



Additional information

Ordinary Meeting of Council

Wednesday, 24 March 2021, 6.00pm

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**PC2102-1 SOUTH STREET, NO. 2/398 (LOT 152) O'CONNOR - ADDITIONS
(AQUAPONICS NURSERY) TO EXISTING RESTAURANT/TAVERN
(TG DA0409/20)**



Photo 1 – Development area from subject site



Photo 2 – Existing signage on site



Photo 3 – Development area shown left of frame



Photo 4 – On site landscaping to be developed



Photo 5 – Location of works



Photo 6 – Development context



Photo 7 – Development context

**PC2103-3 CADD STREET, NO. 7B (LOT 250) BEACONSFIELD – TWO STOREY
SINGLE HOUSE (JL DA0488/20)**

Additional Information 1 - Site Photos



Photo 1: Site from Cadd Street

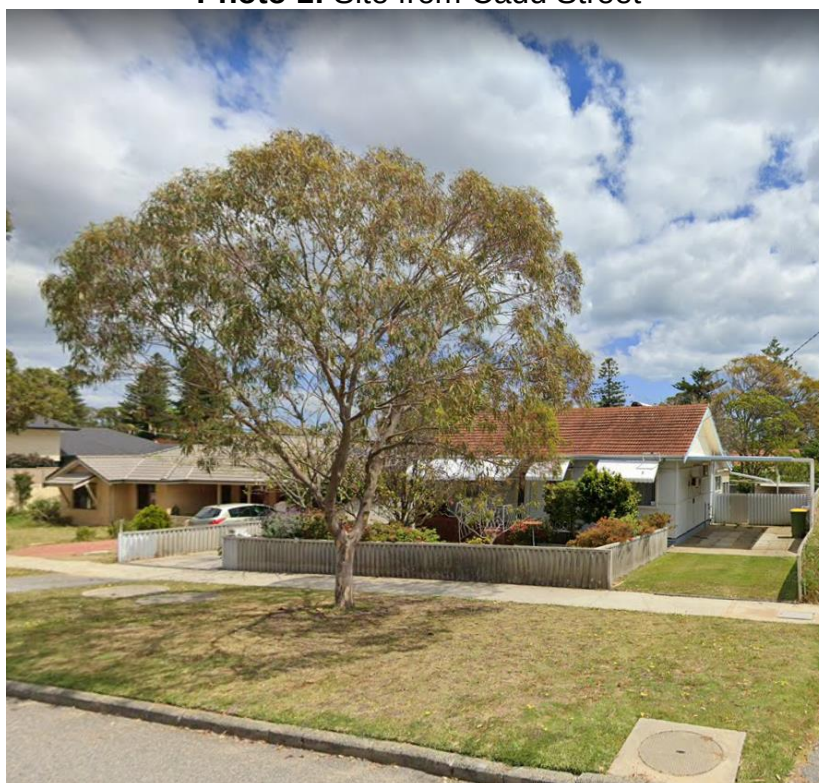


Photo 2: Adjoining Southern Site

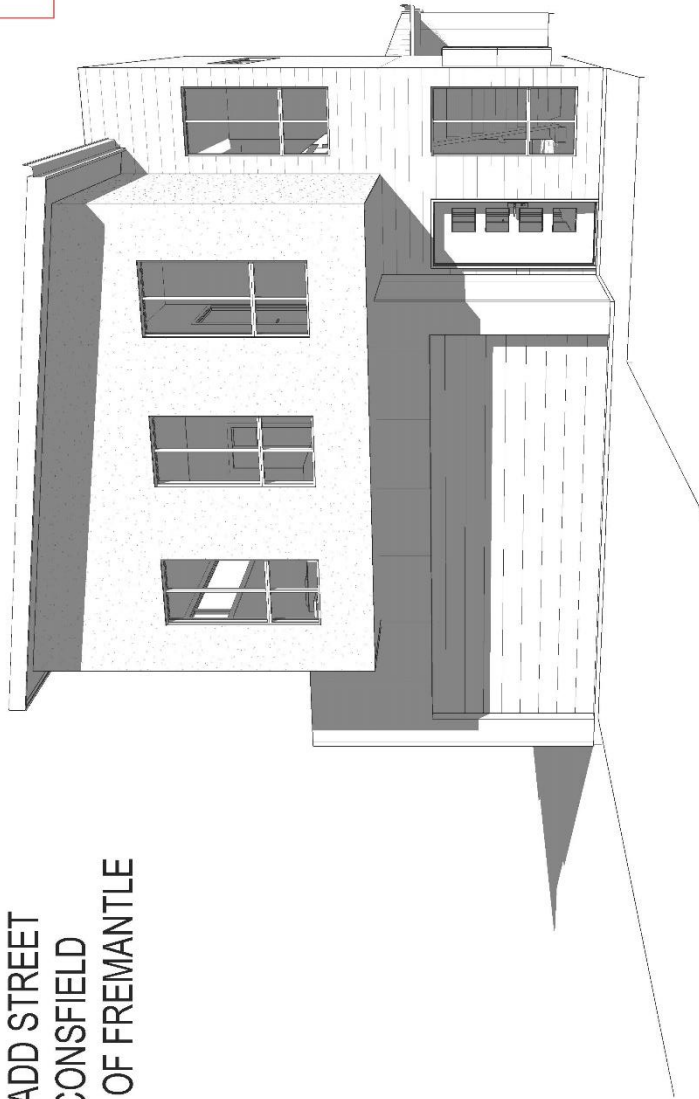


Photo 3: Adjoining Northern Site

Additional Information 2 – Original Development plans

RESIDENTIAL DWELLING FOR:
SAM AND CHELS
7B CADD STREET
BEACONSFIELD
CITY OF FREMANTLE

CITY OF FREMANTLE
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DA0488/20
20 January 2021

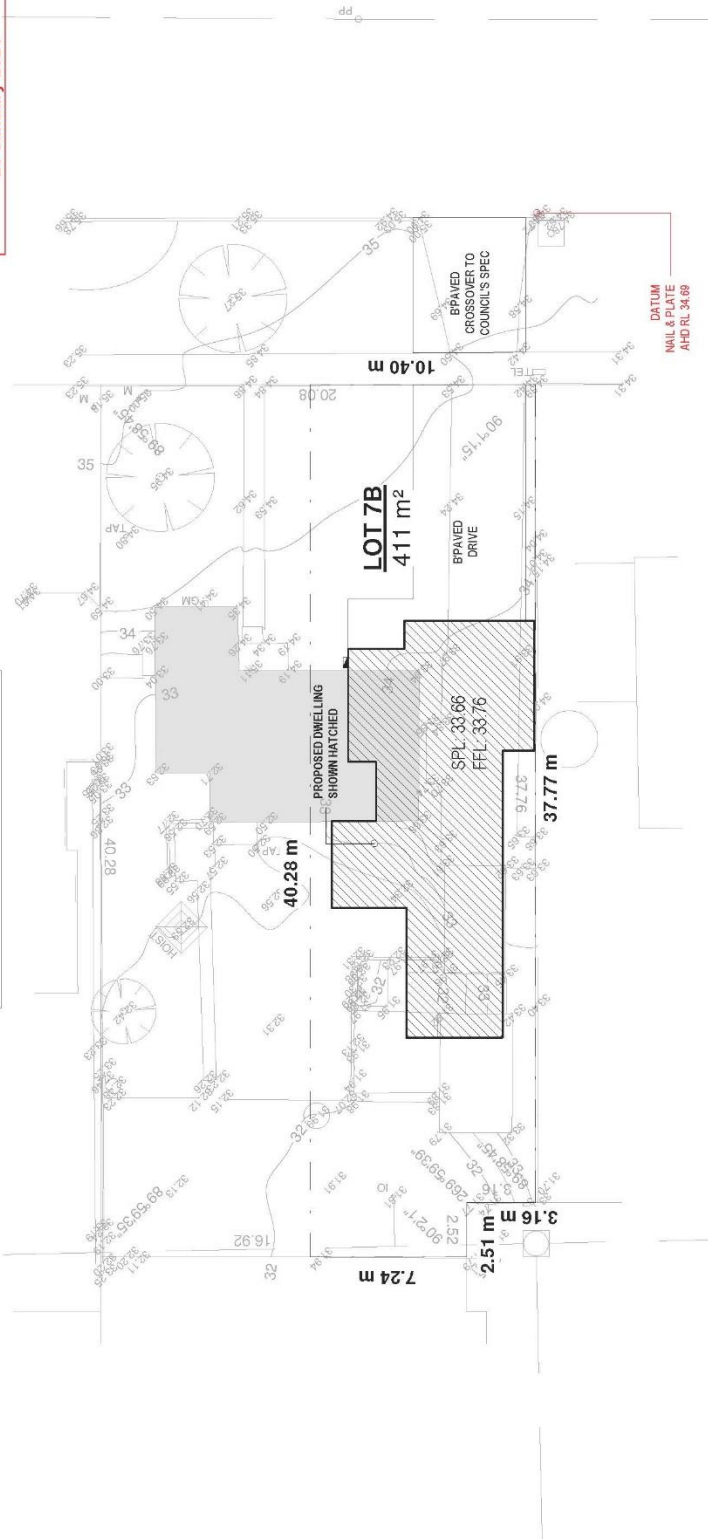


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20 January 2021

EXISTING DWELLING AND ALL VEGETATION TO BE DEMOLISHED



THOMPSON		DATE	DESCRIPTION	REV	DATE	CLIENT: SAM AND CHLS	RESIDENTIAL DWELLING	ISSUE: CONSTRUCTION
NOTES: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE INDICATIVE ONLY. REFER TO SPECIFICATIONS AND CODES FOR MORE DETAILS. ALL DESIGN CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) - CURRENT EDITION. LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS. CURRENT MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.		14/01/21	D REQUIREMENTS ADDED	F	14/01/21	PROJECT NO: TBA	DESIGN/BASE: CUSTOM/DOUBLE	REVISION: F
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		22/10/20	DRAWING SET	D	22/10/20		CHECKED BY: [Signature]	SCALE: 1:200
		13/10/20	CLIENT CHANGES ADDED	C	13/10/20		APPROVED BY: [Signature]	DRAWING: A-01 OF 18
		08/10/20	CLIENT CHANGES ADDED	B	08/10/20			FEATURE SURVEY
WA OFFICE: 41 Fernida Street, Merville, Western Australia		11/08/20	CONCEPT	A	11/08/20			

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GENERAL NOTES:

ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH A.S. 1684 AND THE B.C.A. AND ALL OTHER RELEVANT CODES AND STANDARDS.

CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS ARE TO TAKE

ALL ROOF RAINWATER TO BE DIRECTED TO PROPERTY BOUNDARY FOR DISTRIBUTION TO THE ROOF WATER HARVESTING SCHEME AS PER REQUIREMENTS.

ALL EFFLUENT & WASTE WATER TO BE CONNECTED TO COUNCIL SEWERAGE LINE AS PER COUNCIL & ESTATE REQUIREMENTS U.N.O.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDER PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF CONSTRUCTION.

