



# Additional information

## Planning Committee Part 2

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Wednesday, 1 December 2021, 6.00pm

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**PC2112-2 SOUTH TERRACE, NO. 271A (LOT 2) SOUTH FREMANTLE - CHANGE OF USE TO SMALL BAR AND ALTERATIONS AND ADDITIONS TO EXISTING BUILDING (DA0352/21)**

**Additional Information 1 – Site Photos**



**Photo 1:** Subject site as viewed from South Terrace



**Photo 2:** Subject site as viewed from South Terrace looking south





**Photo 3:** Subject site as viewed from South Terrace looking north



**Photo 4:** View of opposite side of South Terrace viewed from subject site





**Photo 5:** View of opposite side of South Terrace viewed from subject looking south



**Photo 6:** View of opposite side of South Terrace viewed from subject looking north





**Photo 7:** View of neighbouring property from subject site rear courtyard looking north



**Photo 8:** View of Old Bakehouse and neighbouring property from subject site rear courtyard looking north





**Photo 9:** View of rear courtyard looking west



**Photo 10:** View of rear courtyard looking south where proposed additions are to occur.





**Photo 11:** View of driveway from rear courtyard looking east towards South Terrace

## Additional Information 2 – Schedule of submissions

City of Fremantle

**TITLE** SOUTH TERRACE, NO. 271 (STRATA LOT 1) SOUTH FREMANTLE - CHANGE OF USE TO SMALL BAR AND ALTERATIONS AND ADDITIONS TO EXISTING BUILDING (DA0352/21)

### Additional Information 2 – Schedule of submissions

| Submission 1 - oppose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Officer comment                                                                                                                          |
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| <b>Submission</b><br>USE - I notice the application is for a "small bar" only. However, I have heard they plan to sell the unsold shop items out the back and also use the footpath. If this is true, it is obvious we are not being told the full story.                                                                                                                                                                                                                                                                                  | A retail shop component will form part of this application.                                                                              |
| CAPACITY - The actual number of patrons permitted under the Liquor Control Act 1988 should be stated, not hidden and left to residents to find out. I've been told it is 120, and if it reaches that number it could not be classed as a small bar, more like an organised function.<br>I might add, about 18 months or so ago they held unauthorised functions and were told to submit an application, which was subsequently declined. There was a residents' petition against that plan, and here we go again with the same objections. | Patron numbers will be restricted by the Small Bar license and relevant legislation.                                                     |
| HOURS - Opening six days a week at 6.00am and operating for 18 hours is more than excessive. Anyone hanging out for a wine at 6.00am obviously has an alcohol problem and we don't want them making a nuisance of themselves in our streets.                                                                                                                                                                                                                                                                                               | Operating hours must comply with Small Bar license provisions.                                                                           |
| PARKING - Whoever did a "5 minute walk" around the area didn't come into Sheedy Street. Vary rarely are there parking places as apart from the residents, some of whom have two cars, people who catch the CAT bus and residents of Marine Terrace and South Terrace also park in our street.                                                                                                                                                                                                                                              | Noted.                                                                                                                                   |
| NOISE - Residents and businesses having to put up with music 18 hours every day is beyond the pale. Also, the guests of the B&B's on both sides of the wine bar wouldn't be happy having noise late at night and then early in the morning. This would be very unfair and detrimental to the owners' rights not to have their businesses impacted by this bar. In summer, when people play music at South Beach, which is much further away, I can hear it.                                                                                | See body of report for detailed discussion relating to noise.                                                                            |
| NOTIFICATION TO RESIDENTS - It appears very few residents who will be affected by this business were notified – certainly, we in Sheedy Street only found out by word of mouth. South Terrace from about Nelson Street to Douro Road (as well as the Run With Us bar nearby in Marine Terrace) has a good mix of restaurants, cafes, hotels and bars which serve the local residents well and there isn't any need for any more similar outlets – particularly one which will have an adverse impact on the locals.                        | Advertising undertaken in accordance with City of Fremantle Policy. Demand for particular uses is not a relevant planning consideration. |

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City of Fremantle

Submission 2 - oppose

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer comment                                                                             |
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| <p>I am extremely concerned to hear that there has been an application submitted by the owners of Ginger Morris to turn it in to a small bar. As a long time resident of Scott Street, South Fremantle, I believe very strongly that it will have a very negative impact on the residential properties in the near vicinity and a significant impact on the general character of the neighbourhood with regards to noise, anti-social behaviour, parking issues and a detrimental effect on the character of this family friendly area.</p> <p>Whilst I understand that there are lots of bars and eateries on South terrace (from Druro Road to South street), which may set a precedence for allowing more bars to spring up, I believe that there is a sensible limit to the number of establishments where patrons can consume alcohol day and night. Surely this number has already been met, if not exceeded.</p> <p>South Fremantle's charm has always been that has been characterised by an eclectic mix of residential, shopping, restaurants, bars and cafes. However, it is in danger of becoming the new "Cuppacino Strip" full of bars, breweries and pubs and this is totally unacceptable in a residential area.</p> <p>I strongly believe that a "small bar" is inappropriate right amidst the residential area in which the site resides. It backs onto or alongside at least 3 residential properties. A "Small bar" license could mean up to 119 patrons at any one time.</p> <p>This would cause significant adverse impact to the local residents and wider community in the following respects:</p> <p><b>Noise &amp; Nuisance Behaviour:</b> According to sound/acoustics analysis provided by Acoustics Analysis Australia, any noise emitted from the site would barely travel beyond South Terrace. I can assure you that sound from this venue will travel way further. I live at number [REDACTED] and noise from the SBH and beyond can be heard at night from inside our property, particularly from the upper storey (bedrooms).</p> <p>As an example of how the noise actually travels: last year, Featherhorn (a tiny shop located further down South Terrace that has recently moved away) used to hold early evening events occasionally. There were maybe 15-30 people attending. We could very clearly hear the music and the people talking and laughing. These events were tolerable as they were infrequent and finished by 9pm. To have a bar with potentially 119 people every night would be devastating in terms of noise impact.</p> <p>To add to the constant general noise coming from inside the venue, the noise from people exiting the venue after drinking would also be substantial. People tend to be much louder and less considerate after a few alcoholic drinks!</p> <p>The plans also indicate outdoor tables and chairs plus a balcony. The noise generated by patrons, even a small outdoor space is very significant - just walk past Percy Flint any weekend!</p> <p>More inebriated people in the streets will lead to more antisocial behaviour and issues with security. South Fremantle is already amidst a mini crime wave with bikes being stolen every day, cars being broken into and vehicle windows being smashed on an almost daily basis. Please don't add to this by approving yet another drinking venue.</p> | <p>Noted. See discussion below and in body of report.</p>                                   |
| <p><b>Noise &amp; Nuisance Behaviour:</b> According to sound/acoustics analysis provided by Acoustics Analysis Australia, any noise emitted from the site would barely travel beyond South Terrace. I can assure you that sound from this venue will travel way further. I live at number [REDACTED] and noise from the SBH and beyond can be heard at night from inside our property, particularly from the upper storey (bedrooms).</p> <p>As an example of how the noise actually travels: last year, Featherhorn (a tiny shop located further down South Terrace that has recently moved away) used to hold early evening events occasionally. There were maybe 15-30 people attending. We could very clearly hear the music and the people talking and laughing. These events were tolerable as they were infrequent and finished by 9pm. To have a bar with potentially 119 people every night would be devastating in terms of noise impact.</p> <p>To add to the constant general noise coming from inside the venue, the noise from people exiting the venue after drinking would also be substantial. People tend to be much louder and less considerate after a few alcoholic drinks!</p> <p>The plans also indicate outdoor tables and chairs plus a balcony. The noise generated by patrons, even a small outdoor space is very significant - just walk past Percy Flint any weekend!</p> <p>More inebriated people in the streets will lead to more antisocial behaviour and issues with security. South Fremantle is already amidst a mini crime wave with bikes being stolen every day, cars being broken into and vehicle windows being smashed on an almost daily basis. Please don't add to this by approving yet another drinking venue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>See body of report for detailed discussion relating to noise and behaviour concerns.</p> |

