: Areas of adjoining property (No. 17 Prowse Street) where proposed boundary wall is to be adjacent.



Photos 4: Areas of adjoining property (No. 17 Prowse Street) where proposed boundary wall is to be adjacent.



PC2210-4 WALKER STREET, NO.31 (LOT 55), SOUTH FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND OUTBUILDINGS (JL DA0243/22)

Additional Information 1 – City's Heritage Assessment



Heritage Impact Assessment– DEMOLITION OF PLACE

Address: 31 Walker Street, South Fremantle
Application number: DA0243/22
Proposal: Demolition of all buildings on site
Requesting officer: Catherine Sullivan
Date: 30/08/2022



31 Walker Street, South Fremantle, Landgate Aerial photograph, CoF ESRI, 2021

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0243/22 and the affect that they will have upon the heritage values of 31 Walker Street and the South Fremantle Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included on the State Register of Heritage Places – a referral to DPLH Heritage is not required.

Inherit

There is no place record for 31 Walker Street on the Inherit database.

Heritage List

31 Walker Street is NOT included on the City of Fremantle's Heritage List.

Heritage Area

31 Walker Street is part of South Fremantle Precinct Heritage Area which was designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.



Local Heritage Survey (formerly Municipal Heritage Inventory)
31 Walker Street is NOT included on the Local Heritage Survey

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Douro Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle was largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnott's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due to the Depression and the Second World War.

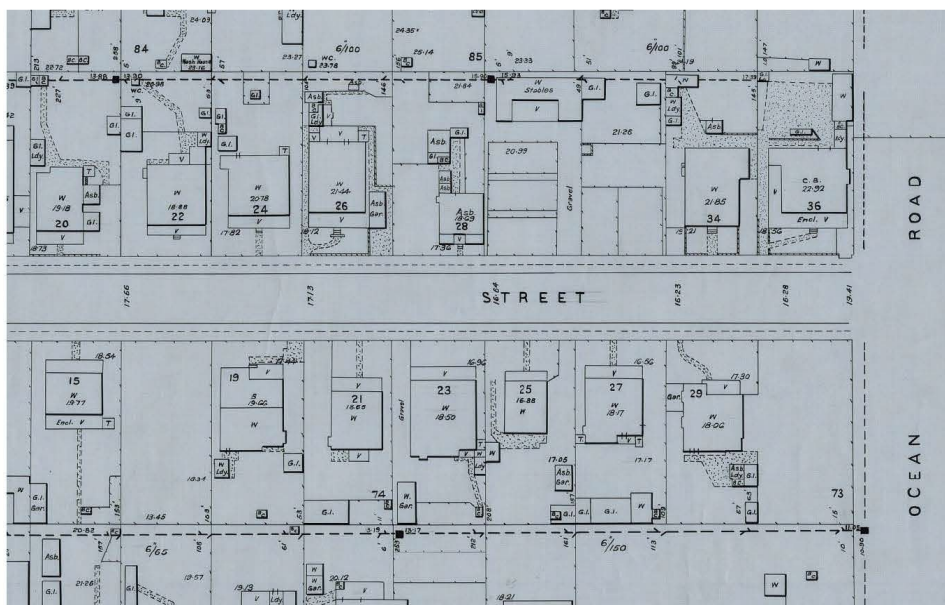
Individual property history

The first aerial photographs of Walker Street in South Fremantle dates from 1953 and it shows that the street has been largely developed by that time but still retains some vacant blocks including 31 Walker Street. The street itself appears to be unpaved and at the south end it connects to a series of informal tracks that lead across the vacant land of the former quarry site and tip which is now known as now Hollis Park.

Heritage place records in the Inherit database indicate that the houses in this street were mostly constructed in the Early Twentieth Century and Inter-War period. Sewerage Plans from 1954 show that the earlier houses were set closer to the street boundary than those constructed in the late Inter-War period and that most houses were timber framed with only a few brick houses.