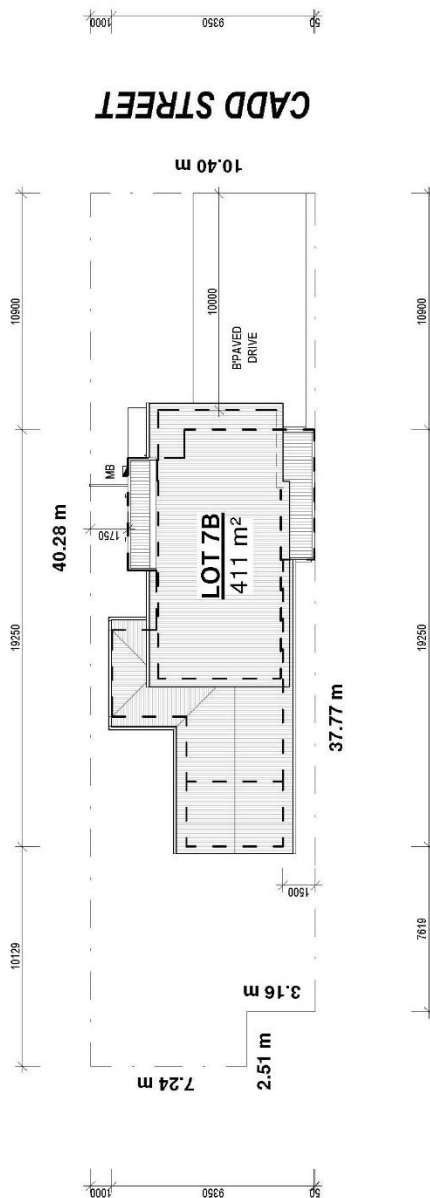
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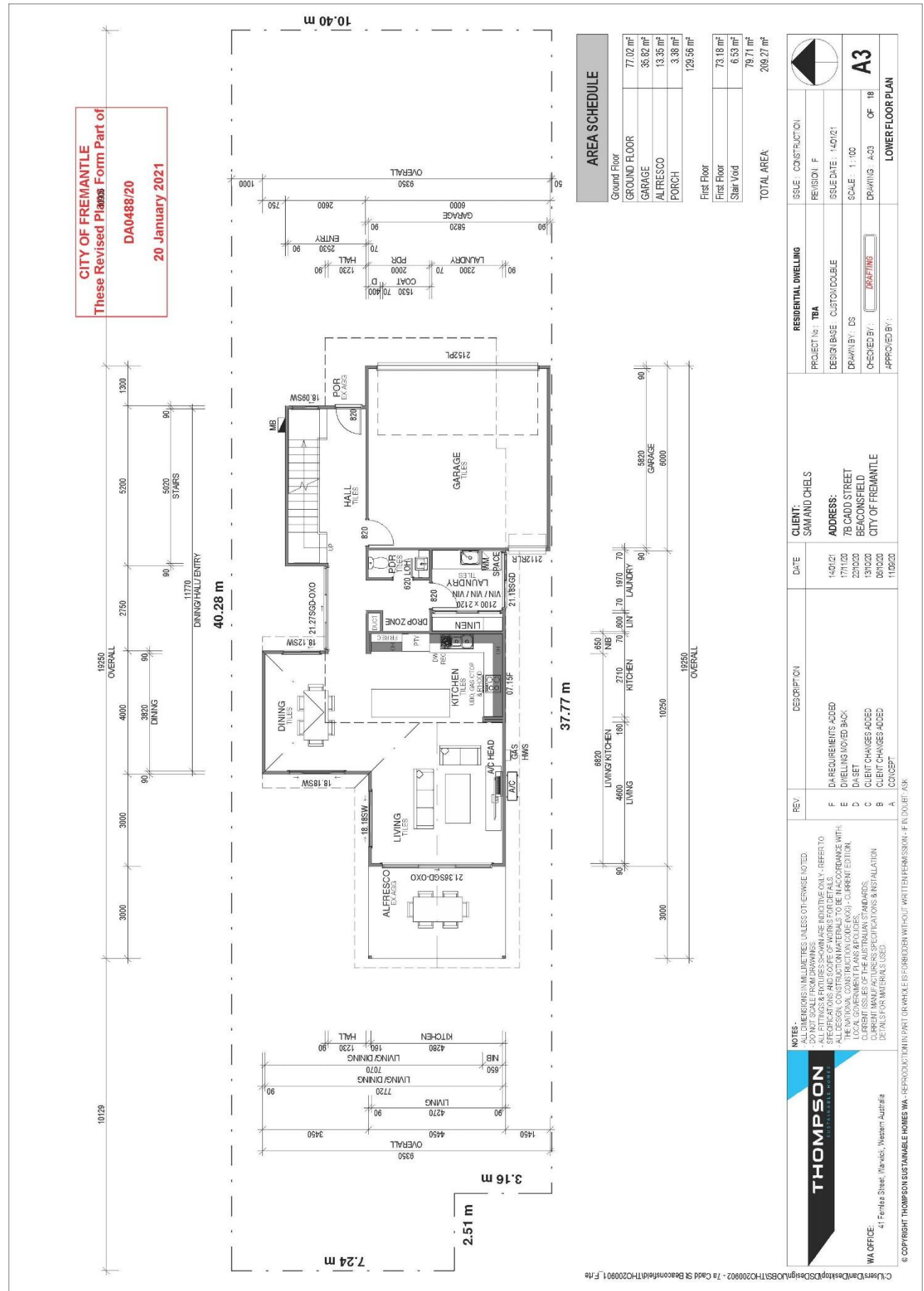
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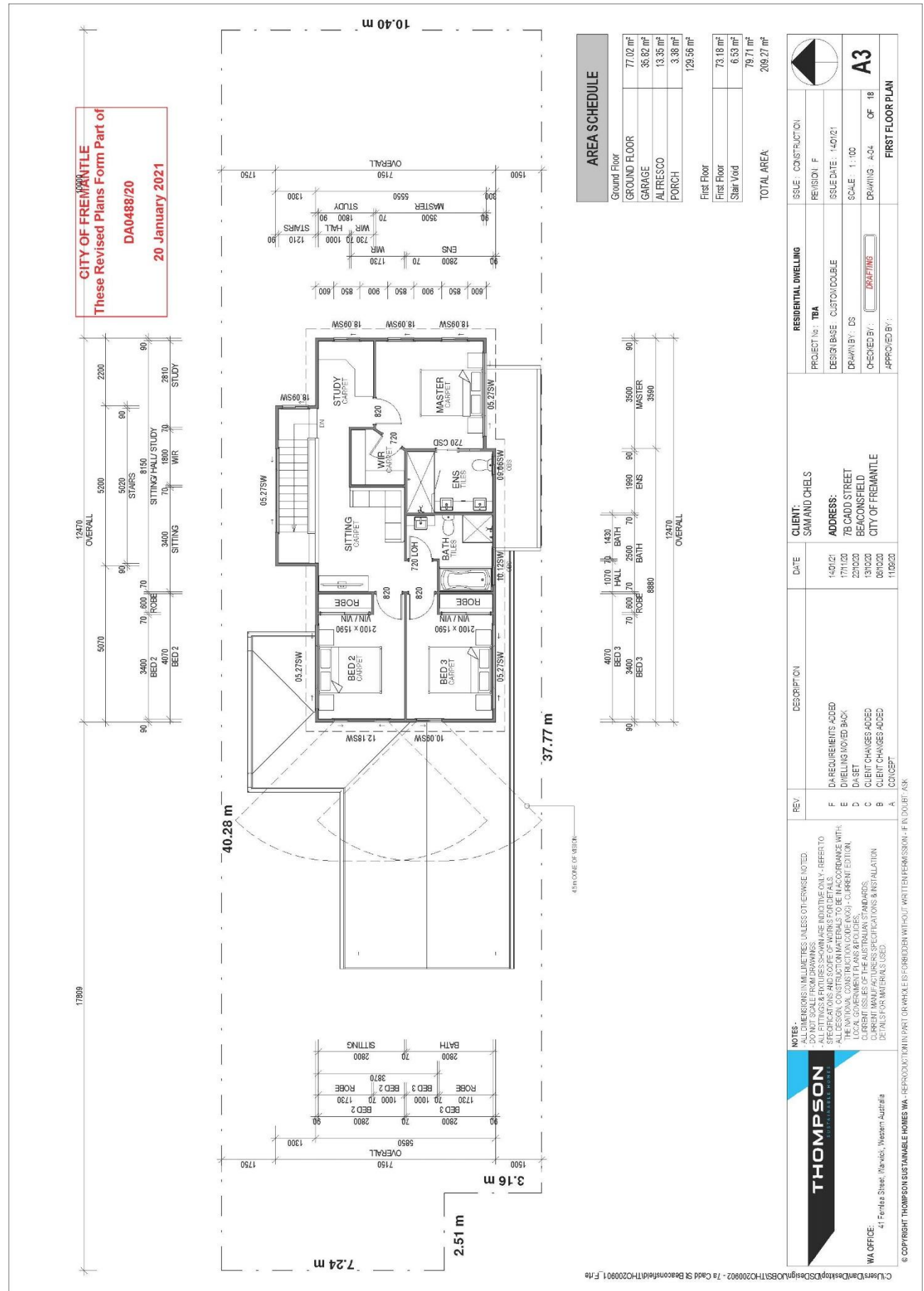
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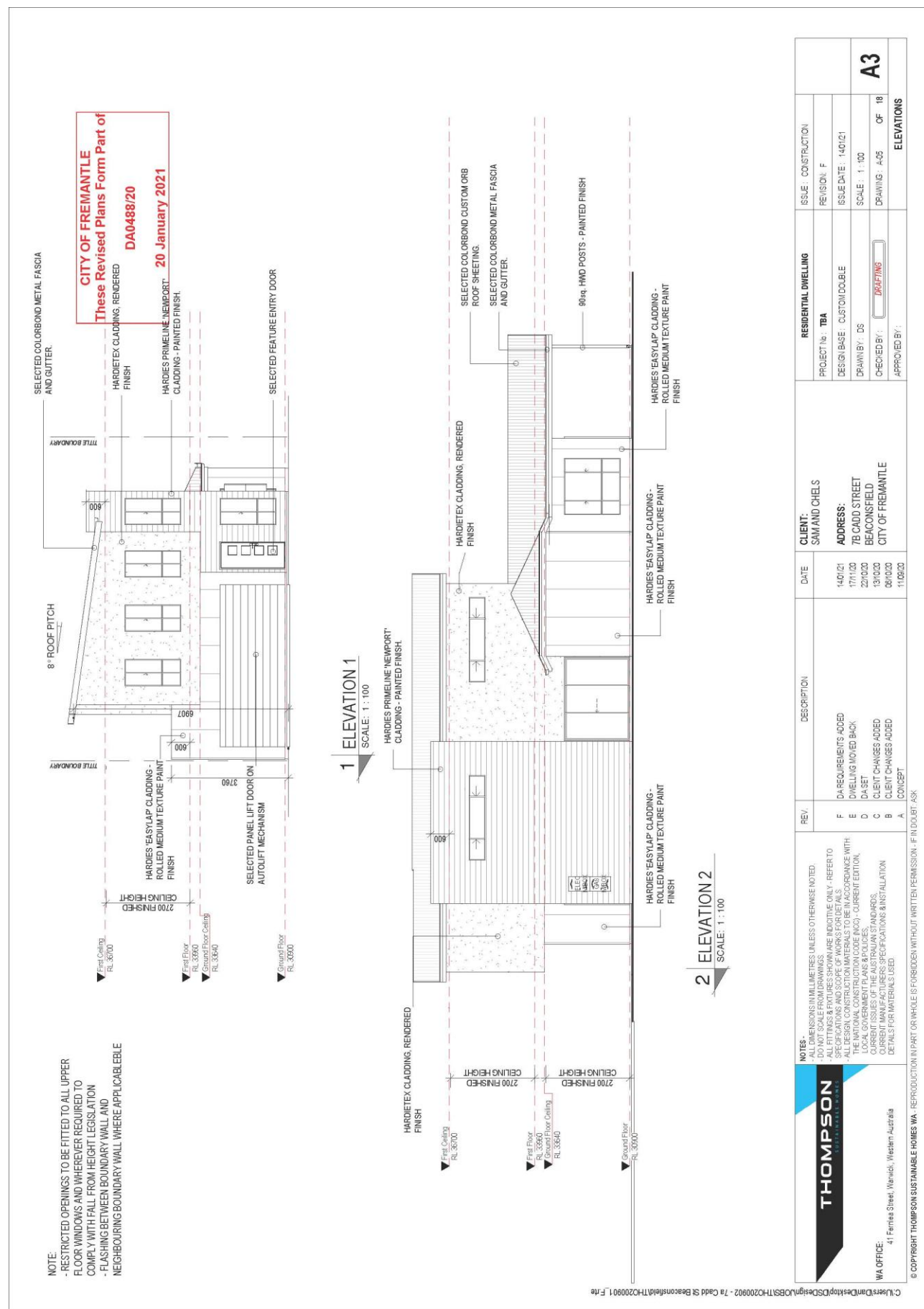
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STORMWATER CONNECTION**

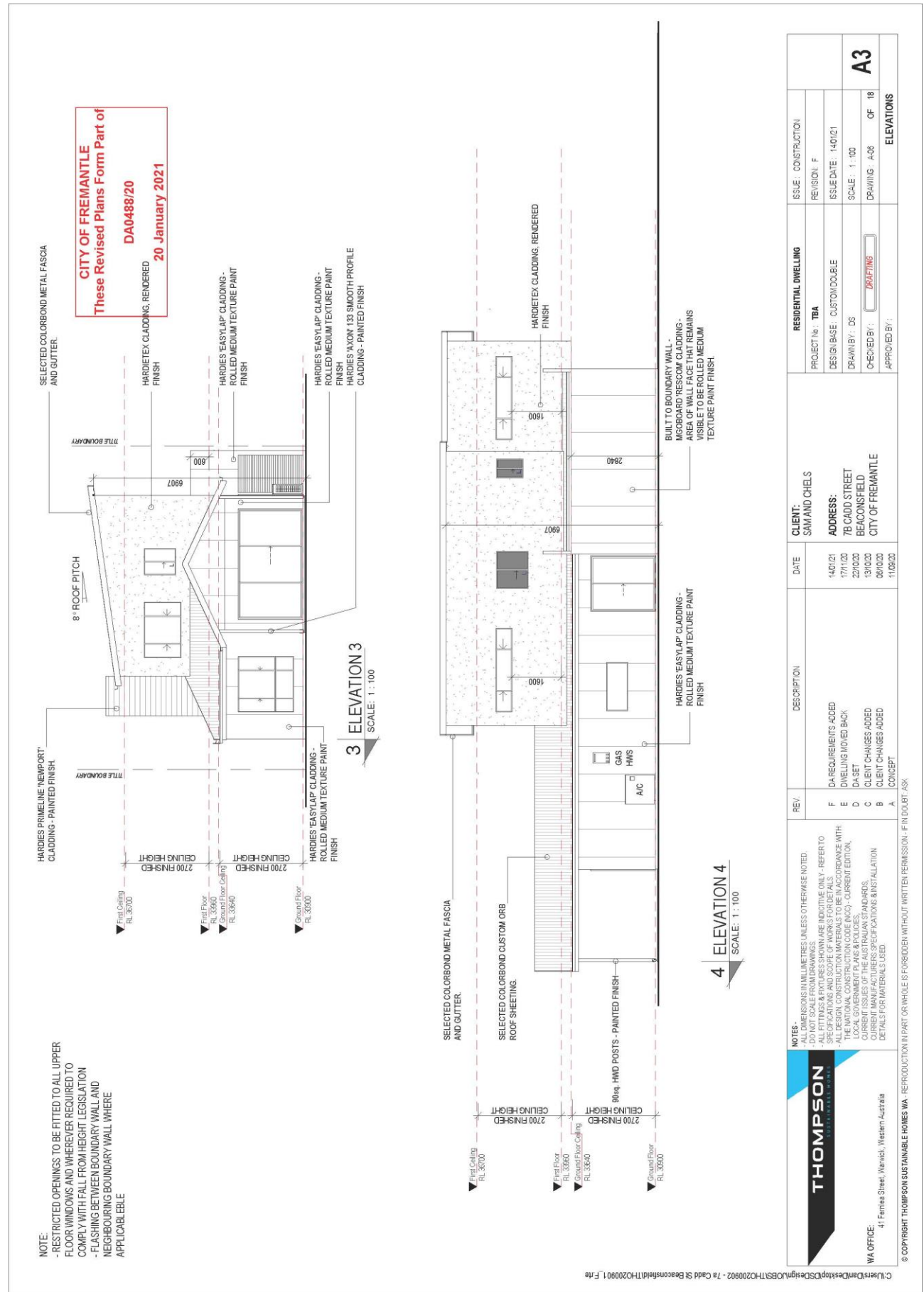
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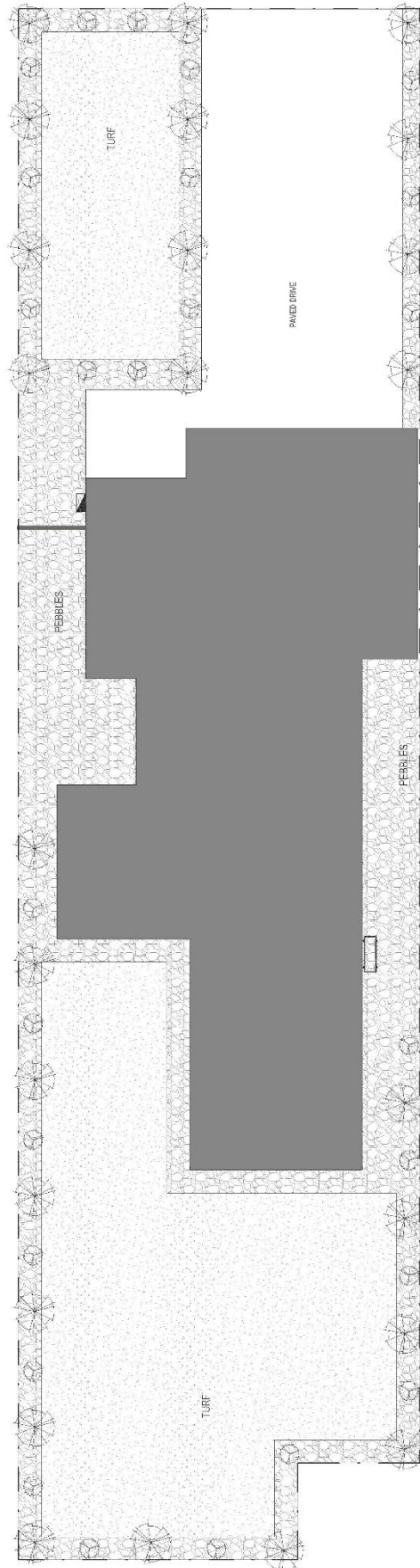








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**PC2103-5 SOUTH TERRACE, NO. 41 (LOT 2090) FREMANTLE – PARTIAL
CHANGE OF USE TO HOTEL AND ADDITIONS AND ALTERATIONS TO
EXISTING BUILDING (TG DA0410/20)**

Additional Information 1 - Site Photos



Photo 1 – Site from Norfolk Lane



Photo 2 – Site from entry on Norfolk Street



Photo 3 – Norfolk Street existing entry

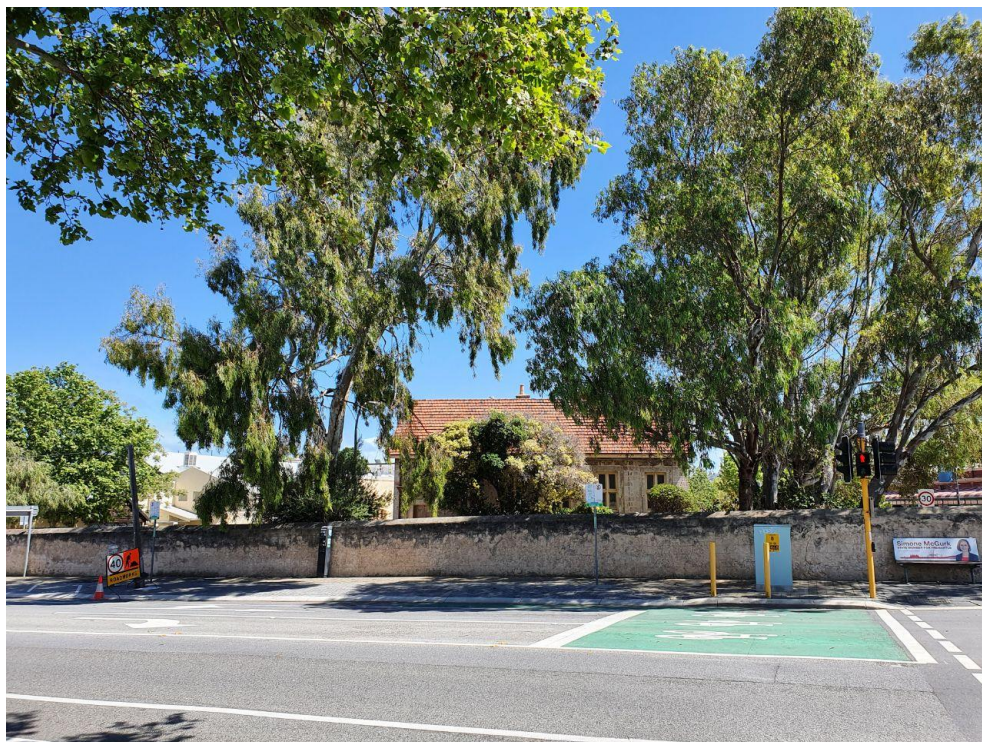


Photo 4 – Norfolk Street frontage



Photo 5 – Site from intersection of South Terrace and Norfolk Street



Photo 6 – Existing buildings from Norfolk Lane



Photo 7 – Existing building not included in this application



Photo 8 – Existing entry onto South Terrace



Photo 9 – Entry onto South terrace



Photo 10 – Existing bike racks

Additional Information 2 - DPLH Heritage Recommendation



Department of Planning,
Lands and Heritage

Your ref: DA0410/20
Our ref: P1007/47819
Enquiries: Louise Ryan (08) 6552 4118

Chief Executive Officer
City of Fremantle
planning@fremantle.wa.gov.au

Attention: Tom Geddes

Dear Sir

FREMANTLE TECHNICAL COLLEGE ANNEXE

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number	P1007
Place Name	Fremantle Technical College Annexe
Street Address	41 South Terrace, Fremantle
Referral date	8 October 2020
Proposal Description	Alterations for Pop Up Food and Beverage Venue