City of Fremantle

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| <p><b>Parking:</b> According to the application, the vast majority of patrons would be walking to the venue due to their desire to drink alcohol. Firstly, how can they possibly know that in advance? Secondly, whilst there may be a proportion of patrons walking to the Ginger Morris venue, there will always be another significant number who employ a 'designated driver' and therefore require parking (not to mention those who choose to drink and drive).</p> <p>The 'our customers will be predominantly local &amp; will walk to the venue' argument, was the same argument made by Wild bakery on the corner of Scott Street. The fact is, the bakery has caused enormous parking problems for Scott Street residents with patrons parking illegally on the LHS of the street, across driveways, on top of planted verge gardens and even at times causing damage to gates and walls while trying to navigate the crowded street. More traffic will only exacerbate the existing parking chaos.</p> <p>The application shows a plethora of parking around the venue and adjacent streets. However, parking is always difficult in the vicinity particularly at night when residents come home from work and at weekends. Patrons of the SBH, Running With Thieves, Saroor, La Cabana, the Local, Percy Flints et al are already using the residential streets to park (to the detriment of the residents). Please refer to City of Fremantle Parking rangers for an idea of just how many complaints there are already from residents and how many times the rangers have to visit and ticket cars in Scott Street from Chester St to the bottom of Scott Street.</p> <p>Please think of the residents and their ability to enjoy peaceful possession of their homes and property. South Fremantle has been a great place to live, but is in danger of being turned into a venue for pub crawls and alcohol consumption with little else to recommend it.</p> | <p>See body of report for discussion relating to parking.</p> |
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Submission 3 - oppose

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer comment                                                                                                                                               |
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| <p>There are already a very significant number (10 plus) licenced venues along South Terrace and in the immediate vicinity (including the new and very large Running with Thieves venue).</p> <p>What is important is to maintain the diversification of this strongly residential area. Approving yet another licence venue leads us down the path towards a "Northbridge" type situation with all its associated drinking issues, which none of the local residents, many with young families, want.</p> <p>Several of the other Licence venues have tried to badge themselves as local or walk to locations but the reality of the situation is that the majority of folk drive (especially at night) to these venues, which will only add to the already congested parking for local residents (the constant parking issues at the wild bakery are a good example of what happens when a business does not have dedicated parking). The proposed Ginger Morris wine bar will only make this situation worse with up to 150 patrons.</p> | <p>Noted.</p> <p>Noted. See body of report for discussion relating to land use and amenity.</p> <p>See body of report for discussion relating to parking.</p> |



City of Fremantle

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| <p>Security for residents is already a significant concern in South Fremantle. Patrons leaving the bar late at night (which is open 7 days a week and up to midnight) will potentially add to this pressing and concerning local issue.</p> <p>The pavement outside Ginger Morris venue is used by many local residents and families with young children (for example en-route to South Beach or Dog Beach or walking into town) and the lack of a smoking area in the development plan means that that smokers from the wine bar will be hanging around outside both during the days and late at night with associate noise, health concerns and congestion for local residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>See body of report for discussion relating to safety, noting that public safety is a Police matter.</p> <p>Noted. Proposed land use will need to comply with relevant legislation.</p>                                                                                                            |
| <p><b>Submission 4 - oppose</b></p> <p><b>Submission</b></p> <p><b>Opening Hours</b></p> <p>The applicant has not provided specific or intended opening hours. This provides the applicant the opportunity to open for a very extended period of time through any day of the year, including major public holidays. This would allow the following lists of concern to exist at any time. Any of these are unreasonable expectations of local residents and have negative impact on the amenity of our homes.</p> <p><b>Parking</b></p> <p>The parking plan provided by the applicant is based on the assumption that parking is available on these streets. This assumption is false. By example, on Scott Street parking is at a premium with several existing businesses, such as Wild Bakery and the Laundromat, already filling available spaces. This is a current and ongoing issue for residents throughout the day. The hours of operation of the Laundromat are 6am to 9pm.</p> <p><b>Acoustic Report</b></p> <p>The acoustic report has been conducted by a desktop modelling method. This would allow the modeller to adjust parameters such that the proposal fits within the noise regulations. Any one of the following would violate the current model and noise levels would be above noise regulations.</p> <p>One assumption in this model is that winds are predominately from the south-west. While predominate winds are often from the south-west along the Perth coast, in summer many days of north easterly winds occur and winter winds often come from the north-west. On these days noise from the proposal would markedly affect residential properties to the south. This includes the many residents of Joe Sleeman Court, where there are 64 small residential units, many with windows and balconies facing the proposed Small Bar.</p> <p>No consideration has been given to neighbouring and adjacent properties to the west, this is not appropriate.</p> | <p><b>Officer comment</b></p> <p>Operating hours must comply with Small Bar license provisions. Please see body of report for discussion relating to amenity.</p> <p>See body of report for discussion relating to parking.</p> <p>See body of report for detailed discussion relating to noise.</p> |