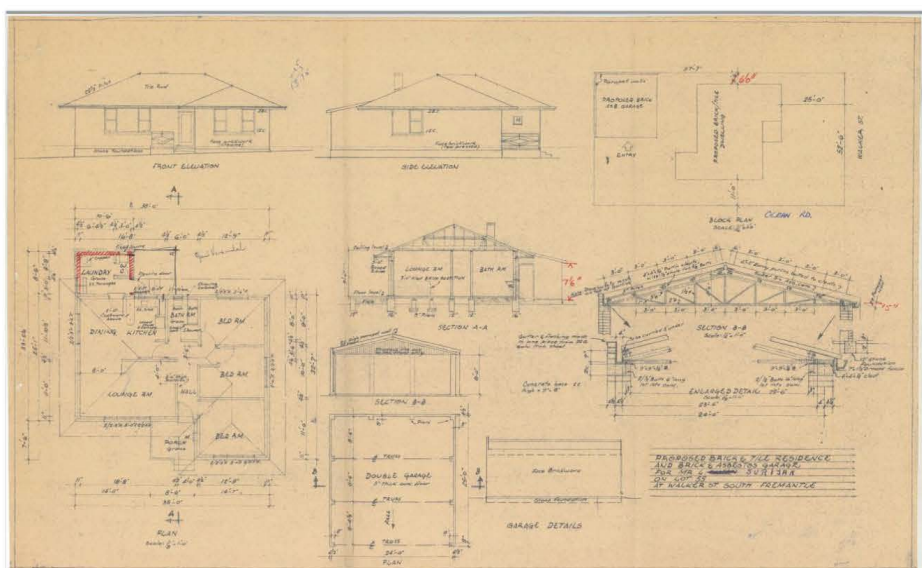


Part of Landgate aerial photograph 1953, CoF ESRI. 31 Walker Street highlighted.



Metropolitan Sewerage City of Fremantle, Sheet 2099, 1954

31 Walker Street was constructed in 1962. The building licence drawings and specification are stored in the City of Fremantle archives. Building Licence No. 1262/61 for a New residence and double garage for Mr L. Surijan of Chester Street South Fremantle was received on 4/12/61. The building contractor for this project was N. Troha of 110 Marine Parade, Cottesloe and the estimated value of the project was 4,000 pounds. The new house can be seen in a Landgate aerial from 1965.



Building licence drawings for 31 Walker Street, South Fremantle from City of Fremantle Archives.



Part of Landgate aerial photograph 1965, CoF ESRI. 31 Walker Street highlighted.

In 1970 a planning application was received by the City of Fremantle for the demolition of the 1961 double garage and construction of a new brick and asbestos garage and workshop on south-west corner of site but it would appear that this was never constructed.

Physical Description

The South Fremantle Precinct Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Walker Street is a short street that runs from Douro Road in the north to Holis Park in the south. It is a largely intact streetscape of single storey, heritage houses from the Early 20th century and Inter-War eras. Most heritage listed houses are of timber construction.

31 Walker Street is an example of Post-War infill brick development. The house is set back further from the street boundary than the surrounding earlier development but generally is a continuation of the form and massing of the earlier suburban cottage development in the street but with features popular in the Post-War Era. The existing façade of the building has not been altered and is identical to the original plans for the building. There is a double garage on the rear of the site with access from a right of way that connects to the adjacent Hickory Street.

The house has a roughly square floor plan with a projecting room on one side of the façade and a central front door protected by a small porch. The hipped roof is clad with terracotta tiles and the projecting eaves are boxed in fibrous cement sheeting. The face brick walls sit on rusticated limestone foundations. More expensive cream coloured bricks with a colour textured finish have been used on the façade and plain red bricks to the remainder of the house. The front porch has a flat concrete roof supported on steel posts and a wrought iron balustrade with a geometric motif. The windows have a horizontal format and the timber sashes have a central fixed pane flanked by hopper sashes. The window head is concealed by the boxed eaves. A low brick fence with a central gate stands on the front boundary of the site.



31 Walker Street, Street view, Google maps, November 2021.



HERITAGE IMPACT ASSESSMENT

Statement of Significance for the South Fremantle Heritage Area

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of this place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of this place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	Minor impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	Minor impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

31 Walker Street is a typical brick and tile Post-War era house which shows the influence of residential styles popular at the time including hipped tile roofs, boxed eaves, horizontal format windows, face brick walls with rusticated stone foundations, flat concrete roof porch and wrought iron balustrade. However, the house at 31 Walker Street does not meet the threshold for inclusion on the Heritage List as it has limited aesthetic, historic and social value.

Like most of South Fremantle to the west of Hampton Road, Walker Street was largely developed in the Gold Rush and Inter-War eras. This street has remained largely intact retaining most of its original houses. 31 Walker Street is a later infill house which is sympathetic with the form, massing and scale of the earlier development but does not fit



with the heritage values of the South Fremantle Precinct Heritage Area as defined in the statement of significance.

31 Walker Street does not contribute to the significance of the south Fremantle Heritage Area or the heritage character of Walker Street and the demolition of the place will not reduce the identified significance of the South Fremantle Precinct Heritage Area.

The historic and social values of this place can be captured by recording the information uncovered as part of this assessment in Inherit as a Historic Record Only listing and by lodging a photographic record of the place in the City of Fremantle Local History Collection.

RECOMMENDATIONS:

The proposal to demolish 31 Walker Street, South Fremantle is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of the City of Fremantle policy.

Additional Information 2- Site Photos



Photo 1: Subject site as viewed from Walker Street.



Photo 2: Subject site as viewed from Walker Street.