We received the following information:

- Drawings prepared by Design Theory dated 30 September 2020
 - A0400 RevB Location Plan
 - A0500 RevE Site Plan
 - A1000 RevF Proposed Plan
 - A9001 RevC External Elevations
 - Architectural Renders – Norfolk Street Entrances
- Heritage Impact Statement – Stephen Carrick Architect dated 1 October 2020

The proposal has been considered in the context of the identified cultural significance of *Fremantle Technical College Annexe* and the following advice is given:

Findings

- *Fremantle Technical College Annexe* has significance for its long use as an education facility in Fremantle from the time of its establishment in 1877 up until 2001. The former Infants and Girls School (1877/1878) is a rare intact example of a small school based on the 'hall and gallery' design constructed during the Victorian period.
- The referral is for alterations to adapt the place for use as a temporary event space including dining, café and bar areas. The proposal also utilises a large outdoor space, enclosed by an original limestone boundary wall.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 8002 info@dplh.wa.gov.au www.dplh.wa.gov.au
ABN 68 565 723 484
wa.gov.au

- It is understood that an alfresco dining area is also proposed on the South Terrace frontage. This is not shown in the current application.
- Generally, the proposal is assessed as providing a positive outcome for the building and it is considered that the development will not have a negative impact on the heritage values of the place.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. Detailed drawings are to be provided, to the satisfaction of the Director, Heritage Development, Department of Planning Lands and Heritage. The drawings are to detail the following items:
 - The two proposed new door openings, along with works to any existing openings where door or window furniture may be being introduced or replaced.
 - The proposed canopies and/or covered walkways.
 - The proposed secure store along the southern limestone boundary wall.
 - The integration of the former metallurgy classroom chimney and bench into the proposed café fitout.
 - The proposed food prep/store areas at the end of each wing.
 - Information about any proposed repairs and finishes to the timber floors and plaster walls.
 - The proposed alfresco area on South Terrace, including any proposed shade or shelter structures.
2. The new opening in the limestone wall along Norfolk Street is not supported and is to be deleted from the proposal. Opportunities for a secondary entrance/exit could be investigated near the east corner of the Infants and Girls School where a recent curved limestone fence with timber picket infill and gate has been constructed.
3. Any entrance statement at the existing entrance to the site from Norfolk Street is to be freestanding

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Louise Ryan at louise.ryan@dplh.wa.gov.au or on 6552 4118.

Yours faithfully



Adelyn Siew
Director Heritage Development

12 November 2020

cc: Evan Reeves, Design Theory - evan@designtheory.com.au

Additional information 3 – Applicant acoustic report

41 South Terrace Fremantle

Acoustic Report & Noise Management Plan

Prepared for: Gosatti Holdings Pty Ltd

Date: 24 November 2020

Prepared by: Imran Khan

Ref: 301250036

Stantec Australia Pty Ltd
Ground Floor, 226 Adelaide Terrace, Perth WA 6000
Tel: +61 8 6222 7000 Web: www.stantec.com

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Revision

Revision	Date	Comment	Prepared By	Approved By
001	29/10/2020	Issue for Information	BEM	IK
002	30/10/2020	Updated, Issued for Information	BEM	IK
003	02/11/2020	Updated, Issued for Information	BEM	IK
004	10/11/2020	Issued for Use	IK	IK
005	24/11/2020	Updated, Issued for Use	IK	IK

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Design with **community** in mind

REF: \\WGE-PER-FS-01\PROJECTS\301250038\PROJECT DOCUMENTATION\ACOUSTICS\DESIGN\REPORTS\AC-RE-301250038-005.DOCX



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Executive Summary

Stantec was commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

The Development Application proposes to utilise the existing heritage building and site for a range of temporary uses including cafe, providedore, bar, restaurant and outdoor event spaces. The venue will potentially trade day and night 7 days a week throughout summer months. The venue will accommodate up to 700 patrons for major events, with typical patronage of up to 300 persons.

Noise impact from the operation of the development has been assessed to criteria in accordance with "WA Environmental Protection (Noise) Regulations 1997" (EPNR).

Attended and unattended noise monitoring was undertaken in order to establish an understanding of the existing acoustic environment and assess the impact of the proposal on the existing acoustic amenity of the area.

Noise modelling was used to assess patron noise emissions from the proposal and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers located on South Terrace, Norfolk Rd and Essex St.

Noise management measures have been provided for other noise sources associated with the development. The noise sources considered are:

- Patron activity;
- Music;
- Mechanical services equipment (including those related to food trucks);
- Outdoor cinema screenings;
- Car parking;
- Loading bays;
- Cutlery and dinnerware; and
- Waste collection and rubbish disposal.

In addition to the assessment, a noise management plan has been provided to address the noise impacts of the proposed noise sources associated with the development. Gosatti Holdings Pty Ltd note that they have not received any noise complaints in years of operating similar venues, being the Norfolk Hotel (adjacent to the proposed site), nor the Cottesloe Hotel.

The venue must comply with any relevant liquor licensing conditions. The Extended Trading Permit for the venue is currently in development.

Based on the assessment detailed in this report, the noise emissions from the proposed development are generally compliant to the EPNR at the nearest noise sensitive receivers under a typical operating scenario in the day and evening time and will not have an impact on the existing acoustic amenity of the area.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. Venue contributions to the existing noise levels in the area must be managed using the provided Noise Management Plan such that they are not significant. Additional noise management measures have been provided for non-typical operating scenarios (e.g. large events and outdoor cinema screenings).



1. Introduction

Stantec were commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

The Infant and Girls School building and surrounding open spaces are part of the former Fremantle Technical College Annexe site. The development concept is to activate the former Infant and Girls building and surrounding open spaces with a new licensed 'pop-up' Food and Beverage (F&B) and event venue that will potentially trade day and night 7 days a week throughout summer months. The venue will accommodate up to 700 patrons for major events, with typical patronage of up to 300 persons.

The design proposes to utilise the building for a range of temporary uses including cafe, provedore, bar, restaurant and outdoor event spaces.

This report has been prepared as part of supporting documentation pertaining to the Development Application for the project. The regulations and policies that apply to the project are listed below:

- "WA Environmental Protection (Noise) Regulations 1997" (EPNR); and
- Extended Trading Permit for the development which would be shared with the Norfolk Hotel, currently in development.

1.1 Site Description

The site is directly adjacent to the Norfolk Hotel, directly opposite the Fremantle Markets and Scots Church, diagonally opposite the New Synagogue building and with frontage to Norfolk Street, Essex Street and Norfolk Lane.

The project location and surrounds are indicated in Figure 1. The project site is largely surrounded by commercial developments including bars, a nightclub and Food and Beverage (F&B) establishments.



Source: Nearmaps / Google Maps

Figure 1: Project Location



41 South Terrace Fremantle

Introduction | 2

1.2 Study Inputs

Acoustic assessment and preparation of this report has been based on the received documentation provided in Table 1.

Table 1: Received Documentation

Date	Detail	Prepared By	Format
22/10/2020	Development Application Cover Letter <i>41 South Terrace DA Cover Letter</i>	Design Theory	PDF
22/10/2020	Development Application Concept Drawings <i>201001_41 South Tce DA Dwgs</i>	Design Theory	PDF
09/11/2020	Heritage Impact Statement, Fremantle Technical College Annex (Fmr)	Stephen Carrick Architects	PDF



2. Acoustic Issues

2.1 Environmental Noise Emissions

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A:

"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."

The Local Planning Scheme 4 (LPS4) and Metropolitan Regional Scheme (MRS) were accessed via the City of Fremantle online mapping system and were used in the determination of the influencing factor.

The nearest noise sensitive receivers in the vicinity of the project have been identified as:

- Scots Presbyterian Church (90 South Tce) – place of worship;
- Norfolk Hotel (47 South Tce) – hotel bedrooms on first floor;
- Residence at 28 Norfolk St (corner of Norfolk Ln);
- Residences at 7 Norfolk St; and
- Port Mill Bed & Breakfast (17 Essex St).

Receiver locations are shown in Figure 2.



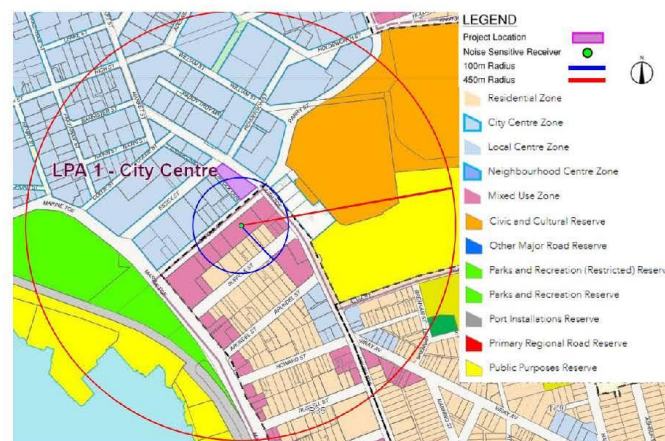
2.1.1 Influencing Factor

The influencing factor for the premises identified above is 4 – 6 dB, as summarised in Table 3. This results from identifying major roads, commercial areas, industrial areas and sporting fields surrounding the premises.

Table 3: Influencing factor (IF) noise sensitive receiver

Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors / Sporting Venues	Influencing Factor
90 South Tce Fremantle	45 % within 100m radius 37 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle / Fremantle Oval within inner circle	6 dB
47 South Tce Fremantle	41 % within 100m radius 33 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle / Fremantle Oval within inner circle	6 dB
28 Norfolk St Fremantle	60 % within 100m radius 33 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	5 dB
7 Norfolk St Fremantle	51 % within 100m radius 27 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	4 dB
17 Essex St Fremantle	63 % within 100m radius 41 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	5 dB

Figure 3 indicates the land use zones surrounding 7 Norfolk St.



Source: City Fremantle online mapping system

Figure 3: Zoning map of areas surrounding receiver at 7 Norfolk St



41 South Terrace Fremantle

Acoustic Issues | 6

2.1.2 Assigned Levels

Table 4 summarises the assigned levels at the nearest noise sensitive premises. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 4: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday & public holidays	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	35 + IF	45 + IF	55 + IF
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.1.3 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5.

Table 5: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

2.1.4 Noise Emissions from Mechanical Services

Typically, projects of this type involve noise emissions from mechanical services such as air conditioning units, refrigeration condensers and mechanical plant. At this stage no information or data has been given regarding mechanical equipment selection.



It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a -5 dB penalty shall be conservatively assigned to the noise criteria when assessing noise emissions from mechanical equipment.



3. Noise Monitoring

In order to understand the existing acoustic environment, attended and unattended noise measurements were undertaken at the nearest noise sensitive receivers.

Attended measurements were made during the 'evening' and 'night-time' periods of Friday 20th November 2020 at the nearest sensitive receivers to the proposed development. Continuous unattended noise measurements and audio were recorded between the 20th – 23rd November 2020 in room 5 of the Norfolk Hotel (also a sensitive receiver), having an upper floor window facing Norfolk St, with the window open.

The intent of the noise monitoring was to determine the existing levels of noise in the area during the day, evening and night-time periods, including music and patron noise emissions from venues surrounding the proposed development and their impact on the nearest noise sensitive receivers to this proposal.

3.1 Environmental Noise Measurements

3.1.1 Test Methodology

Attended and unattended measurements were performed using instrumentation equivalent to an integrating sound level meter equipped with one octave and one-third octave band filter, and an omni-directional condenser microphone. All instrumentation meets Type 1 specifications as per ANSI S1.4 and ANSI S1.43.

The Sound Level Meters were calibrated by an authorised NATA (National Association of Testing Authorities) laboratory less than 2 years ago and successfully passed all AS 1259 and AS/NZS 4476 standards and specifications.

The time constant for the RMS detectors was set to a slow response (1000 ms) for environmental noise measurements. The Sound Level Meters were field calibrated before and after measurement sessions using a Type 1 acoustic calibrator. The calibrator was also calibrated less than 2 years ago and is in compliance with AS IEC 60942-2004. Equipment details are provided in Table 6.

Table 6: Equipment and calibration details

Model	Serial Number	NATA Calibration Due Date
Brüel & Kjær 2250 - Sound Level Meter	3002096	22/10/2022
Brüel & Kjær 2250 - Sound Level Meter	3010733	20/08/2021
Brüel & Kjær 4231 - Calibrator	3005155	17/10/2021

3.1.2 Attended Measurement Locations

Attended measurements were made on Friday 20th November 2020 at the following locations, which are shown in Figure 4:

- Residence at 28 Norfolk St (corner of Norfolk Ln);
- Residence at 7 Norfolk St;
- Norfolk Hotel;
- The Old Synagogue;
- Scots Presbyterian Church; and
- Port Mill B&B.



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Attended measurements were made as close as possible to the boundary of the site in question, with the Sound Level Meter at least 1.4m above the ground and located at least 1m from the façade of any existing building or fence line. Measurements were at 15 minutes in duration, excluding the Port Mill B&B measurements which were 5 minutes in duration as the residences closer to the project site would be more affected by noise emissions from the development.



Figure 4: Attended Noise Monitoring Locations

3.2 Results and Discussion

3.2.1 Attended Noise Measurements

Attended noise measurements were conducted during both 'evening' and 'night-time' periods as defined by the EPNR. The results of the noise measurements are shown in Table 7 below. Statistical noise level parameters are presented, as well as the surveyor's observations of instantaneous music & patron noise or traffic noise levels when those sources were clearly dominating. Spectral noise data for each measurement is presented in Appendix C.

Table 7: Summary of Attended Measurement Results

Receiver	EPNR Time Period	Date & Start Time	L _{min}	L ₉₀	L _{eq}	L ₁₀	L ₁	Observed Music & Patrons SPL - dBA	Observed Traffic Events SPL - dBA
28 Norfolk St	Evening	20/11/2020 20:18	56	58	65	64	75	57 - 60	63 - 65
	Night	20/11/2020 22:16	59	60	64	65	72	60 - 62	~ 65
7 Norfolk St	Evening	20/11/2020 20:35	56	57	61	64	68	58 - 60	65 - 68
	Night	20/11/2020 22:32	59	60	63	65	70	59 - 60	~ 65



Receiver	EPNR Time Period	Date & Start Time	L _{min}	L ₉₀	L _{eq}	L ₁₀	L ₁	Observed Music & Patrons SPL - dBA	Observed Traffic Events SPL - dBA
Scots Church	Evening	20/11/2020 20:55	65	65	69	70	77	65 - 67	~ 70
	Night	20/11/2020 22:50	63	64	68	70	76	65 - 67	~ 67
Old Synagogue	Evening	20/11/2020 21:13	70	71	75	77	83	72 - 74	~ 75
	Night	20/11/2020 23:07	66	68	72	74	78	70 - 72	~ 70
Norfolk Hotel	Evening	20/11/2020 21:33	65	66	70	72	77	66 - 68	~ 70
	Night	20/11/2020 23:25	60	62	68	71	76	62 - 65	~ 70
Port Mill B&B	Evening	20/11/2020 21:53	51	51	56	60	65	51 - 52	~ 60
	Night	20/11/2020 23:43	48	48	54	57	65	48 - 50	~ 60

The following observations were made during the attended measurements:

- The dominating noise source at all receivers was observed to be traffic, with continuous music and patron noise from nearby venues clearly audible;
- Constant streams of traffic were noted through the intersection of South Terrace and Norfolk St, with Norfolk St traffic decreasing more noticeably during the 'night-time' period. Loud motorcycles (generating 80 – 90 dBA while passing) were excluded where possible, however it is noted that there are 7 motorcycle bays on Norfolk St directly outside the Norfolk Hotel, as well as several more at the western end of Norfolk Lane, so motorcycle traffic is to be expected;
- The Norfolk Hotel, Tonic & Ginger (at the Old Synagogue) and Arbor (just north of the Old Synagogue) had speakers in outdoor areas causing music to become dominant at the boundaries. Music noise from multiple venues was audible at all receivers except Port Mill B&B;
- People talking and shouting in the streets while moving between venues were present throughout the measurements and unable to be excluded;
- While noise levels at Port Mill B&B were generally lower than at the other receivers, music noise from Metropolis Fremantle was clearly audible as well as patron noise from Whisper Wine Bar, neighbouring the premises; and
- Rustling foliage was audible infrequently, however was not significant.