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| <p>There is a flawed assumption that only one third of patrons (or 18 persons) would be speaking at one time. The application is for 85 people, and the liquor licence may allow up to 120 persons. If more than 18 persons are talking at once, the noise levels will be outside of the noise regulations and will impact on the amenity of residents.</p> <p>There is no consideration in the model of the noise that patrons will make, especially when intoxicated, when they leave bar, move along quiet suburban streets or get in and out of parked vehicles or taxi/ride share. This already creates issues for neighbours from other current drinking venues along South Terrace and it will amplify these issues for residents nearby to the proposed Small Bar.</p> <p>There is an assumption that background music will not dominate over crowd noise. The reality is that as patrons become louder, music is turned up so as to continue to be heard.</p> <p>The model after 10pm relies on doors and windows remaining closed. Who will monitor ongoing compliance? As the City of Fremantle do not have an after-hours service to measure compliance, the City of Fremantle is requiring residents to act in a policing role, this is an unfair expectation and burden.</p> |                                                                                    |
| <p><b>Patrons Travelling to the Small Bar</b></p> <p>The applicant states that most patrons would mostly be locals. It further assumes that most patrons will walk, cycle or catch public transport. Public transport in South Fremantle is restricted to the hourly 532/523 bus service and the free CAT bus service. The 532/523 is not often used by locals, with many buses ever having passengers. The CAT bus service to South Fremantle stops by 7pm on Saturdays, at 6pm on other days and not at all on some public holidays.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>See body of report for discussion relating to parking and amenity.</p>          |
| <p><b>Service Provision</b></p> <p>The application states that the Small Bar will see a range of packaged and non-packaged alcohol. This infers that they may be able to sell packaged alcohol for consumption elsewhere, ie takeaway. This might lead to further street drinking, or consumption of alcohol in public places such as South Beach. This is a current issue for residents when people drinking on parklands leave behind bottles, and can be of poor behaviour. Additionally, within 1.5 km is a large Dan Murphy's bottle shop. If this is one of the bases of the business model, it is likely to fail.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Any alcohol sales must comply with the Small Bar Liquor License provisions.</p> |



City of Fremantle

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| <p><b>Demographics of South Fremantle</b></p> <p>The demographics of South Fremantle are slowly changing as younger couples with families are moving into the suburb. The provision of further drinking venues will change the focus of the suburb from being family friendly to one of alcohol consumption. There are already issues along South Terrace with the current six bars and pubs leading to loss of amenity for residents including the impacts of noise, parking, antisocial behaviours and the safety of residents and their property. Residents often need to repair vehicles and clean up broken glass. While the impact is borne by all residents, safety and antisocial behaviour are particular concerns for families.</p>                                                                                                                                                                                                                                                                                                                                                                                    | <p>See body of report for discussion relating to amenity.</p>                                                                                     |
| <p><b>Management of Patrons on Leaving Bar Venues</b></p> <p>Unlike the centre of Fremantle, South Fremantle is not patrolled regularly by police on foot or bicycle. Police presence is only seen when an issue arises and most often after a report by concerned residents. Antisocial behaviour of patrons leaving venues is already being monitored and reported to Police by residents. This burdens policing services to operate more often away from the centre of Fremantle and is an unfair burden on local residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>See body of report for detailed discussion relating to noise and amenity. Please note that public disorderly behaviour is a Police matter.</p> |
| <p><b>Current Issues from Similar Venues</b></p> <p>South Fremantle is already inundated with small bars, pubs, licensed restaurants and now a brewery (12 in total between Duoro Rd and South St, a distance of 1.2 km).</p> <p>Residents are already dealing with multiple issues and impacts from these venues on the amenity of the place they live. By example, the Small Bars of Percy Flint, La Cabana and Madelanas are patronised by a young cohort of people, who live external to the suburb and are unconcerned with their impact on residents. These venues do not have security present, unlike the hotels on South Terrace.</p> <p>Loud music heard within houses, smoking on footpaths, street drinking, antisocial behaviour, property damage, urinating and defecating on property and broken glass are common.</p> <p>Without the City of Fremantle having a stated policy or plan for South Fremantle it is becoming the alternate venue or part of the 'pub crawl' circuit of Fremantle. It is concerning to residents that our needs and desires as residents are overlooked by the City of Fremantle.</p> | <p>The comments are noted.</p>                                                                                                                    |
| <p><b>Submission 5 - oppose</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                   |
| <p><b>Submission</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                   |
| <p><b>Traffic</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                   |
| <p><i>Scott St already has increasing traffic congestion, as do all the surrounding streets in this area. Residents near the proposed bar already find it impossible to find parking.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Officer comment</b><br/>See body of report for discussion relating to parking.</p>                                                          |

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| <b>City of Fremantle</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                |
| There is constant illegal dangerous parking on the no parking side of Scott Street. It is left to residents to call the parking ranger to complain.                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |
| People <b>will</b> drive their cars to this venue, which will add to the parking difficulties – very few people walk anywhere – this is evidenced by the number of cars in the street surrounding the cafes and restaurants already operating in South Fremantle.                                                                                                                                                                                                                                                                      |                                                                                                                |
| <b>Increase in venues selling alcohol in a residential area</b><br><br>South Fremantle is a residential area. It has an increasing number of families and young children who enjoy living in this friendly neighbourhood. However, it is now possible to purchase and consume alcohol in 10 or more venues along South Terrace from Duoro Road to South Street. This is threatening the whole feel of the area, and residents are now suffering the impact of drunken behaviour on the streets and an increase in crime and vandalism. | See body of report for discussion relating to amenity. Please note that criminal behaviour is a Police matter. |
| Surely we already have enough places to buy alcohol?<br><b>Security</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Please note that criminal behaviour is a Police matter.                                                        |
| Scott Street is very poorly lit and is very dark at night. The increase in people under the influence of alcohol will impact on residents in the street, and impact on their safety.                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                |
| Residents of this area of South Fremantle have the right to quiet enjoyment of their homes without another venue that could increase unsociable behaviour. It's unlikely that there will be any increase in policing of the area.<br><b>Noise</b>                                                                                                                                                                                                                                                                                      | See body of report for detailed discussion relating to noise.                                                  |
| 271A is completely surrounded by residential houses. The people living in these houses will be severely impacted by the noise generated within the proposed bar. While I don't live next to this building, I am concerned that if this bar is allowed to go ahead it will be a catalyst for further businesses to open next to residential properties without any regard to the impact that will have on the families living there.                                                                                                    |                                                                                                                |
| There will also be noise from people leaving the venue late at night – car doors slamming and raised voices.<br>I am concerned that Fremantle Council take no responsibility in notifying residents who live nearby but not adjacent to the property about the planning application, despite the possibility of a negative impact on their lives.                                                                                                                                                                                      | Advertising undertaken in accordance with City of Fremantle Policy.                                            |