The most relevant statistical noise levels to continuous venue emissions are the L₁₀ and L₁ assigned levels. L_{max} assigned levels are strongly influenced by local transient events such as cars passing or people shouting.

From the attended noise measurements conducted, the following has been demonstrated for the premises visited:

- Existing L₁₀ noise levels are 15 – 30 dB above the EPNR assigned levels (Table 3 & Table 4);
- Existing L₁ noise levels are 10 – 25 dB above the EPNR assigned levels; and
- Existing L₉₀ noise levels (the level exceeded 90% of the time, generally considered to be representative of the 'background' noise level), were 6 – 23 dB above the EPNR L₁₀ assigned levels.

Note that the levels presented here are prior to any adjustment for music noise emissions (per the EPNR), which would increase the levels by 10 – 15 dB when being assessed against the Regulations due to their 'intrusive characteristics'.



3.2.2 Unattended Noise Measurements

The objective of noise logging was to identify daily noise trends and typical noise impacts affecting the proposed development site. A summary of the measured noise levels at the Norfolk Hotel room 5 (upper floor facing Norfolk St, window open) has been summarised in 8. FIG charts relevant statistical noise level parameters against time for the measurement period.

An adjustment of +10 dB has been made to the results for a measurement made indoors with windows open, in accordance with EPNR Regulation 19 clause 4, reproduced below:

- *Where a measurement is made inside a building —*
 - a. *External windows and doors must be shut and the measurement must be adjusted by adding 15 dB; or*
 - b. *External windows and doors must be open and the measurement must be adjusted by adding 10 dB.*

Average wind speeds of less than 5 m/s and no rainfall were recorded at Swanbourne weather station (9 km from the project site) during the measurement period, as reported by the Bureau of Meteorology.

Table 8: Summary of Unattended Measurement Results

Day & Date	Measured Noise Levels, dB(A)											
	Day				Evening				Night			
	<i>L_{eq}</i>	<i>L₉₀</i>	<i>L₁₀</i>	<i>L₁</i>	<i>L_{eq}</i>	<i>L₉₀</i>	<i>L₁₀</i>	<i>L₁</i>	<i>L_{eq}</i>	<i>L₉₀</i>	<i>L₁₀</i>	<i>L₁</i>
Friday, 20th November 2020	-	-	-	-	71	62	73	83	62	55	64	71
Saturday, 21st November 2020	66	56	68	76	65	60	68	74	63	54	65	73
Sunday, 22nd November 2020	69	57	69	78	62	57	64	71	58	48	61	69

The data from unattended noise logging provided in 8 indicates that at the Norfolk Hotel room receiver:

- Existing *L₁₀* noise levels are 20 – 30 dB above the EPNR assigned levels (Table 3 & Table 4);
- Existing *L₁* noise levels are 17 – 29 dB above the EPNR assigned levels; and
- Existing *L₉₀* noise levels (the level exceeded 90% of the time, generally considered to be representative of the 'background' noise level), were 9 – 18 dB above the EPNR *L₁₀* assigned levels.



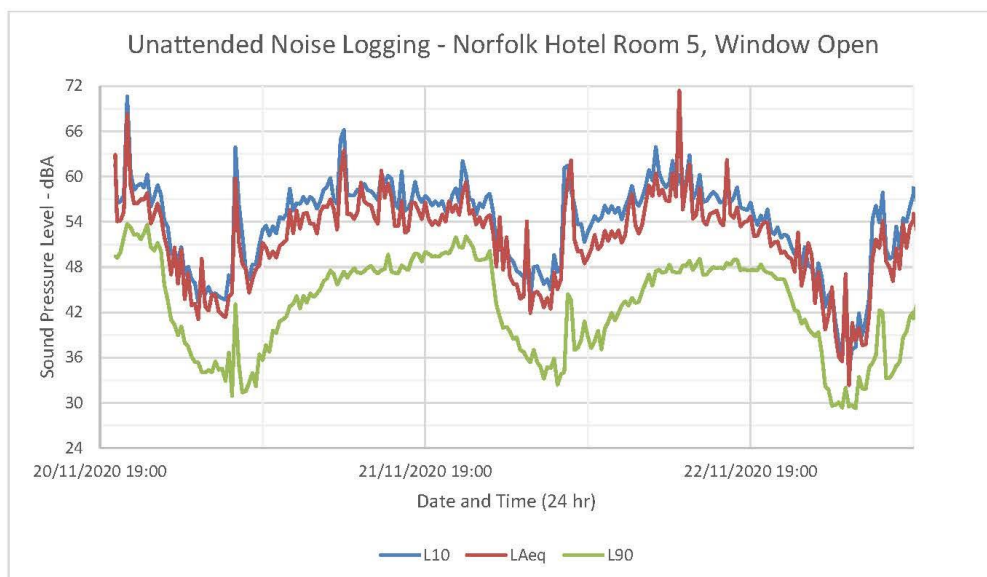


Figure 5: Unattended Noise Monitoring Statistical Level Chart

3.2.3 Comparison to EPNR Assigned Levels

Noise monitoring has shown that the 'background' levels in the existing acoustic environment exceed the assigned levels of the EPNR by at least 6 dB, due to music and patron noise from the existing nearby venues along with noise from a constant traffic flow.

Table 9 compares the measured background noise levels to the assigned levels. Measured levels have been adjusted by +10 dB, the minimum adjustment required where noise emissions are music (EPNR Regulation 9) for assessment against the assigned levels.

Table 9: EPNR Assigned Levels versus Background Levels Adjusted for Music Noise

Receiver	EPNR Time Period	Assigned Level L ₁₀ dB(A)	Adjusted Background Noise L ₉₀ dB(A)	Comparison to EPNR
28 Norfolk St	Evening	45	68	+ 23 dB
	Night	40	70	+ 30 dB
7 Norfolk St	Evening	44	67	+ 23 dB
	Night	39	70	+ 31 dB
Scots Church	Evening	46	75	+ 29 dB
	Night	41	74	+ 33 dB
Old Synagogue	Evening	46	81	+ 35 dB
	Night	41	78	+ 37 dB
Norfolk Hotel	Evening	46	76	+ 30 dB
	Night	41	72	+ 31 dB
Port Mill B&B	Evening	45	61	+ 16 dB
	Night	40	58	+ 18 dB



Given the existing acoustic environment, assessment of the emissions of the proposed development against the EPNR would be extremely difficult and overly onerous.

Instead, the venue should be designed not to have a significant impact on the existing acoustic amenity of the area.

As a point of reference, similar vibrant town centre entertainment areas in Northbridge are currently undergoing a review of acceptable music sound emissions.

The draft Western Australian Planning Commission (WAPC) Position Statement Special Entertainment Precincts was released for public consultation from 22 November 2019 until 14 February 2020. The Statement refers to the ongoing development of the City of Perth's proposed Northbridge Special Entertainment Precinct, which sets expected external amplified music sound levels for different areas of Northbridge. The Statement proposes noise limits for low frequencies at the venue boundaries, rather than strict compliance to EPNR at nearby receivers, as this may not be practicable given the use of the area.

While these proposed regulatory amendments have not yet been put into practice, they are used as a point of reference for venue noise emissions in this report. The ongoing regulatory amendments demonstrate a change in thinking, giving consideration to the existing acoustic environment and impact on the amenity of receivers rather than enforcing strict compliance to the assigned levels, which may stifle an otherwise vibrant entertainment precinct.



4. Noise Modelling

Noise emissions from the proposed development will be primarily due to:

- Patron activity;
- Mechanical equipment;
- Noises from cutlery and dinnerware; and
- Waste collection and rubbish disposal.

Music will be at a 'conversational level' only as stated in the Development Application and must not be audible at nearby receivers.

The proposed use of the outdoor area for movie screening would introduce additional noise sources, i.e. amplified soundtrack/music, which would need to be controlled to ensure compliance to the EPNR.

4.1 Noise Model Scenarios

4.1.1 Operating Hours

Trading hours of the proposed development have been provided in the Development Application. The operating hours are summarised in Table 10. These hours represent the peak use periods of the venue which are expected to occur in the summer months.

Table 10 : Operating Hours

Days Operating	Operating Hours
Monday to Sunday	07:00 AM – 12:00 AM (Midnight)

4.2 Noise Model Inputs

Noise emissions from the outdoor area were calculated using 3D noise modelling software (SoundPLAN 8.2).

ISO 9613-2:1998 industry noise propagation standard has been used for the noise model predictions. The noise model has taken into account noise source levels, distance from sources to receivers and screening effects due to the existing buildings, walls and proposed outdoor bars and food trucks.

Receivers

All noise receivers were located at 1.4 m above ground or each floor level and 1 m away from the receiving façade. Reflected noise from the building façade is included in the received noise levels.

Topography

Considering the proximity of the receivers and minimal change in terrain elevation, ground topography was considered flat as a worst case. A ground absorption coefficient of 0.6 was used to suit suburban conditions, which is in between a soft ground condition (1) and reflective ground condition (0).

Patron Noise Levels

Patron activity in the outdoor area is expected to have a significantly greater noise impact on the nearest noise sensitive receivers than patron noise from within the building. Expected noise levels in the outdoor area generated by patrons have been determined based on:

- Technical research paper "Prediction of Noise from Small to Medium Sized Crowds", (Hayne et al., Nov 2011, *Proceedings of Acoustics*, Conference Gold Coast Australia, pp. 133-140); and



- Consensus reached by Members of the Australian Acoustical Society (Western Australian Division) in the technical meeting (Mar 2016) on the topic of "Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens."

Considering that the data contained in the study done by Hayne et. Al has been viewed by many acoustic professionals as an over-prediction of sound power levels, the following equation has been used in order to predict a more reasonable overall noise level for 'N' number of patrons:

- $L_{A10} \text{ Sound Power Level} = 15 \log N + 61 \text{ dB(A)}$

This includes corrections of -3 dB for random orientation of individual sources and -3 dB based on the consensus reached by the Australian Acoustical Society (logarithmic average of 5 consultant's crowd noise Sound Power Levels excluding the highest and lowest values).

It is noted that the development has multiple proposed uses and operating scenarios. Noise modelling was undertaken for a typical operating scenario and patronage:

- Maximum of 300 patrons:
 - Up to 180 patrons within the building; and
 - Up to 120 patrons in the outdoor area.

The predicted Sound Power Levels of patrons in the outdoor area are summarised in Table 11.

Table 11: Patron Noise Levels

Noise Source	Sound Power Level, L_{A10} dB(A)	1/1 Octave Band Sound Power Level (dB)					
		250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Crowd of 120 patrons in the outdoor area	91	76	78	81	84	85	85

Note: Cumulative Sound Power Level of two groups of 60 patrons, one group standing and one seated.

Patrons were assumed to be evenly distributed around the outdoor area bounded by the bars, food trucks and stage, with half standing and half seated. Patrons were represented by area noise sources at heights of 0.8m (seated) and 1.5m (standing).

Music and Patron Noise within the Building

It is expected that patron noise from within the building will be adequately attenuated by the external façades, with the contribution to received noise emissions being insignificant compared to the noise from patrons in the outdoor area.

The windows and doors to the external façade are heritage elements which are to be predominantly retained from the existing building (noting an exception of one door to the west wing. The walls are of masonry construction (limestone blocks and uncoursed limestone rubble), with standard glass assumed for the windows. Typically, windows and doors provide a flanking path or weak point for noise emissions from within the building.

If improved acoustic performance of the façade is desired, the following may be implemented:

- Doors may be fitted with acoustic perimeter and drop seals; and
- Windows may be treated with an internal layer of 10.38mm laminated glass to form a double-glazed system.

Any amplifier / PA system used must be calibrated in level such that noise emissions from the building do not become dominant at the site boundary. This is to be determined by site measurements. Administrative measures to ensure all doors and windows remain closed during night-time hours or at other times as required shall be implemented.

Given these considerations and the prescribed managements measures (Section 4.4), this noise source has not been included in the model.



Outdoor Music Noise

Music is expected to be present in the outdoor area. Music will be at a 'conversational level' only as stated in the Development Application and must not be audible at nearby receivers.

It has therefore not been considered in the noise model.

Mechanical Services Noise

Mechanical services noise must comply with the EPNR criteria at all receivers and at all times of the day. At this stage, mechanical plant information is not available. Refer to Section 4.4 for noise management measures required.

Assuming that mechanical plant will be selected/attenuated such that compliance with the EPNR will be achieved, it has not been considered in the noise model.

Treatment to mechanical services vents may be required such that noise emanating from within the building is adequately attenuated.

Noise Barriers

The existing limestone walls surrounding the outdoor area have been included in the noise model. Additional screening has not been proposed as part of the development.

4.3 Noise Model Results

4.3.1 Patron Noise

The noise emissions from patrons have been modelled to predict the impact on the nearest sensitive receivers.

The predicted noise levels are summarised in Table 12, Table 13 and Table 14 with noise contours provided in Appendix B.

Table 12: Predicted outdoor area patron noise levels, "Daytime"

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria LA10 dB(A)	EPNR LA10 Comparison	Measured L90 dB(A)	Acoustic Amenity Impact
Church 90 South Tce	0700 – 1900 hours Monday to Saturday	46	51	Complies	—	Insignificant
Norfolk Hotel 47 South Tce		48	51	Complies	56	Insignificant
Residence 7 Norfolk St		44	49	Complies	—	Insignificant
Residence 28 Norfolk St		44	45	Complies	—	Insignificant
Port Mill B&B 17 Essex St		39	50	Complies	—	Insignificant

Table 13: Predicted outdoor area patron noise levels, "Evening" (includes daytime Sunday and Public Holidays)

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria LA10 dB(A)	EPNR LA10 Comparison	Measured L90 dB(A)	Acoustic Amenity Impact
Church 90 South Tce	0900 – 1900 hours Sunday & Public Holidays	46	46	Complies	65	Insignificant
Norfolk Hotel 47 South Tce		48	46	+2 dB	66	Insignificant ¹



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Residence 7 Norfolk St	1900 – 2200 hours all days	44	44	Complies	57	Insignificant
Residence 28 Norfolk St		44	45	Complies	58	Insignificant
Port Mill B&B 17 Essex St		39	45	Complies	51	Insignificant

Note 1: Predicted noise levels are more than 10 dB below the measured background level, hence the contribution from the proposed development would not be significant.

Table 14: Predicted outdoor area patron noise levels, "Night"

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria L _{A10} dB(A)	EPNR L _{A10} Comparison	Measured L ₉₀ dB(A)	Acoustic Amenity Impact
Church 90 South Tce	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	46	41	+5 dB	64	Insignificant ¹
Norfolk Hotel 47 South Tce		48	41	+7 dB	62	Insignificant ¹
Residence 7 Norfolk St		44	39	+5 dB	60	Insignificant ¹
Residence 28 Norfolk St		44	40	+4 dB	60	Insignificant ¹
Port Mill B&B 17 Essex St		39	40	Complies	48	Insignificant

Note 1: Predicted noise levels are more than 10 dB below the measured background level, hence the contribution from the proposed development would not be significant.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. "Night-time" noise levels are predicted to exceed the assigned levels of the EPNR in this operating scenario, however, during night-time hours, especially on Friday through Sunday, elevated patron and music noise levels from the many surrounding bars/ entertainment venues (refer Figure 1) have been measured to be significantly above the assigned levels of the EPNR. Predicted noise levels are more than 10 dB below the existing background noise levels measured through attended monitoring.

It is assumed that Scots Presbyterian Church is closed during "night-time" hours and therefore would tolerate noise levels above the assigned levels of the EPNR.

Noise management measures provided in Section 5 must be put in place to ensure venue contributions to received noise levels are not significant. Alternative operating scenarios such as large events must have additional management measures in place to preserve the existing acoustic amenity of the area.

4.4 Acoustic Amenity Impact

The impact on the acoustic amenity of the area will be determined by the change in existing noise levels, if any, due to the proposed development. As the project site is surrounded by bars (Norfolk Hotel, The Old Synagogue, Tonic & Ginger, Arbor, Sail and Anchor), a nightclub (Metropolis Fremantle), and Food and Beverage tenancies (Hungry Jacks, Istanbul Restaurant), background noise levels are higher than the assigned levels of the EPNR.

Based on noise monitoring and predicted noise emissions, the project is not expected to have any impact on the existing acoustic amenity of the community. Noise management measures to ensure the ongoing maintenance of the existing level of acoustic amenity in the area are provided in Section 5.



5. Noise Management Plan

The key objective of the Noise Management Plan (NMP) is to actively engage with affected properties to address the amenity impacts of noise emissions from the development, to the greatest practical extent possible.

Achieving this objective should minimise the number of complaints received, which reduces the likelihood of ongoing issues and compliance investigations.

The purpose of the NMP is to:

- Identify noise emission sources from this venue;
- Establish appropriate noise management measures to reduce amenity impacts as far as practicable;
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- To engage with nearby noise sensitive premises on managing noise impacts.

The approach is to provide for ongoing dialogue, communication and mitigations with potentially affected residents, in the context of the intended use of the development.

5.1 Patrons and Music

It is critical that any music from the venue be level calibrated such that music noise is inaudible at all nearby receivers.

Any amplifier / PA system used should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

It is recommended that any amplifier / PA system incorporate a frequency equalizer that is set to control low frequency sound (bass).

The following indicative patron numbers have been predicted to generally comply with the EPNR during the day and evening time, with negligible impact to acoustic amenity at all times:

- For typical operations (including Sundays and Public Holidays);
 - 120 persons in the outdoor area
 - 180 persons inside the building; and
 - Patron numbers and amplified music noise emanating from the building to be set not to increase noise levels at the nearest receivers. Amplifier / PA system to be calibrated by field measurements, limited so as not to exceed these set levels and tamper proof.

Note, external doors and windows to the building must remain closed during night-time periods.

Given the movement of patrons between indoor and outdoor areas, in addition to varying operating scenarios, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time.

In addition, the following administrative controls are recommended:

- Any music should cease by 11.30 pm at the latest, or as defined by venue licensing conditions, allowing half an hour for patrons to leave the venue by midnight; and
- The venue amplifier / PA system should be locked away, accessible by management only.

Venue staff are to monitor dispersal of patrons and manage any noise issues arising during or following events.



5.2 Mechanical Plant and Food Trucks

The design should ensure that mechanical plant selected for the development is the quietest possible, is located away from noise sensitive premises and shielded and/or attenuated as required to meet the assigned levels of the EPNR.

The development is expected to use the following typical plant:

- Refrigeration condensers;
- Kitchen extract fans;
- Condenser units; and
- Plant associated with food trucks.

Food trucks are not permitted to idle on the premises and should draw mains power from the site. Noise emissions from refrigerators, fans etc. associated with food trucks should comply with the EPNR.

If there is a complaint or concern of a defect with the equipment, noise measurements should be undertaken near to the equipment and at the resident's property, ensuring measurements are representative of the source of the complaint. Audio recording may be used.

The make and model of the equipment should be recorded, with photographs taken of the piece of equipment in question, along with notes on any observed defects or high noise emitting components.

If the complaint is ongoing, a suitably qualified mechanical or acoustic consultant may be required to attend site to assess equipment defects as part of the complaint investigation process.

5.3 Large Events and Non-typical Operating Scenarios

The proposed design of the site may accommodate up to 700 patrons during large events and non-typical operating scenarios such as being used as an outdoor cinema. These events are still required not to have an impact on acoustic amenity.

For any PA/amplifier system used, external noise measurements at resident's premises should be undertaken by qualified acoustic consultants to ensure soundtrack/music is not significantly contributing to the existing noise levels in the area. Active noise monitoring may be required for the duration of such events.

As part of the complaint management process, the City of Fremantle may wish to undertake their own noise measurements.

Speakers used for the PA system should be mounted at ground level and face away from Norfolk St in order to minimise noise propagation to the nearest residential/hotel receivers.

Where possible, movie screenings should cease by 10pm. For events occurring past 10pm on any night, the venue should consider the option of "silent" screenings, whereby the patrons are provided with headsets, eliminating the need for any speaker systems.

5.4 Car Parking

The Development Application cover letter states that there will be no dedicated public car parking bays provided on site. Patrons are encouraged to use the existing available parking facilities within 500m of the site and consider public transport options.

With several existing multi-storey car parking facilities located 150 – 200m from the site, the impact on the residents/premises directly adjacent the site is expected to be minimal.



5.5 Loading Bays

At present the loading areas have not been indicated. Loading bay usage should be limited to daytime hours Monday to Saturday where possible.

5.6 Waste Collection

5.6.1 Refuse and Recycling Collection

The following administrative measures are recommended:

- Where possible, in communication with the City of Fremantle, endeavor to have waste and recycling collected after 7 am, as this is the 'daytime' period of the EPNR and may be less of a disruption to local residents;
- An effort should be made to avoid the waste collection and recycling trucks being on site at the same time;
- If a truck is waiting in the carpark for bin access, the engine should be switched off;
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

5.6.2 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The following administrative measures are recommended:

- Venue staff should take care to reduce the drop height of glass onto glass when filling bins; and
- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community.

5.7 Cutlery and Dinnerware

Cutlery and dinnerware selection for the outdoor area should be of the sort that will not contribute significantly to the L_{Amax} and L_{A1} noise levels received at the site boundary.

5.8 Engagement of Residents

The approach of the NMP is to provide for ongoing communication with potentially affected residents/premises.

Consequently, it is proposed that in addition to the complaint management procedure, there will be:

- Active notification of nearby residences about major events;
- Annual discussion with neighbours about events to promote understanding and engagement; and
- Other meetings as required or requested by neighbouring residences and/or the City of Fremantle.

5.9 Complaint Management

Where possible, the neighbouring residences should be encouraged to report any complaints directly to the venue staff in the first instance. The venue is to publicly display a contact telephone number which will be manned during operating hours, including during events.

Any complaints received will be recorded in a logbook, stating:

- The time and date of complaint;
- The address of the complainant;



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- Source of complaint (e.g. music or patron noise);
- If a verbal response was given to the resident, notes on the conversation and the resident's satisfaction or dissatisfaction with the response;
- A record of any staff visits to the property to discuss the complaint and the outcome of the discussion; and
- If further complaint or a noise assessment / mitigation measures were undertaken, records are to be updated with these details.

In the first instance the management are to check that the requirements of the NMP are being adhered to, and if practical make changes as soon as possible if the complaint relates to activities which are ongoing.

Once assessed, the venue management shall provide a response to the complainant.

If the matter is unable to resolved directly between the venue and the complainant or is ongoing, it should be referred to the City of Fremantle. The City will determine if further investigation is required.

5.10 Review

The NMP is to be reviewed annually and updated as required.

More frequent reviews will be triggered for example in the event of non-compliance, ongoing complaints, or as reasonably required in writing by the City of Fremantle in the event of ongoing complaints.

Such reviews will consider whether additional advice from an independent, suitably qualified acoustic consultant is required to undertake detailed noise monitoring and modelling, and to identify any additional noise mitigation strategies.

It may be also be appropriate to request a peer review of noise assessments conducted to determine if there are any further practical management measures that can be implemented.



6. Conclusion

Stantec were commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

An assessment has been carried out to determine the noise impact of the establishment on the nearest noise sensitive receivers. Patron noise from the proposed development was assessed for compliance to the EPNR criteria and for impact to the acoustic amenity of the area. Noise management measures have been provided for noise sources associated with the proposed development.

A 3D noise model was developed using the software package SoundPLAN 8.2, with noise emissions assessed for a typical operating scenario in the day and evening time periods. Noise emissions from patrons have been assessed to generally comply with the EPNR criteria and not have a significant impact on acoustic amenity. Noise contribution from the venue to existing noise levels in the area shall be assessed by measurement and controlled using the provided management measures.

Attended and unattended noise monitoring was undertaken in order to establish the existing acoustic environment and assess the impact to acoustic amenity.

Noise management measures have been provided and are particularly relevant for "night-time" and non-typical operating scenarios (e.g. large events). Based on the assessment detailed in this report and noise management measures recommended, the venue is expected to comply with the EPNR in a typical operating scenario. The venue operator must ensure that noise emissions from the proposed development do not increase noise levels at the nearest noise sensitive receivers.



Appendix A Glossary of Acoustic Terms

NOISE	
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
L _{Amax}	The maximum A-weighted sound pressure level measured over a period.
L _{Amin}	The minimum A-weighted sound pressure level measured over a period.
L _{A1}	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
L _{A10}	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
L _{A90}	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
L _{Aeq}	The A-weighted "equivalent noise level" is the summation of noise events and integrated over a selected period of time.



L _{AeqT}	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

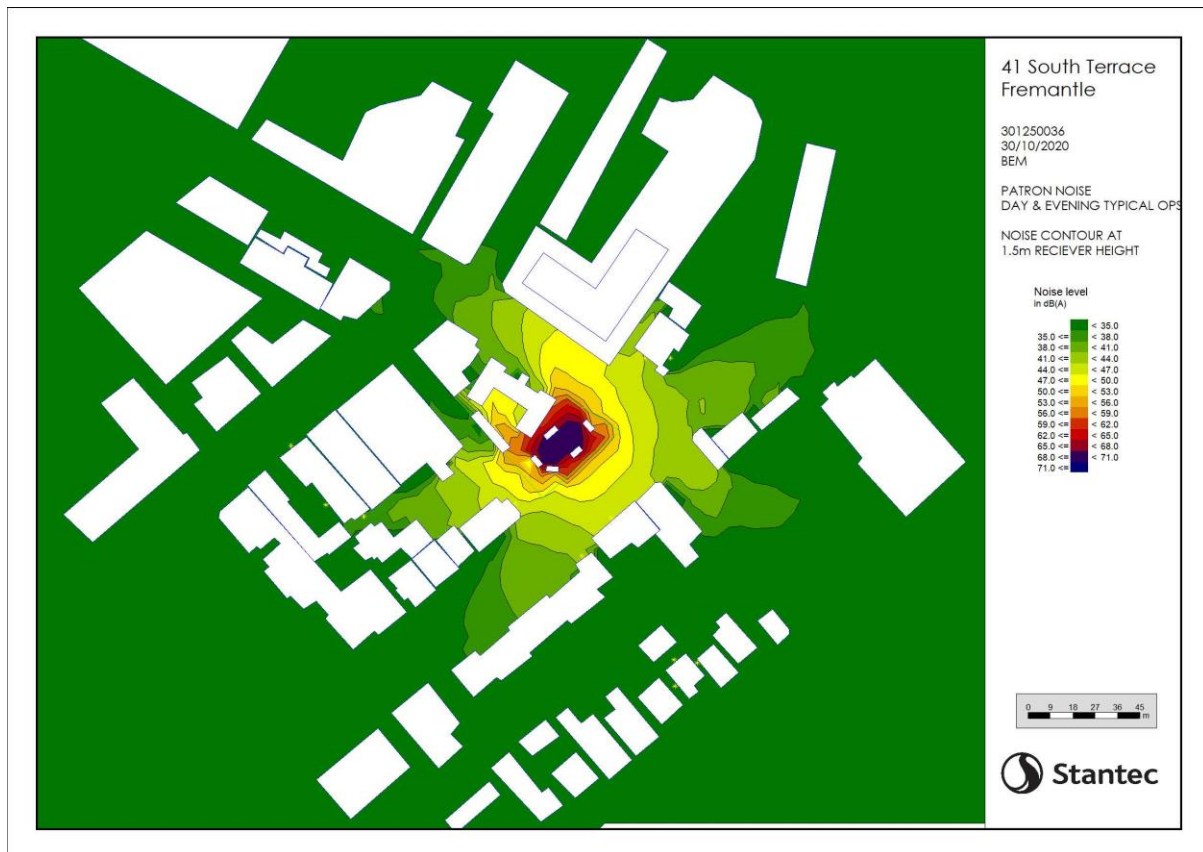


Appendix B Noise Contours

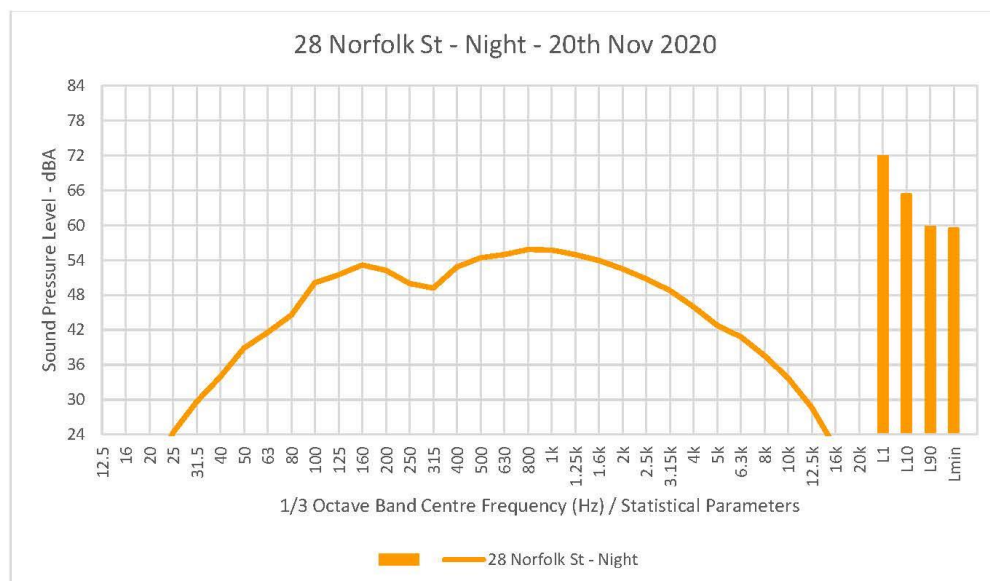
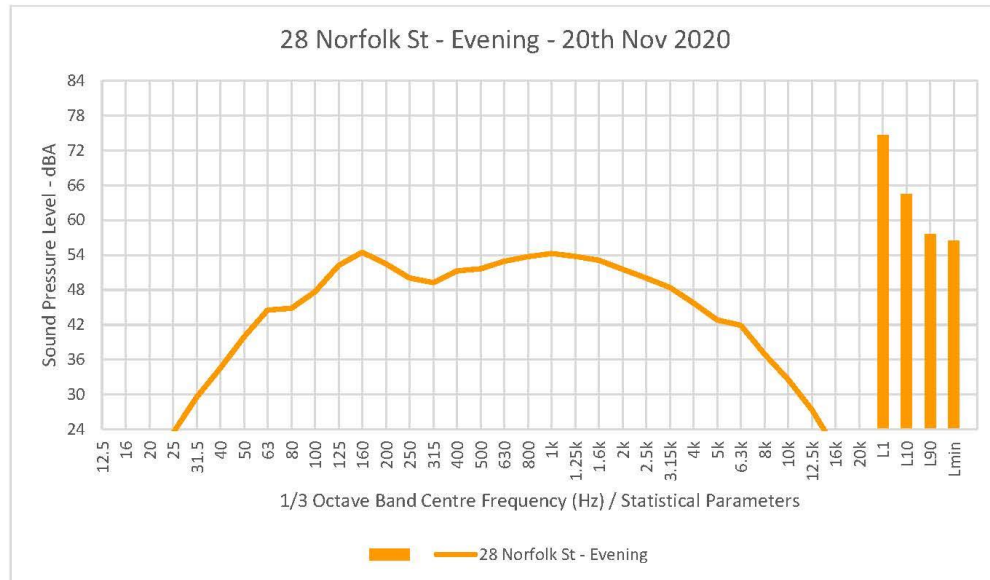