City of Fremantle

**Submission 6 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Officer comment</b>                                                                                  |
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| <i>I write to lodge my objections to the above Change of Use application. I cannot believe that once again these people are submitting plans which, as previously, are manifestly unsuitable for the small pocket of residences they are surrounded by.</i>                                                                                                                                                                                                                                                                                                                                                                                          | See body of report for discussion relating to amenity impacts.                                          |
| <i>My previous objections [redacted] all stand and, in fact, this new proposal is arguably even less warranted than both their old ones, since we do have around 6 or 7 large and small bars already within the specified 5 minute walking area around Ginger Morris (Percy Flint was omitted from the map strangely, being a very successful one) and I cannot fathom any business case for yet another - not to mention the numerous actual restaurants serving alcohol also in this strip.</i>                                                                                                                                                    | See body of report for discussion relating to amenity impacts and appropriateness of proposed land use. |
| <i>Once again they erroneously propose that customers will be using public transport/walking to deny a potential parking issue, stating 'limited demand' for ample unrestricted parking. However, the area is full of small streets with mostly no off-road parking for residents - certainly in use by householders during the non-business hours this kind of place operates. The local area cannot supply enough regular foot trade for such businesses, and obviously a good many from further afield will drive. We all currently struggle with the customer parking of existing pubs/bars and restaurants, never mind having a new source.</i> | See body of report for discussion relating to parking.                                                  |
| <i>The operating hours proposed have a far wider scope (lasting far later into the evenings) than in their previous proposals (they specify peak periods Fri/Sat/Sun evenings), thereby creating the potential for more disruption and noise. Also, the lack of proper kitchen facilities and the specified food types (nibbles etc.) are not conducive to extended alcohol consumption.</i>                                                                                                                                                                                                                                                         | Operating hours are subject to the provisions of a Small Bar liquor license.                            |
| <i>The site is immediately next door to a successful B&amp;B which seems completely inappropriate.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Noted.                                                                                                  |

**Submission 7 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                      | <b>Officer comment</b>                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>am already significantly impacted on by traffic and overflow parking from South Terrace. As there is limited parking at 271A this can only get worse.</i>                                                                                                                           | See body of report for discussion relating to parking.                                                                                            |
| <i>Whilst not opposed to Revitalising the area for entertainment and commerce it should be noted there are numerous drinking establishments already in the South Terrace area. Social problems are bound to escalate with an increase in access to alcohol drinking establishment.</i> | See body of report for discussion relating to amenity and appropriateness of land use.                                                            |
| <i>Noise increase in a dense residential area would certainly be a problem as well.</i>                                                                                                                                                                                                | It is noted that criminal behaviour is a Police matter.<br>See body of report for discussion relating to amenity and appropriateness of land use. |



City of Fremantle

**Submission 8 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                             | <b>Officer comment</b>                                           |
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| Ginger Morris have run wedding functions at there premises in the past, the problems we had then was excessive noise from customers in the venue and as they were leaving, Ginger Morris are proposing opening hours from 6am to midnight, this would make living at my place impossible as I get up at 5am for work and would be lucky to get 4 hours sleep. | See body of report for discussion relating to amenity and noise. |
| We also had problems with the lack of parking and both customers and delivery drivers parking in front of our driveway, when delivery trucks are parked in Ginger Morris driveway they block of the pedestrian path.                                                                                                                                          | See body of report for discussion relating to parking.           |

**Submission 9 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Officer comment</b>                                                                                                                                                     |
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| A bar operating until midnight, seven (7) days a week (indeed, with <u>no</u> days off within the calendar year, including holidays) would have a significant impact on our lives: this I cannot emphasise enough.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Operating hours are subject to the provisions of a Small Bar liquor license.<br><br>See body of report for discussion relating to amenity and appropriateness of land use. |
| The proposed design indicates a proposed occupancy of 84 persons. In analysing the Acoustics Consultants Australia (ACA) report, it indicates that our residence and associated strata are the most sensitive buildings to the noise generated by the proposed bar. As noted above, our bedroom faces South Terrace. Per Table 3 of AS/NZS 2107, the maximum allowable sound level for a bedroom (sleeping areas) is 35-40 dB—35 dB being a base comfort level. Table 7 of Section 4.4 incorrectly shows our residence (R3) as being compliant during evening and night-time hours, with levels at 41 dB—and this is factoring that all recommended controls are enforced.<br><br>The ACA report, Section 4.4 and Table 7, outlines that the proposed bar will only be compliant from a noise criterion, with highly-managed entry controls. Evenings, Sundays, and Public Holidays would be restricted to 30% capacity. <u>I cannot imagine any business owner refusing patrons and revenue—restricting its clientele to a third of its capacity during its prime patronage hours—and it being effectively monitored. Unless there is a regulatory system that can be put in place to monitor and enforce capacity, there is absolutely no way to ensure noise compliance.</u><br><br>ACA Section 4.4 also notes that compliance is “predicted” considering all doors and windows closed. This would be an impossibility, given the fluxing of persons in and out of the bar as well as the oncoming warmer weather. Importantly, the owners will have no control over patrons once leaving the premises. Being a bar—closing at midnight—there will be patrons leaving and hanging around the exterior to talk. Experience and human | See body of report for discussion relating to noise and the acoustic report as well as discussion relating to amenity and appropriateness of land use.                     |