41 South Terrace Fremantle

Noise Contours | 26

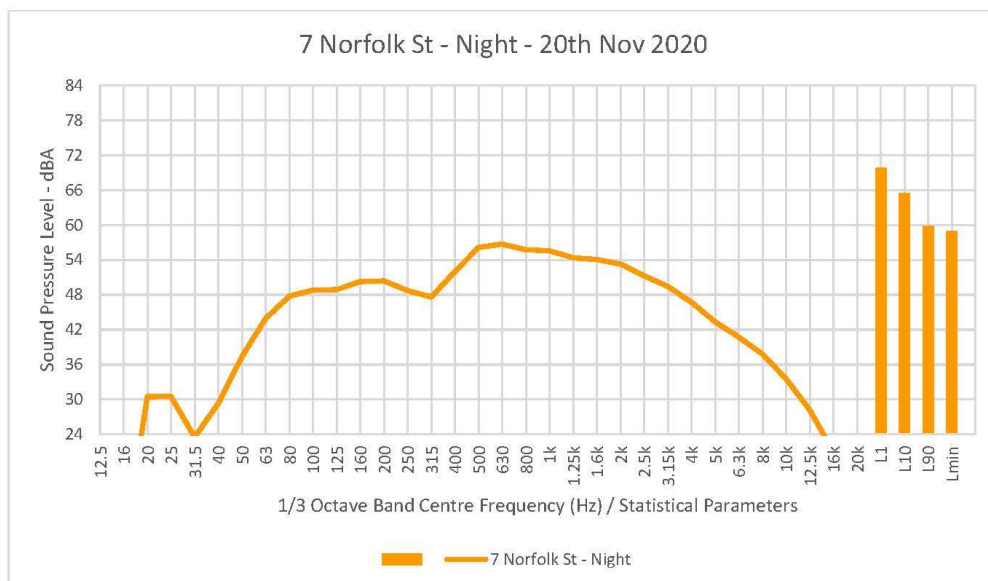
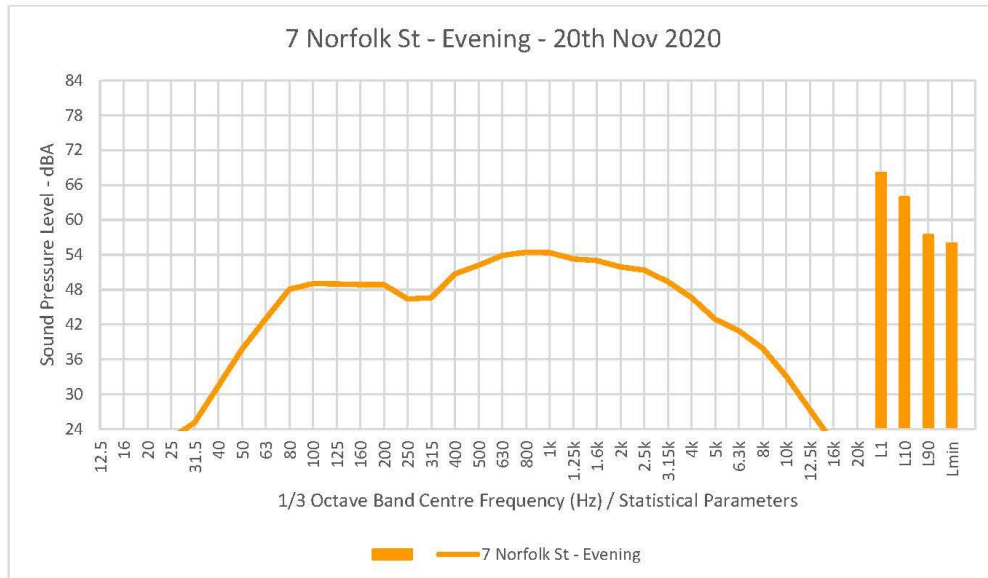


Appendix C Attended Noise Measurement Results



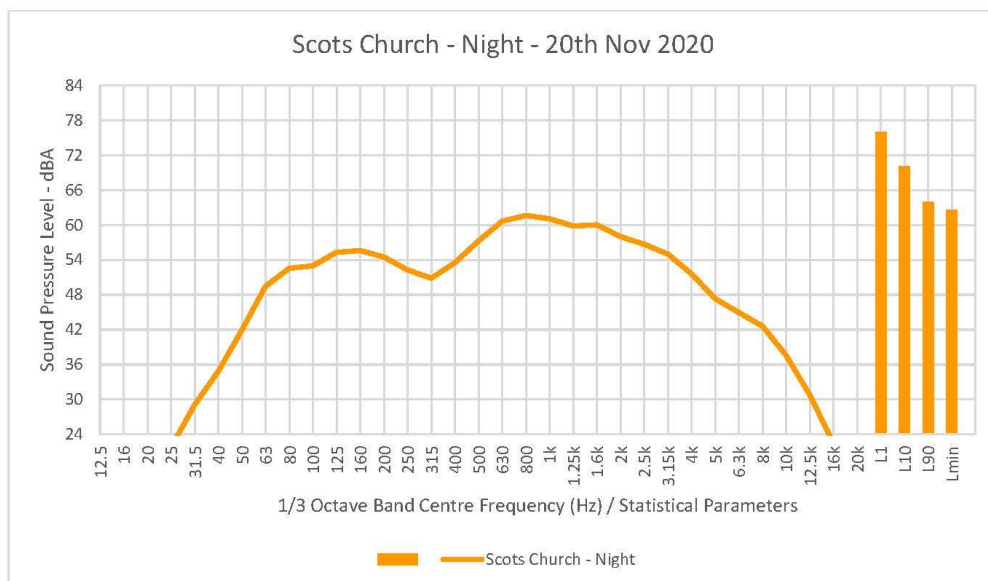
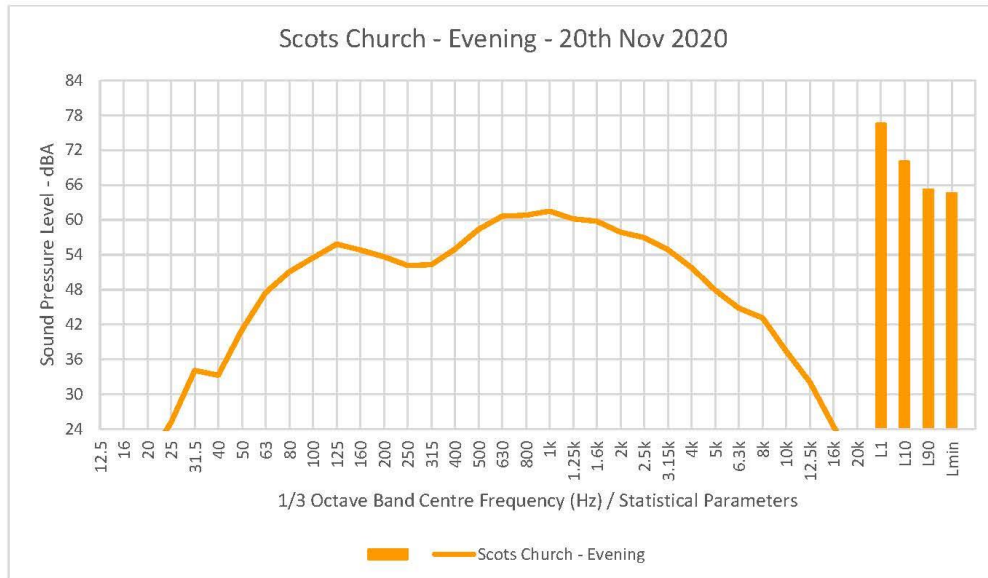
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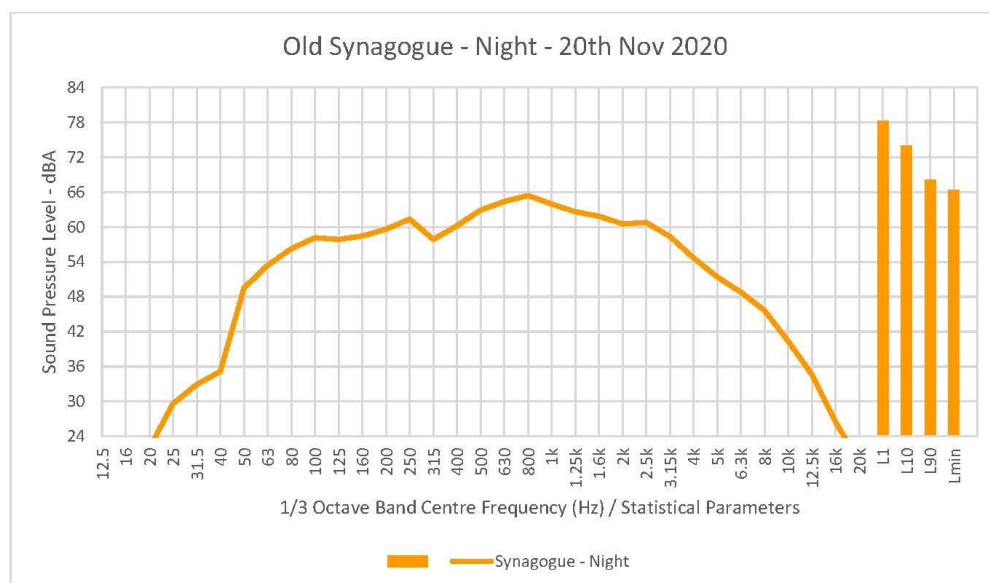
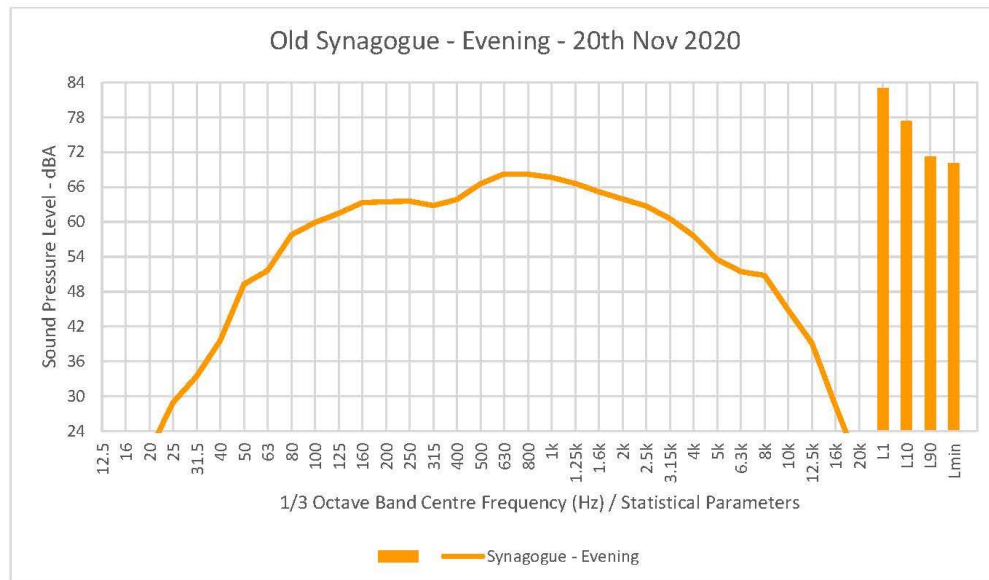
Noise Contours | 27



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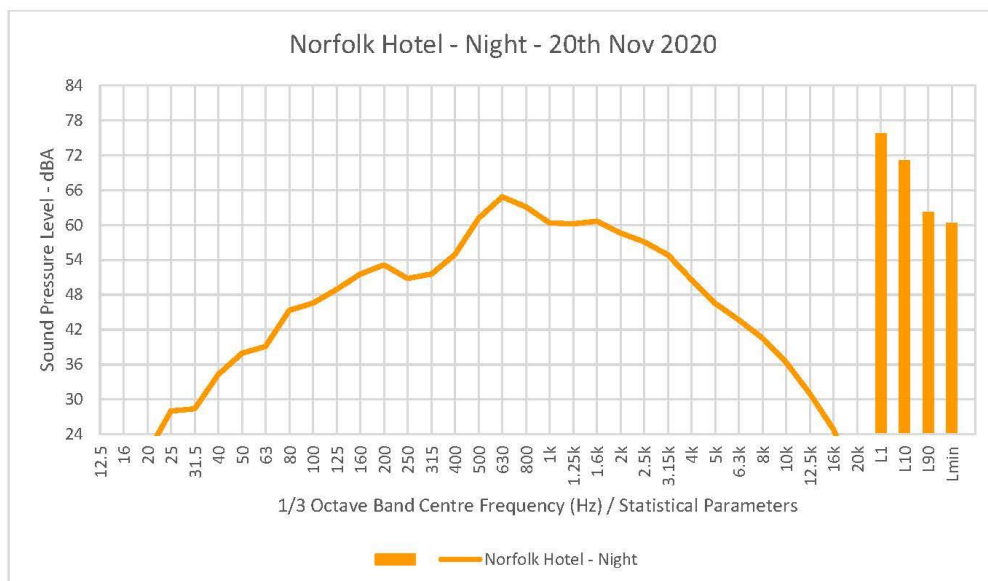
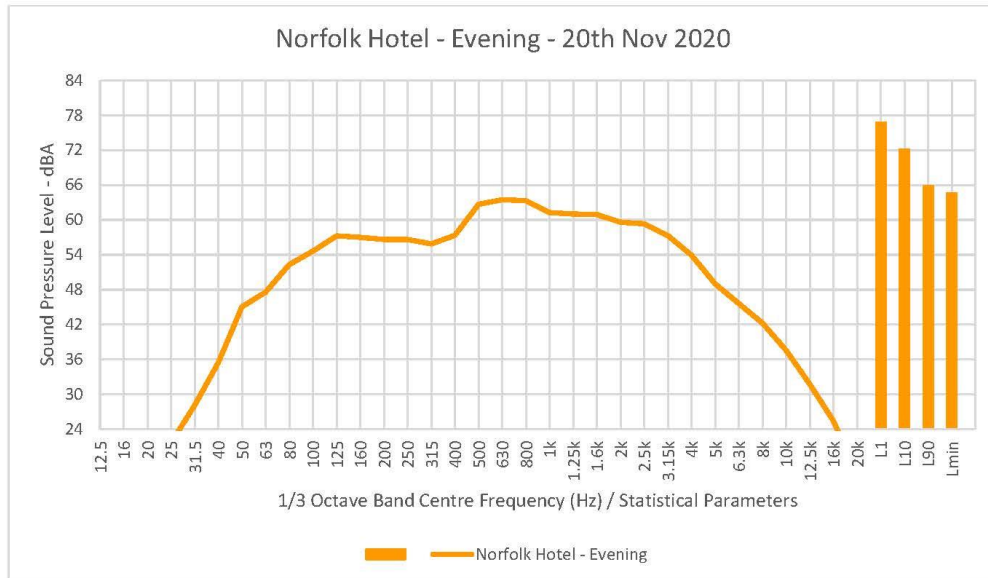
Noise Contours | 28





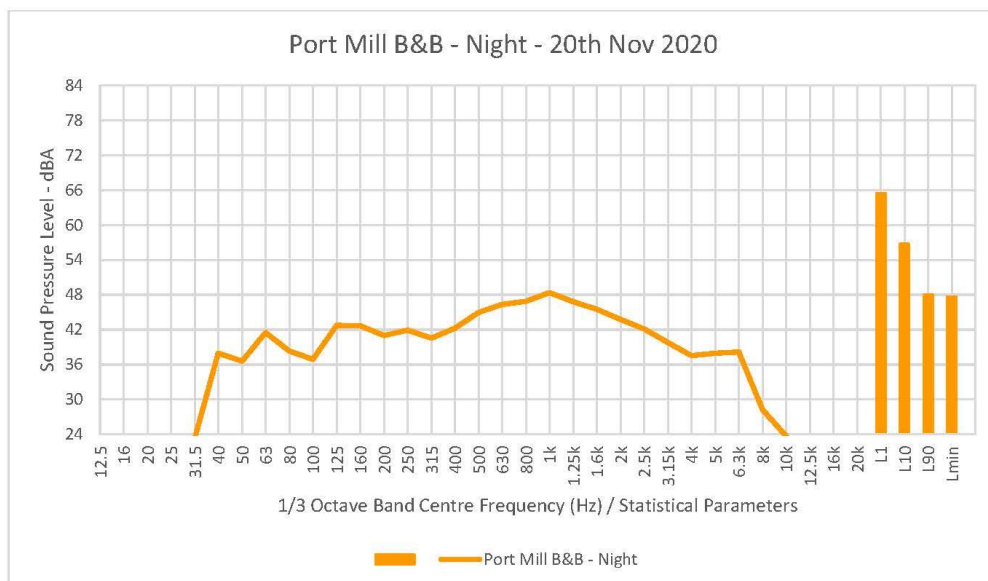
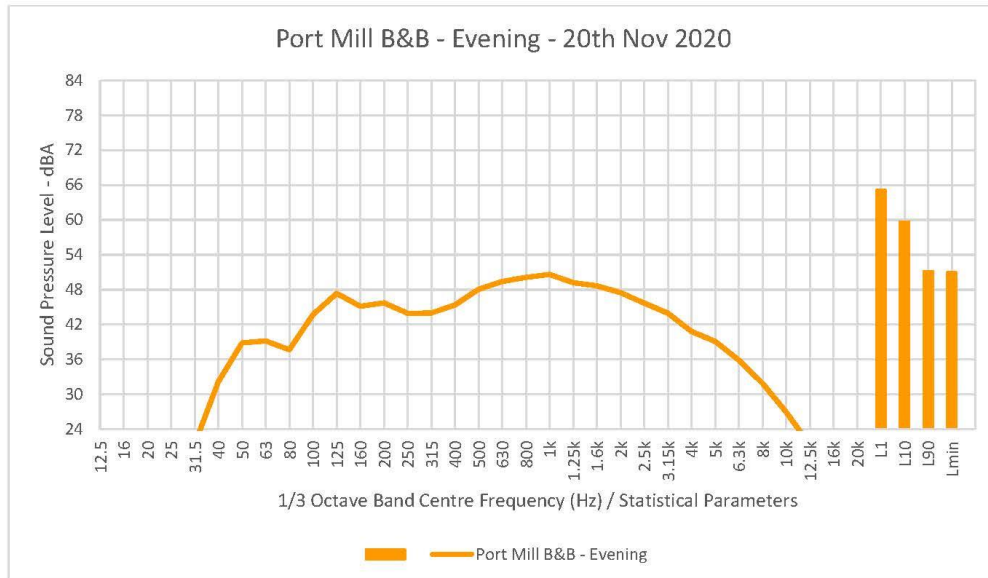
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Noise Contours | 30



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Noise Contours | 31



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Noise Contours | 32

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**C2102-5 NOTICE OF MOTION – ENCROACHMENT AT MCCABE PARK,
NORTH FREMANTLE – CR DOUG THOMPSON**

MINUTES - Ordinary Meeting of Council

24 August 2005

The following item number SGS0508-10 was moved and carried en bloc earlier in the meeting.

SGS0508-10 MCCABE PARK BOUNDARY SUBDIVISION

DataWorks Reference:	039/030
Disclosure of Interest:	Nil
Author:	David Duncanson, Economic Development Officer
Actioning Officer:	David Duncanson, Economic Development Officer
Decision Making Authority:	Council
Agenda Attachments:	Nil

PURPOSE

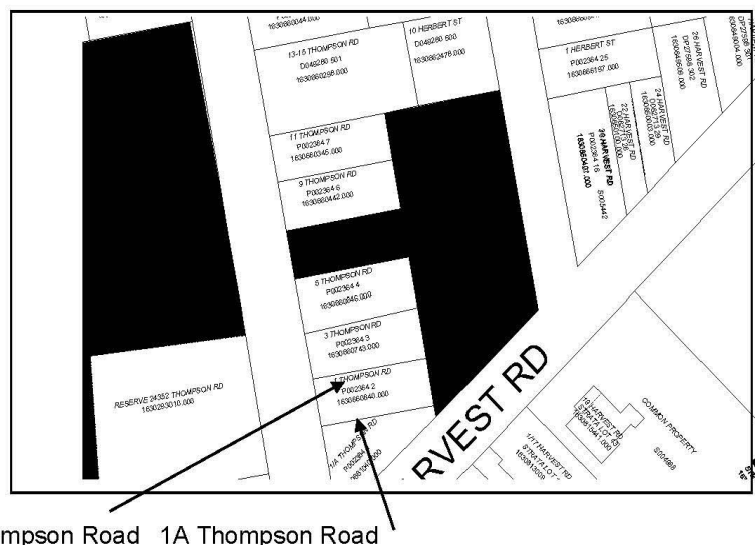
To advise Council of developments in relation to the McCabe Park boundary and to seek approval of the recommendation to subdivide and sell to two of the adjoining property owners.

EXECUTIVE SUMMARY

Council has previously considered issues in relation to an encroachment on to the park by adjoining property owners. Attempts to get all the surrounding property owners to agree to an overall subdivision of their land have failed. Two property owners are still keen to proceed and therefore the recommendation given in this item reflects the fact, should Council agree, then the subdivision will only be for these two owners.

BACKGROUND

McCabe Park Boundary Attachment 3



MINUTES - Ordinary Meeting of Council

24 August 2005

The City of Fremantle owns McCabe Park freehold. It was recently discovered that a fence had been placed in the wrong position, approximately 30 years ago, which has resulted in adjoining property owners land encroaching on the park. Council offered to sell the encroached land to the adjoining property owners who advised that they considered that there was a potential adverse possession claim and that they would not purchase the land. It was then recommended that Council transfer the land to the property owners on condition that the property owners pay the legal and subdivision costs. A condition of this was that all the property owners agree to the transfer. This did not happen and now only the owners of 1 Thompson Road and 1A Thompson Road are keen to proceed.

COMMENT

The residents at 1 and 1A Thompson Road consider that the submission of an adverse possession claim would take too long and want to resolve this matter as soon as possible.

They are therefore proposing that Council considers subdividing the land to the properties at 1 and 1A Thompson Street. The two owners would undertake to pay all subdivision, surveying and legal expenses associated with the subdivision and will enact the process themselves. There would be no cost to the City of Fremantle and very little officer time involved.

However if this subdivision were to proceed the City would in practice be giving away approximately 12 square metres of land for nothing. It is therefore suggested that a nominal amount of \$500 for number 1A and \$1,000 for number 1 Thompson Street be asked as the sale price of the land. Should the land be given away for nothing then this would set a precedent. However it should be noted that if the two residents wished to proceed with adverse possession claims then they would probably gain title to the land with no payment having to be made.

CONCLUSION

Realistically there is now no hope of all the adjoining residents agreeing to the subdivision. It is therefore only two residents who wish to proceed and they have committed to paying all costs involved. As long as there is a nominal amount charged for the land then this will not set a precedent. The recommendation is therefore that the land be sold to the residents for a nominal amount

STRATEGIC AND POLICY IMPLICATIONS

Nil

TRIPLE BOTTOM LINE IMPLICATIONS

Economic

Nil

MINUTES - Ordinary Meeting of Council

24 August 2005

Environmental

Nil

Social

Nil

BUDGET IMPLICATIONS

Nil

LEGISLATIVE AND LEGAL CONSIDERATIONS

Nil

PRECINCTS AND OTHER COMMITTEES RECOMMENDATIONS PLUS OTHER CONSULTATION

Nil

VOTING AND OTHER SPECIAL REQUIREMENTS

Absolute Majority

COMMITTEE AND OFFICER'S RECOMMENDATION

That the following recommendations from the Property Working Group be adopted:

1. That the encroaching McCabe Park land on properties 1 and 1A Thompson Street be sold for \$1,000 and \$500 respectively;
2. That all subdivision, surveying and legal expenses associated with the subdivision be paid for by the owners of 1 and 1A Thompson Street, North Fremantle.
3. That the subdivision process will be enacted by the owners of 1 and 1A Thompson Street.

MOVED: Mayor, Peter Tagliaferri

For	Against
Mayor, Peter Tagliaferri Cr John Alberti Cr Steve Gorman Cr Geoff Graham Cr Brad Pettitt Cr Bob Smith Cr Doug Thompson	

CARRIED: 7/0

MINUTES - Ordinary Meeting of Council

24 August 2005

COUNCIL DECISION

That the following recommendations from the Property Working Group be adopted:

- 4. That the encroaching McCabe Park land on properties 1 and 1A Thompson Street be sold for \$1,000 and \$500 respectively;**
- 5. That all subdivision, surveying and legal expenses associated with the subdivision be paid for by the owners of 1 and 1A Thompson Street, North Fremantle.**
- 6. That the subdivision process will be enacted by the owners of 1 and 1A Thompson Street.**

MOVED: Mayor, Peter Tagliaferri

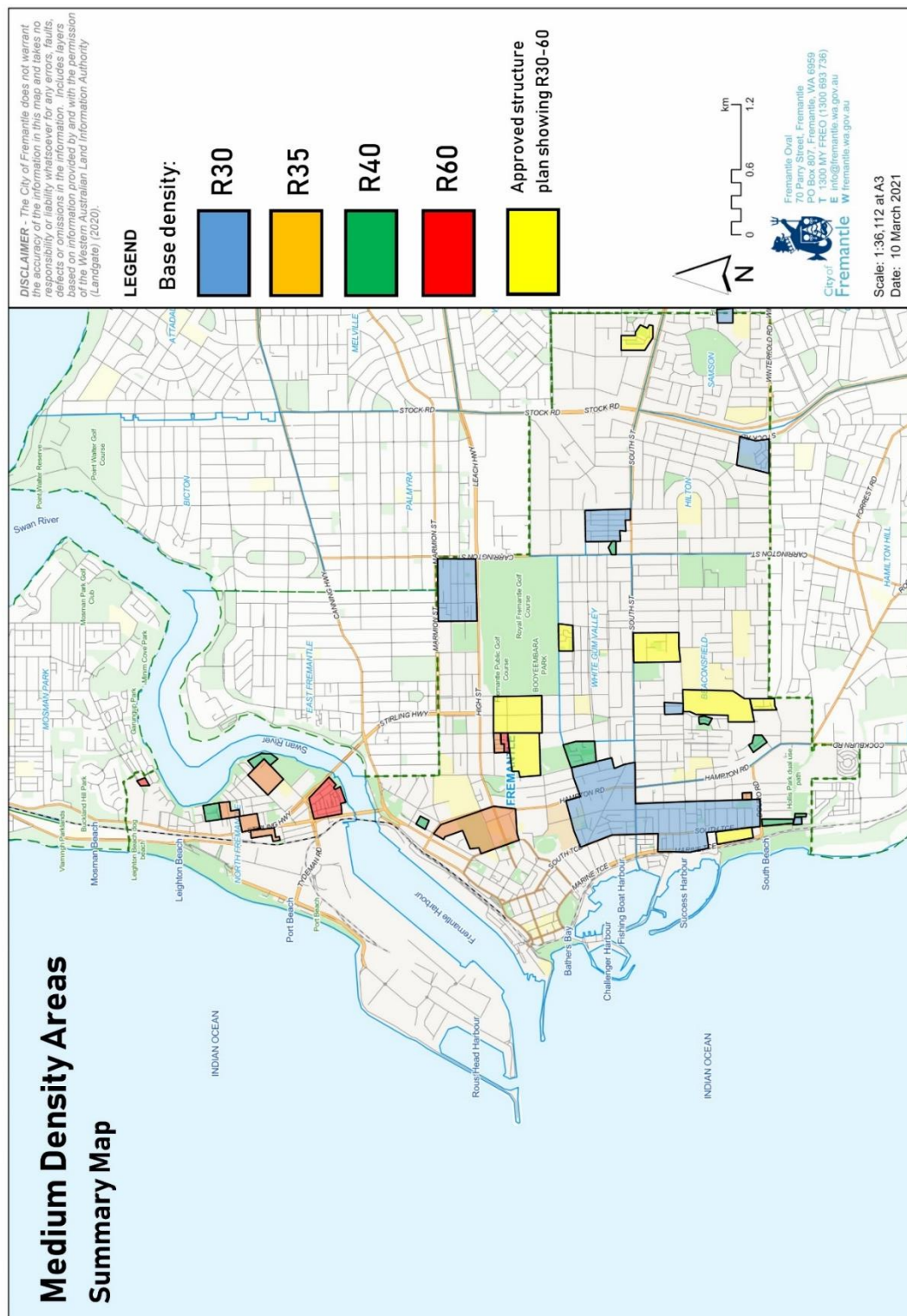
SECONDED: Cr D Thompson

For	Against
Mayor, Peter Tagliaferri Cr John Alberti Cr John Dowson Cr Steve Gorman Cr Geoff Graham Cr Alice King Cr Shirley Mackay Cr Brad Pettitt Cr Bob Smith Cr Jon Strachan Cr Doug Thompson Cr Bob Williams	

CARRIED: 12/0

SPT2103-2 MEDIUM DENSITY CODE - SUBMISSION

ADDITIONAL INFORMATION: Areas within the City of Fremantle Coded R30-R60



1.Scope of Modification by Local Planning Framework

Table 3.2b Scope of modifications by Local Planning Frameworks relating to Part C – Medium Density Code

Part C – Medium Density Code				Local planning framework instrument		
Element	Clause reference	Precinct Structure Plan	Local Planning Policy	Local Development Plan	Local Planning Policy	Precinct Structure Plan
1.1 Site area	All clauses					
2.1 Primary garden area	All clauses					
2.2 Private open space	All clauses					
2.3 Trees, deep soil area and landscaping	All clauses		Regional LG only			
2.4 Communal open space	All clauses					
2.5 Water management and conservation	All clauses					
3.1 Primary living space	All clauses					
3.2 Solar access and natural ventilation	C3.2.1, C3.2.3 and C3.2.4 only		Regional LG only			
3.3 Size and layout of dwellings	All other clauses					
3.4 Parking	All clauses					
3.5 Storage	C3.4.3 only		Regional LG only			
3.6 Waste management	All other clauses					
3.7 External fixtures	All clauses					
3.8 Outbuildings	All clauses					
3.9 Universal design	All clauses					
3.10 Ancillary dwellings	All clauses					
3.11 Small dwellings	All clauses					
3.12 Aged and dependent persons' dwellings	C3.12.(iii) only					
3.13 Housing on lots less than 100m²	All other clauses					
	All clauses					

Local planning framework instrument			
Element	Clause reference	Precinct Structure Plan	Local Planning Policy
4.1 Site cover	23.5 mm		
4.2 Building height	All clauses		
4.3 Lot boundary setbacks	All clauses		
4.4 Site works and retaining walls	All clauses		Regional LG only
4.5 Streetscape	All clauses		
4.6 Street setbacks	All clauses		
4.7 Vehicle and pedestrian access	C4.7.1 only		
4.8 Communal streets	C4.7.3 to C4.7.5 only		Regional LG only
4.9 Street fences	All other clauses		
4.10 Retaining existing dwellings	C4.8.4 only		
4.11 Solar access for adjoining sites	All other clauses		
4.12 Visual privacy	All clauses		

Legend	
	Provision (or sub-clause) may be modified <u>without</u> WAPC approval
	Provision (or sub-clause) may be modified <u>without</u> WAPC approval by local governments located outside of Perth and Peel Region.
	Provision only to be modified <u>with</u> WAPC approval

SPT2103-3 CAT BUS REVIEW 2020/21 AND FINDINGS

ADDITIONAL INFORMATION: 1. CAT Bus Routes



**SPT2103-4 REVIEW OF LOCAL PLANNING POLICY 1.3 – PUBLIC NOTIFICATION
OF PLANNING PROPOSALS –REVISED POLICY**

**ADDITIONAL INFORMATION 1 -Current Local Planning Policy 1.3 ‘Public
Notification of Planning Proposals’**



CITY OF FREMANTLE

LOCAL PLANNING POLICY 1.3

Public Notification of Planning Proposals

ADOPTION DATE: 28 MAY 2008 and 9 JULY 2013

AMENDED: 25 MAY 2011, 26 JUNE 2013, 14 MAY 2016, 2 SEPTEMBER 2017

AUTHORITY: LOCAL PLANNING SCHEME NO. 4; RESIDENTIAL DESIGN CODES (2010); PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

INTRODUCTION

This policy provides guidance on the exercise of discretion under Local Planning Scheme No. 4 in terms of when public notice is given, and the means and duration of public notice periods, pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). The opinions of affected property owners and the general public can inform but cannot be a substitute for the exercise of professional advice by City officers. This policy does not replace or alter the Council's obligations under the *Freedom of Information Act, 1992*.

AIMS AND OBJECTIVES

- 1) To provide for a consistent approach on the circumstances when public notice is given, and the means and duration of public notice periods, of planning proposals,
- 2) To recognise the balance between the need for the community to be informed of, and have reasonable opportunity for input into, planning proposals, and the administrative need to process planning proposals in an efficient manner, and within prescribed statutory timeframes.

SCOPE OF THE POLICY

This policy is applicable to the entire municipal area of the City of Fremantle and will be applied by the City when making discretionary decisions relating to public notice of planning proposals. Planning proposals in the context of this policy include development applications; Structure Plans; Scheme Amendments and Local Development Plan. For the purposes of this policy, in circumstances where consultation is undertaken it will include both the owners and occupiers of properties that, in the opinion of the City, may be affected by the proposal and/or other stakeholders where these are identified. The Policy also applies to Planning Applications for which the Council is not the final decision making authority.

STATUTORY BACKGROUND

The Regulations include provisions relating to the giving of public notice of development applications, Structure Plans, Local Development Plan and Local Planning Policies. Some requirements relating to the public notice of development applications are mandatory, while others provide the Council with discretion as to whether a proposal is advertised and the method of that advertising.