**City of Fremantle**

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| <p>nature predict that voices will be raised and will ricochet to the surrounding residences, of which we already experience with the drinking areas at the southern end of South Terrace.</p> <p>If noise compliance cannot be given with a guarantee of assurance—with both a system of monitoring patron capacity, entry door traffic, and patron activity—then this proposal must be considered non-compliant. Human promises are not enough. The building itself must have these systems in place on a passive (versus active) design level or it cannot be guaranteed.</p> <p>The successful integration of existing residential and new commercial in our particular area is due to the fact that the commercial tenancies operate during reasonable waking hours.</p> <p>Though I appreciate the vision that the current owners have, it is not appropriate for our residential stretch of South Terrace, nor does it protect the future use and management of the business should they decide to sell.</p> |  |
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**Submission 10 - oppose**

| <b>Submission</b>                                                                                                        | <b>Officer comment</b>                                                                                                                                                          |
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| Parking issues are already under stress here with Laundry and Wild Bakery etc.                                           | Please see body of report for discussion relating to parking.                                                                                                                   |
| Building has a structural defect which council has an engineers report on stating its rear wall is structurally unsound. | Please note that structural soundness of structures is not a planning consideration in this instance. It may be a concern of other departments governed by various legislation. |
| Noise to neighbours which are residential homes next to and behind this premises.                                        | Please see body of report for discussion relating to noise.                                                                                                                     |
| Owners are stating people won't go outside but I doubt that very much.                                                   | Proposal will provide physical barriers preventing direct access for Small Bar patrons to access the rear courtyard.                                                            |
| We have enough licensed outlets in the immediate vicinity ie running with thieves etc etc.                               | See body of report for discussion relating to amenity and land use.                                                                                                             |
| Unruly guests leaving the premises.                                                                                      | Anti-social behaviour is a Police matter.                                                                                                                                       |
| Security issues with drinking alcohol amongst residential premises.                                                      | Street drinking is a Police matter. It is noted that the sale of alcohol must comply with the provisions relating to a Small Bar.                                               |
| Delivery drivers will clog up the streets nearby.                                                                        | Please see body of report for discussion relating to parking.                                                                                                                   |
| Health reasons and covid 19 1.5m rule couldn't be adhered to in the small space inside                                   | Ability to comply with COVID-19 requirements is not a valid planning consideration.                                                                                             |
| No consideration to neighbours being able to carry on with a peaceful existence at their homes                           | Please see body of report for discussion relating to noise and amenity impacts.                                                                                                 |

City of Fremantle

**Submission 11 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Officer comment</b>                                                                                |
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| Since the opening of Wild Bakery traffic & parking issues have become a major concern. The Scott St/ South Toe intersection has become very dangerous. Parking is at a premium with customers parking illegally on private property & at the bus stop. The notion that Ginger Morris will be servicing mostly local people arriving by bike, on foot, or by bus is a naive, idealistic and misleading thought.                                                                                                                                                                                                                                                                                                                   | Please see body of report for discussion relating to parking.                                         |
| We are already serviced by 2 Hotels, 1 Brewery, 1 Wine Bar, 1 Boozeria, & numerous restaurants serving alcohol. This is all within an approximately 300 metres stretch along South Toe. However the Ginger Morris project is directly in the heart of a residential zone & having a new bar so close by will have a detrimental effect on us all. Noise levels after 7 pm will definitely be far greater particularly Friday, Saturday, Sunday period as this will more likely attract a far more diverse clientele from outer suburbs & beyond who will most definitely arrive by car. Noise levels of intoxicated people walking around the area will greatly increase & create more problems than we're already experiencing. | Please see body of report for discussion relating to amenity, noise, and appropriateness of land use. |
| We live [REDACTED] from Ginger Morris in a quiet & harmonious community environment. It is this community that draws people to want to live locally. The area close by has a Chiropractor, a Physiotherapist, Real Estate business, a Bakery etc & several cafes. It works well because its strength is the daytime nature of these businesses. The inclusion of a new licensed venue so close by will have a totally negative impact on our sleep and wellbeing.                                                                                                                                                                                                                                                                | Please see body of report for discussion relating to amenity and appropriateness of land use.         |
| If this proposal is approved it will set a very bad precedent for possible future extension of this & other similar types of ventures that will detract people from wanting to live in this great suburb.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Please see body of report for discussion relating to amenity and appropriateness of land use.         |

**Submission 12 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Officer comment</b>                                                                                  |
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| At present the parking is completely inadequate for the present commercial ventures eg laundry, bakery and coffee shops, restaurants and hotels ...customers continually park in my driveway and on my verge breaking and destroying my plants and cracking the Council's concrete edging ....there is some respite after 5 but not always as there are many new eating /drinking venues becoming available....I suggest the Council provide adequate parking for any change of use as there is not enough for current car owning rate payers or patrons of current businesses .....this situation will be greatly exacerbated ...as will the mess in the form of bottles/glasses (sometimes broken) vomit and excrement ...this has not been as bad during COVID and winter but will return to these unpleasantities with summer ...finally I feel the area is in danger of losing the wonderful reputation for great family outings which it has always had... | Please see body of report for discussion relating to parking, amenity, and appropriateness of land use. |