The *Regulations 2015* prescribe the means of public notice of a Local Planning Scheme amendment, and provide the Western Australian Planning Commission and the Minister with discretion to determine additional means of notice.

Part 4 of the Residential Design Codes requires that the Council notify potentially affected neighbours in certain circumstances.

POLICY

1. Requirement to give public notice of certain planning applications under clause 64 of the Regulations.

In addition to where notice is prescribed by the Regulations, public notice will also be given of the following Planning Applications prior to consideration for approval where the application:

- a) involves the complete demolition of a building where the building is located on a site listed on the Register of Heritage Places under the *Heritage of Western Australia Act 1990*, on the Heritage List under clause 7.1 of the Scheme or within a Heritage Area designated under clause 7.2 of the Scheme,

OR

- (b) involves a subdivision or survey strata creating more than twenty (20) lots and the proposal has not previously been advertised as part of a Scheme Amendment or Structure Plan,

OR

- (c) Involves a significant exercise of discretion in terms of the Local Planning Scheme, Residential Design Codes or Policy provisions

OR

- (d) Has significant strategic planning impacts in terms of the implementation of a strategic planning objective, the scale of the development, or are significantly different from the predominant and expected pattern of land use within the locality.

- 1.1 Notwithstanding the above, planning proposals that do not meet the above criteria are able to be advertised, at the discretion of the Manager/Coordinator Statutory Planning if it is considered in the public interest to do so.

2. Significant planning applications

Where a planning application meets any 2 of the criteria above, that application shall be considered to be a significant application in terms of this policy.

3. Evidence of non objection

Notwithstanding the above, the Council will waive the notification requirements in respect of residential planning applications involving the exercise of discretion under the Residential Design Codes or Council Policy in cases where:

- (a) The application involves the notification of one neighbour only (see note 4 at the end of this policy),

OR

(b) The applicant provides a copy of the plan including a certification by the owners and occupiers of the adjoining property stating that they have no objections to the proposal. Signatures should include all persons shown as owners on the Certificate of Title and ownership details will be confirmed. The certification must include:

- The full name of the owner/s or occupier/s certifying non objection clearly printed in capital letters and a signature;
- A statement printed in capital letters indicating no objection to the proposal; and
- A current contact address printed in capital letters and a contact telephone number.

4. Refusal of applications without giving of public notice

Any planning proposal may be refused by the Council without the giving of public notice.

5. Means and duration of notice of planning proposals

Table 1. Community engagement matrix for planning proposals

	Development Application		Scheme Amendments			Structure Plan & Local Development Plan	Local Planning Policy
	Standard	Significant	Preliminary (10)	Standard (9)	Complex (9)		
Time period (1)	14 days	28 days	28 days	Not less than 42 days. Unless agreed otherwise by WAPC.	Not less than 60 days. Unless agreed otherwise by WAPC.	SP - not less than 14 days and not more than 28 days. LDP - not less than 14 days.	Not less than 21 days
Local newspaper notice (2)	No	Yes	No	Yes	Yes	Yes	Yes
Sign on site (3)	No	Yes	No	Yes, if rezoning is proposed for land	Yes	Yes	No
Notice to owners and occupiers	Yes, adjoining properties only (4)	Yes, 100m radius (5)	Yes, 100m radius and landowners & occupiers	Yes, 100m radius (5)	Yes, 100m radius (5)	Yes, 100m radius (5)	No
Website (11)	No	Yes	Yes	Yes	Yes	Yes	Yes
Precinct groups (6)	No	Yes	Yes	Yes	Yes	Yes	Yes
Community Information session (7)	No	Yes	No	Yes (8)	Yes (8)	Yes	No
Government Gazette	No	No	No	Yes	Yes	No	No

Numbers in brackets () refer to Explanatory Notes at the end of this policy.

6. Additional public notice of proposal previously advertised

- (a) Where a planning proposal is subsequently modified prior to its final determination and additional variations arise from the modifications; or
- (b) Where an application to amend an existing planning approval is received under clause 77 of the Regulations, and additional variations arise from the proposed amendments;

Additional public notice shall be given in the same manner under the provisions of this policy as if the modified/amended proposal was received as a new development application.

7. Amendments to Structure Plans

Amendments considered to be minor amendments to a Structure Plan are not required to be advertised under Clause 29 (3) of the Regulations. Public notice will be given of any other application to vary a Structure Plan as if it were a new plan.

8. Approval subject to later approval of details

Where a planning application has been approved subject to later approval of details under Clause 74 of the Regulations the subject applications for further approval will not be notified for public comment unless specified in the original approval or required by the Scheme and/or policy.

9. Planning Proposals where the Council is not the final decision maker

Public notice will be given of planning proposals where the Council is not the decision maker in the same way as those where the final decision is made by the Council. A full copy of any submissions received will be forwarded to the decision maker. Council is not responsible for informing any submitter of the decision maker's final decision.

10. Holiday periods

An additional 14 days will be added to any notice period prescribed under this Policy where any part of the notification period falls within the following dates:

- (a) Between 15 December and 15 January
- (b) Between one week before and one week after Easter Sunday

11. Notification of interested parties that a matter is listed on a Council Standing Committee Agenda

- (a) Applications for approval to commence a use or to commence or carry out development – the landowner, applicant and all parties who have made a submission will be notified in writing of the date at which an item will be listed on a Standing Committee agenda.
- (b) Planning proposals that alter the development potential of land which have not previously been advertised – regardless of the recommendation of any report, notification that an item that affects the development potential of land will be considered by a Standing Committee will be undertaken in accordance with Explanatory Note (4) and will also include the landowner and the applicant.

- (c) Planning proposals that alter the development potential of land which have previously been advertised - the landowner, applicant and all parties who have made a submission will be notified in writing of the date at which an item will be listed on a Standing Committee agenda.

Should a Standing Committee refer the item to full Council for determination, the same parties referred to above shall also be notified of the date of the Council meeting.

In all cases, staff will endeavor to ensure that the written notification is mailed on the Friday prior to the scheduled meeting date.

12. Notification of the Council/Committee/City decision

The applicant, the owner and all authors of written submissions will be advised of the decision of the Council/Committee/City in the form of a written notification of the decision and any associated conditions, advisory notes or refusal reasons.

13. Availability of documents

All plans and written information forming part of the proposal shall be made available for public viewing and access during the public notice period of that proposal. The documentation may be viewed at the City's Service and Information counter without an appointment and copies of the plans and related information will be provided on request.

When a development application is submitted, the plans and written information forming part of the proposal will be copied and given to an interested party on request during the public notice period. On this basis making an application for development approval is taken as having given consent to the City providing to members of the public copies of plans and written information forming part of the proposal.

14. Requests for changes to public notice periods

Requests for extensions or reductions of public notice periods prescribed by this policy will not be approved by staff. Staff will make every reasonable effort to make the Council aware of any submissions received after closure of notice periods.

15. Opportunity for applicant to respond to submissions

Copies of written submissions will be given to the applicant to provide the applicant the opportunity to respond to issues raised in any submissions. Personal details such as names, telephone numbers and addresses however will not be given to the applicant.

16. Submissions reported to Council

Officer reports to Council will include a summary of the issues raised in any of the submissions received as part of the advertising process. If the text of a submission is to be included in the report, the author's personal details will not be identified.

Full copies of submissions are available to Elected Members upon request but will not be made available to members of the public unless required by law.

Where an interested party does not respond to an invitation to make a submission on a proposal, Council will not view this as signifying no objection to that proposal.

EXPLANATORY NOTES

- (1) For development applications the time period shall be deemed to have commenced one day after the date shown on the letters that are sent to owners and occupiers by the City. For all other planning proposals the time period for advertising shall commence on the date public notice is published in a local newspaper.
- (2) A local newspaper notice is an in a local newspaper, run for two consecutive weeks during the advertising period. Newspaper notices are arranged by the City with the costs payable by the applicant.
- (3) A sign on the site shall be erected in a prominent position on the site to the satisfaction of Council. Where land subject to a proposal has more than one street frontage or where a site is very large, the applicant shall locate one sign in a prominent location and shall provide sufficient additional signs on each street alignment.

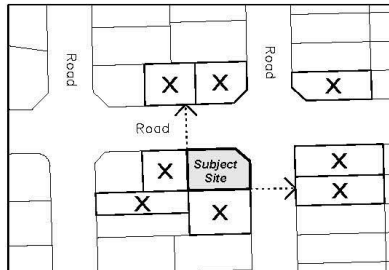
The sign/s should be erected on the property boundary or within 0.5m of the boundary and be clearly visible from outside of the property boundary. The sign/s should be maintained in a good condition for the duration of the advertising period.

The City will provide the specific requirements of the sign (eg timing, lettering size and overall sign dimensions) to the applicant after the application is lodged a preliminary assessment is made as to whether a sign on site is required. Any signage will be in accordance with the City's Style Guide.

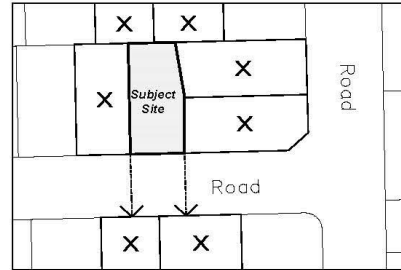
Responsibility for the costs, erection, maintenance and removal of sign/s lies with the applicant.

- (4) Means a letter to all owners and occupiers of all abutting properties (those sharing any common boundary and including diagonally opposite or those separated by a right-of-way or access way less than 6.0m in width) as shown at examples a, b and c below excepting in the case of an application for discretionary approval relating to a side or rear setback variation behind the building line, or to the privacy requirements contained within Element 6.8 of the Residential Design Codes 2010, where only the owner/occupier of the property onto whose boundary the discretion is sought will be notified.

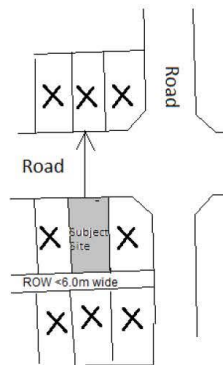
Example (a)



Example (b)



Example (c)



- (5) Means a letter to all owners and occupiers of all properties which fall wholly or partly within a radius of 100 metres from the boundary of the subject land on which the development is proposed.
- (6) The Precinct groups will be requested to formally comment on all applications under this policy other than standard applications. Precinct groups will be given the standard consultation period.
- (7) A community information session on the proposal will be held with invitation extended to Elected Members, interested community members, and applicants. The information session will be held during the public consultation period, normally at least one week prior to completion to enable participants to make a formal written submission to Council after the session.
- (8) Community information sessions are only required for significant scheme amendments. A significant scheme amendment as determined by the Manager Planning Policy and Projects would include (but not limited to) large scale rezoning, an amendment that has significant strategic planning impacts or an amendment that is significantly different from the predominant and expected pattern of land use in the area.
- (9) Amendments to the City of Fremantle Local Planning Scheme No. 4 (LPS4) are initiated by council and determined by the Minister for Planning. The Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations')

made by the State Government under the Planning and Development Act 2005, contain the process for an amendment to a local government's local planning scheme, including community consultation requirements.

Under the Regulations, a scheme amendment is classified as either 'basic', 'standard' or 'complex'. Basic scheme amendments are of an administrative nature only and do not require community engagement. Standard and complex amendments require community engagement for minimum periods (refer to table 1 Community engagement matrix for planning proposals).

- (10) Prior to council considering whether to make a resolution to adopt a scheme amendment for advertising, preliminary community engagement is required where the proposal is location specific including in the following instances:
- a) change to the scheme map e.g. zoning or density coding change
 - b) change to the scheme text requirements which relate to development standards in a particular location e.g. building height limits
 - c) scheme amendment proposals that do not fall within these categories, but have a similar level of planning impact on a local area, may also require preliminary community engagement at the discretion of the Manager Strategic Planning.

Preliminary community engagement will not be carried out on the following types of proposed scheme amendments:

- a) basic scheme amendments
- b) administrative corrections
- c) minor text changes, including changes to general scheme provisions which do not have a specific impact on any particular locality
- d) proposals that have already been the subject of community engagement, at the discretion of the Manager of Strategic Planning.

Council will consider comments received in response to preliminary community engagement before deciding whether or not to initiate the scheme amendment. Comments received will inform, but not bind, council in making this decision. If no comments are received by the specified date, council will proceed to consider the scheme amendment on its merits.

- (11) 'Website' refers to all on-line and other corporate communication channels including Freo My Say, Newsbytes, Freobytes and Pulse (if timing is appropriate).

ADDITIONAL INFORMATION 2 Fact Sheet on Planning Reform – ‘Improved Consultation Practices’



Planning Reform

Proposed Changes to Planning and Development (Local Planning Scheme) Regulations 2015



3. Improved Consultation Practices

The State Government recognises the need for greater consistency in community consultation on local development matters and has introduced a framework for a consistent approach on complex development proposals. New local planning regulations are one of three key pillars of planning reform to support Western Australia's economic recovery. These regulatory changes will remove unnecessary red tape for small business, make planning easier to navigate and support communities to have their say regarding future development in the local area.

Key Reforms

Amendments to the *Planning and Development (Local Planning Scheme) Regulations 2015* will improve community engagement and consultation processes, making our planning system easier to navigate and establishing clear and transparent consultation practices. The proposed regulatory reforms will support new planning laws recently passed by Parliament and complement changes to State planning policies, including the revised residential design codes policy.

Public Consultation

Proposed changes to the local planning regulations will improve community consultation in planning and development matters and ensure that information about development proposals is presented in a clear, contemporary and consistent manner. These changes include:

- Introduce new consultation requirements for complex development applications, including those applications that are to be determined by a Development Assessment Panel.
 - Applications will be advertised for public comment for 28 days. Any longer period must be agreed by the applicant and the local government.
 - Advertising must include:
 - signage in a manner and form approved by the WAPC; and
 - written notification to owners and occupiers within a minimum 200m radius of the site.
- Replace all requirements for presentation of hard copies of applications and associated planning documents in a physical location with a requirement for online publication. Community members will be able to access documents and plans from the comfort of their home, in their own time.
- Advertising requirements prescribed in the *Planning and Development (Local Planning Scheme) Regulations 2015* will acknowledge the preference for online and digital engagement, with more traditional methods to be used at the discretion of the local government.
- Increase community consultation for all structure plans to 42 days, with the option for further time increases at the discretion of the Western Australian Planning Commission.
- Set limits for additional information requests for development applications that do not require public consultation or referral to ensure that extensive time delays are not added to the assessment process, and providing greater certainty for both the community and the applicant, removing unnecessary angst, avoiding escalating costs and supporting for small businesses.
- Introduce more detail and clarity around consultation requirements into the deemed provisions of local planning regulations, which will reduce the administrative burden of continual policy reviews for local governments, saving time and money and providing for a greater focus on strategic planning.

PLANNING CREATES GREAT PLACES FOR PEOPLE • PLANNING IS EASIER TO UNDERSTAND AND NAVIGATE • PLANNING SYSTEMS ARE CONSISTENT AND EFFICIENT

ADDITIONAL INFORMATION 3 - Revised Sign on Site Templates for Complex and Standard Applications

 NOTICE PLANNING AND DEVELOPMENT ACT 2005	A change is proposed for this site An application for development approval has been received for [insert description of development proposal] Insert description of development here - e.g. 'The proposal includes 100 multiple dwellings, 50 car parking bays and 6 commercial tenancies.' Applicant: Insert applicant name Application number: Insert application number Address: Lot X (No. X) Street, Suburb Talk to a Planner' Session: Date (DD/MM/YY) Submissions on the proposal are invited until: DD/MM/YY	 INSERT IMAGE OF DEVELOPMENT P St John Chief Executive Officer City of Fremantle
	For more information or to tell us your thoughts about this change: WEBSITE mysay.fremantle.wa.gov.au EMAIL planning@fremantle.wa.gov.au PHONE 1300 MY FREO (1300 693 736)	

NOTICE

PLANNING AND DEVELOPMENT ACT 2005



A change is proposed for this site

An application for development approval has been received for [insert description of development proposal]

Insert description of development - e.g. 'The proposal involves a change of use and works to the existing heritage-listed building'

Applicant: Insert applicant name

Application number: Insert application number

Address: Lot X (No. X) Street, Suburb

Submissions on the proposal are invited until: DD/MM/YY

P St John
Chief Executive Officer
City of Fremantle

For more information or to tell us your thoughts about this change:

EMAIL planning@fremantle.wa.gov.au **PHONE** 1300 MY FREO (1300 693 736)