City of Fremantle

Submission 13 - oppose

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Officer comment                                                                                                                                                                                                                                       |
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| <p>Ginger Morris is surrounded by residences where people live, sleep, and cohabit. Currently, there are no businesses in the immediate area that operate after 9pm so Ginger Morris Wine bar would be an exception.</p> <p>This change of Usage (in my opinion) isn't appropriate in this particular area/ situation because it would negatively impact our lives. Noise is already a major problem with already so many bars and liquor licensed venues in the area which bring a particular type of client but it should be pointed out those bars and pubs are mostly surrounded by commercial businesses where workers leave by 5pm each day. It's not the case with Ginger Morris Bar. We will be subjected to noise from activities within the Establishment AND patrons outside, whether waiting to go in or just standing around after closing.</p> <p>I understand the proposal comes with a Noise Analysis that makes recommendations to prevent noise escaping the venue but in reality who will be able to police this? It will, unfortunately, fall on the residents who will be forced into a confrontation with the owners of Ginger Morris. And over time, windows will be left open, music will be turned up, tables and chairs put outside on the kerbside, rubbish and delivery trucks coming at all hours of the night as well as Patrons carrying on their festivities outside the venue or across the road outside my bedroom window after closing hours. There is no mention in the Ginger Morris Bar proposal about noise generated by the patrons lingering outside the venue or the sound magnification from the prevailing Southwest winds. In reality, it is highly likely this will be an issue. The noise report gives suggested Noise readings for 3 scenarios however it does not include the probable scenario of patrons generating noise outside the venue. Car doors opening and shutting, Loud conversations by patrons entering or leaving. The cycle of complaints will begin, and eventually, the value of my home will depreciate because no one wants to live next to a Bar. I will be forced to move out.</p> <p>Also worth consideration is that intersection of Scott Street and South Terrace is a very busy pedestrian corridor. The neighborhood uses this route to get to the dog beach and it's very close to Ginger Morris. It's very dangerous crossing South Terrace and with the addition of another Bar, someone is likely to get killed crossing.</p> <p>Sir, I sincerely ask that you do not approve this proposal. I'm not against progress or development but what our neighborhood needs is commercial diversity that fits the needs of the neighborhood but this Proposal is not appropriate in such a sensitive neighborhood. There are many pubs and bars already. I don't see the justification for adding more at the expense of the health and happiness of the local residents.</p> | <p>Please see body of report for discussion relating to amenity, noise, and appropriateness of land use.</p> <p>The comments relating to risk are noted.</p> <p>Please see body of report for discussion relating to appropriateness of land use.</p> |

City of Fremantle

Submission 14 - oppose

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Officer comment                                                                                                                                                                         |
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| <p><b>Do we need another bar in South Fremantle?</b><br/>Currently we have two hotels, The Local and the South Beach Hotel, a brewery with bar at Running with Thieves, three smaller bars at Percy Flynt, Madalena's Bar and La Cabana, and six licenced restaurants all on a 1.2 kilometre strip of South Terrace bounded by South Street and Duro Road. Fremantle CBD is minutes away and awash with bars, pubs and licenced restaurants.</p>                                                                                                                                                                                                                                         | <p>Please see body of report for discussion relating to appropriateness of land use.</p>                                                                                                |
| <p><b>No, we do not need, or want, another bar in our neighbourhood.</b><br/><b>The Proposal – Reads More Like a Wish List Than a Business Plan</b><br/>The proprietor's intention is not clear in this submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The report provided (included as an attachment) is considered reasonably comprehensive.</p>                                                                                          |
| <p><b>Use of Property</b><br/>The application expressly excludes use of the property's courtyard but it is difficult to understand how the old bakehouse can be utilised without using the courtyard. The bakehouse is on the northern boundary of the courtyard and is marked as part of the project site but there is no mention of what it will be used for.<br/>Even if the proposed use were passive, such as for storage, the need for frequent access would make exclusion of the courtyard from the proposed usage impractical. This is important because the courtyard backs on to two adjoining properties and any noise from the courtyard would affect those properties.</p> | <p>Proposal will provide physical barriers preventing direct access for Small Bar patrons to access the rear courtyard. Please see body of report for discussion relating to noise.</p> |
| <p><b>Capacity</b><br/>The application states 'maximum capacity of the proposal will be fully consistent with the provisions of the Liquor Control Act 1988 for a 'small bar'. That is 120 people.<br/>However, the acoustic report is based on 83 patrons with only 1/3rd of patrons speaking at any one time. What is the basis for this number? Is there a business plan? If the bar is as successful as other small bars in Fremantle there may be people lining the footpath outside queuing to get in. Who will manage this?</p>                                                                                                                                                   | <p>Capacity is controlled by the Small Bar liquor license and relevant Health legislation.<br/>Please see body of report for discussion relating to noise and queuing.</p>              |
| <p><b>Hours of Operation</b><br/>'Opening hours consistent with the provisions of the Liquor Control Act 1988' means they can potentially operate seven days per week until midnight every night of the year with the exception of New Years Day (2am close) and Good Friday and Christmas Day (10pm close). It is likely that this would be unrealistic and sounds like an ambit provision rather than a plan. More importantly, this level of operation is inconsistent with the amenity of the residents who surround this property.<br/>'Hours available' does not equal a business plan. Without knowing what Ginger</p>                                                            | <p>Hours of operation is controlled by the Small Bar liquor license.<br/>Please see body of report for discussion relating to noise and amenity.</p>                                    |

City of Fremantle

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| <p><b>Morris's specific intentions are it hard for us to comment.</b> The absence of business planning also suggests to us that the purpose of obtaining the liquor licence may be simply to maximise the value of the property at sale rather than to operate it as a business.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |
| <p><b>Waste Management</b></p> <p><b>Two wheelie bins does not look adequate.</b> Plans show provision of two wheelie bins for the bar and the domestic residence at the rear of the property and the bake house. This is not likely to be nearly enough. Bins used by bars are quickly filled with bottles (see comment under Noise).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Please see body of report for discussion relating to waste management.</p>      |
| <p><b>On Site Car, Delivery Bay and Bicycle Parking</b></p> <p>Some or all of these will likely be necessary but none are marked on the application. Where are they? <b>There is no rear lane access.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Please see body of report for discussion related to parking.</p>                |
| <p><b>Deliveries</b></p> <p><b>The existing driveway to the property is not a delivery bay. The roadway itself is not a safe place for delivery vehicles to stop.</b> There is a CAT bus stop opposite Ginger Morris. Between Wardie Street entrance and the CAT bus stop there is a speed hump. South Terrace is divided by a median strip a few metres north of the shop. See photo below.</p> <p>Impatient <b>traffic</b> navigating speed humps and impeded by delivery trucks and buses tend to overtake stopped vehicles. Traffic generated by the bakery and laundromat is already a problem at the intersection of Scott St and South Terrace.</p> <p>Foot traffic is also significant, with access to the dog beach and coffee at the bakery creating a pedestrian hot-spot. Add to that children walking to and from Beaconsfield Primary School and elderly residents walking up to shops on Hampton Road and the result is a very busy intersection.</p> <p>While we acknowledge the bar would operate primarily later in the day, there is already significant foot and car traffic on weekend afternoons in summer. <b>A bar would further add to the traffic and safety issues that we are experiencing at this dangerous intersection</b> [Scott Street/ South Terrace].</p> | <p>Please see body of report for discussion related to deliveries and traffic.</p> |
| <p><b>Bad Behaviour</b></p> <p>As a result of so many places to drink and a dwindling number of other businesses <b>we are experiencing a rise in petty theft, break-ins, and antisocial behaviour</b> – urinating, defecating and vomiting on the street, broken glass, bottles and litter in gardens and on footpaths, damaged vehicles and raucous noise late at night.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Anti-social and criminal behaviour is a Police matter.</p>                      |



City of Fremantle

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| <p>Unlike Fremantle proper, <b>South Fremantle has no visible police presence, security cameras mounted around the area or continuously active parking rangers.</b> Yes, we can call the police, but our experience has been that response times are very slow. Nobody believes a noisy venue on South Terrace would be treated as a priority.</p> <p><b>Enforcement of Conditions</b><br/>We are concerned how conditions imposed on the approval by the City would be enforced by the Council. Previous experience has shown us that <b>conditions have not been met</b> and the onus was on us to demonstrate that to the Council's satisfaction. <b>Gathering evidence of breach was stressful and led to us receiving abuse by patrons and was not good for neighbourly relations.</b></p> <p>We understand the City has limited resources but the consequence is <b>it falls to us as residents to evidence breaches and this is leading to divisions within our community.</b></p> <p><b>Zoning Does Not Reflect Actual Use</b><br/><b>Figure 5 shows many adjacent properties on South Terrace and Scott Street as mixed use but a high percentage of these dwellings are private residences.</b> For example, the properties on the South side of Ginger Morris, bounded by South Terrace and Scott Street are public housing, comprising 70 units that are home to a mix of young families and mature residents. Only a small number of units fronting South Terrace are commercial. A number of properties adjacent to Ginger Morris on South Terrace on their northern boundary are private residences, as are a large percentage of the pink block immediately across the road at 342 South Terrace.</p> <p><b>Ginger Morris is surrounded by residential properties.</b><br/><b>Our property should be marked as noise sensitive.</b> We live at [REDACTED] on the western boundary of 271A South Terrace. <b>The courtyard adjoins our back garden.</b> It is not marked on the Report as a noise sensitive property.</p> <p>As with most properties in South Fremantle, our house sits at the front of the block and our garden is at the rear. Our heritage street-front cottage has a modern open living space at the rear with bifold doors opening to the north and east and outdoor decks for relaxing and socialising. We enjoy our garden and it is a great spot to relax and entertain friends. <b>We spend a lot of time in the garden, or the decks or with multi-fold doors pulled aside at the back of the house.</b> We are currently undertaking significant landscaping works to enhance our enjoyment of our outdoor space.</p> <p>We have strong concerns about the <b>noise issues</b> from this proposed change of use by Ginger Morris. Noise bounces around the neighbourhood. 'The Doctor' is not the only wind in South Fremantle as suggested in the acoustic report. <b>The prevailing wind in</b></p> | <p>Compliance with the relevant conditions of approval is enforced by the City's Compliance Department.</p> <p>Please see body of report for discussion relating to appropriateness of proposed land use.</p> <p>Please see body of report for discussion relating to noise.</p> |
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| <p><b>summer is from the north east which would bring noise from Ginger Morris into our property.</b> Sound bounces around our neighbourhood and it can take a while to trace its source so you cannot say that we will not be affected. It's hard to predict. Sound also rises. There are a number of two storey residences in close proximity, especially the Homes West Housing in Scott St/ South Terrace with all bedrooms being upstairs.</p> <p><b>We work from home, often in the evening</b> [redacted] works from home part of the week and [redacted] works from home all the time. No matter how quiet people think they are, <b>a group of people always generates noise.</b> South Fremantle is quiet during the day and night. Neighbours are generally very mindful of their neighbours. But noise travels. We are a tolerant neighbourhood and accept that we live in a relatively high-density environment and that life is noisy. The odd party is fine. <b>But acceptance of some noise should not be grounds for accepting more noise.</b></p> <p><b>Patrons leaving bars are generally in a jolly mood and stand and talk loudly for quite some time on the footpath before their cab/Uber arrives or they get into their cars, slamming their doors and driving off.</b> This already happens to some extent, especially in the warmer months but a bar at 271A would extend the time of disruption to our amenity significantly. The thought of the possibility of this <b>52 weeks a year</b> is a grim one.</p> <p>Finally, <b>rubbish collection from bars is very noisy as a result of the large quantity of glass bottles</b> being disposed of both at the end of each evening and early in the morning when collected.</p> <p><b>There is no 'abundance' of street parking</b><br/>There is extensive unrestricted parking in the vicinity of the proposed bar as shown in the parking analysis provided. However, this <b>parking is fully utilised by current residents and business owners.</b></p> | <p>Please see body of report for discussion relating to parking.</p> |
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| <b>We are at 'peak parking'</b> – we think twice every time we shift our car as we currently do not have any off-street parking and invariably it is taken when we return. It's luck of the draw to find another park in Scott Street or out on South Terrace.                                                                                                                                                                                                                                                                                                      |                                                                                                                          |
| <b><u>There is no ACROD parking in close proximity.</u></b><br><b><u>Lack of provision of smoking area</u></b><br>Where will the smokers go? The footpath? The driveway? The courtyard? Our section of Scott Street is one of the main access ways by foot to the South Beach Dog Beach. Day and early evening there is a constant stream of foot traffic all year round as locals with kids, dogs, prams... walk to the beach. In summer this goes on into the evening. Will they have to walk past smokers?                                                       | Premises will need to comply with relevant legislation as it relates to elements such as the provision of smoking areas. |
| <b><u>Where are air-conditioning and refrigeration units for premises located?</u></b><br>The plan shows a very small 'mechanical plant' next to the bins. We doubt a couple of domestic fridges will be sufficient for a commercial bar with the patron numbers in Ginger Morris's submission. Where will the refrigeration plant/ compressors be located? These generate noise 24 hours a day and are typically located externally. The courtyard?<br>The bar will need a substantial air conditioning unit for our long hot summers. Where will that be located? | Noted.                                                                                                                   |

**Submission 15 - oppose**

| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Officer comment</b>                                                                                                                                                                                                                                                                                                                                                       |
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| We have ongoing noise problems, amongst other problems ie breaching the numbers of person's allowed of their licence, illegally playing amplified music instead of background music, not having their video surveillance system working during business hours.<br>Litter on the street from cigarette butts, broken glass general rubbish, have drunk beer cans and bottles and disgusting drunken behaviour – smashed fixtures and fittings and plants. Urination. Vomiting. This is mainly weekend related.<br>Furthermore, there is irresponsible management of Percy Flint's – irresponsibly serving people beyond what's legal when they are drunk or drugged or both. Also there is no policing of affairs whether that be normal type trading or if there are issues – some can be serious. There's no one on the beat in South Freo. The rangers are meant to deal with this but don't and won't esp if the is only one on duty.<br>The resident immediately north of the subject property fronting South Toe has a whole side boundary that front's this courtyard to the subject. Are they meant to just change their life because someone wants to make money out of a small bar? What if I want to put a skyscraper on my property? Are you going to just put it up for comment or have a | Any breaches of Liquor Licensing requirements will be dealt with by the appropriate relevant authority.<br><br>Illegal behaviour is a Police matter.<br><br>Any breaches of Liquor Licensing requirements will be dealt with by the appropriate relevant authority. Illegal behaviour is a Police matter.<br><br>Please see body of report for discussion relating to noise. |

City of Fremantle

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| policy on this? There is no council policy protecting the existing residents with small bars whether that be in South Freo or anywhere else in freo.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |
| <b>Submission 16 - oppose</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |
| <b>Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Officer comment</b>                                                                                                   |
| We are a mixed zone area that is already overwhelmed by vehicle traffic due to a lack of available street parking. To increase traffic and noise in the evening is inappropriate in a mainly residential area. It is also not in keeping with plans to calm traffic on South toe.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Please see body of report for discussion relating to parking.                                                            |
| Patrons will be unable to smoke in the venue and will therefore congregate on the footpath with their drinks causing noise and smoke pollution. They will inevitably be smoking outside someone's home and be violating the smoking regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Premises will need to comply with relevant legislation as it relates to elements such as the provision of smoking areas. |
| We already have bottle and cans left on south toe by drinkers we don't want any more litter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Sale and consumption of alcohol must be in accordance with the Small Bar liquor license requirements.                    |
| I live at the biscuit factory and because we're at a high level than the surrounding houses sound is carried to our home. There will be considerable noise at night from patrons and vehicles. Another drinking venue would be turning our area into an entertainment centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Please see body of report for discussion relating to noise.                                                              |
| We have difficulty negotiating Jenkins St due to parked vehicles making necessary to give way to other vehicles several times on a normal journey along that very short street. We frequently have to wait while cars that are blocking our access to our car park move. When leaving our car park these vehicles restrict our view of oncoming traffic. They are waiting for a parking spot and block our entrance because there's no where else to wait. In Wardie Street on occasions people will park on the pavement and this will only increase with another drinking venue so close. If they are park on the pavement the noise of their return and the slamming of car doors immediately below my window wakes me up. This level of traffic and noise is not acceptable in a mixed zone area. | Please see body of report for discussion relating to parking and noise.                                                  |



City of Fremantle

| Submission 17 - oppose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| <b>Submission<br/>RECOMMENDATION</b><br><br>On the basis of the above, it is our view that the City should refuse the proposed development for a number of reasons, including:<br><br>1. The proposed development does not include sufficient on-site parking facilities, a designated area for the delivery of goods and on-site bicycle parking facilities in accordance with Table 2 and Clause 4.7.1 (c) of LPS 4.<br><br>2. There is a lack of information to support the availability of on-street parking within the surrounding area as required by Clause 4.7.3.1 (i) of LPS 4.<br><br>3. The proposal is not supported by a management plan to manage intoxicated patrons and the security of the surrounding area as required by Sections 1.2 and 1.3 (ii) of the City's Late Night Entertainment Venues Policy.<br><br>4. The proposal is not supported by a waste management plan which details the size of the bin store required, the number of bin required and the frequency of bin collection.<br><br>5. The proponent's Noise Assessment has several shortcomings that creates a level of doubt around the accuracy of the assessment and the potential impacts of the proposal.<br><br>6. The proposal will have an adverse impact on the amenity of the surrounding area and the amenity currently enjoyed by the occupants of Lot 28 as a result of noise and light emanating from the subject site and the impact on the availability of parking currently enjoyed by surrounding residents. The prolonged hours of operation that are proposed by this Application will substantially increase these impacts.<br><br>7. The proposed development is inconsistent with Clause 67 (2) (a), (g), (k), (m), (n), (r), (s) and (u) of Schedule 2 of the Planning Regulations | <br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br>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City of Fremantle

**Submission 18 - oppose**

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Officer comment                                                                                                                                                                                                                                                  |
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| <p>I/ we reside in the vicinity of 271/271A South Terrace, South Fremantle.</p> <p>I/ we consider that using the venue as a <i>Small Bar</i>, will have a negative impact on nearby properties and South Fremantle due to the following.</p> <p>Please tick which apply</p> <p>① <input checked="" type="checkbox"/> A Small Bar amidst residential properties will add to the many existing licensed venues in the suburb. This will give a further focus on drinking, which is undesirable to the residential and community character of South Fremantle.</p> <p>② <input checked="" type="checkbox"/> A further drinking venue will limit the development of a wider range of businesses which are essential to the residential and community character of South Fremantle, with its family-centric focus.</p> <p>③ <input checked="" type="checkbox"/> Noise and behavior of patrons leaving the Small Bar especially at night will be disruptive and detrimental to the amenity and security of nearby residences, especially those on or near South Terrace.</p> <p>④ <input checked="" type="checkbox"/> Parking by patrons on South Terrace and side streets will increase current lack of parking in the area, which will be detrimental to the amenity of nearby residences.</p> <p>⑤ <input checked="" type="checkbox"/> The lack of provision of a smoking area means that smokers will use the footpath outside residences with potential alcohol consumption on the street, which will be detrimental to the amenity of nearby residences.</p> |  | <p>Please see body of report for discussion relating to appropriateness of development, amenity, noise, anti-social behaviour, and parking.</p> <p>It is noted that relevant legislation requiring the provision of smoking areas will need to be abided by.</p> |

| Date | Name | Signature                                                                    | Address |
|------|------|------------------------------------------------------------------------------|---------|
| ⑥    |      | The property in question is completely surrounded by residential properties. |         |

City of Fremantle

Submission 19 – Petition - oppose

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer comment                                                                                                                                                                                                                                                  |
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| <p><i>A petition was received with approximately 146 signatures.</i></p> <p><i>The format of the petition is in accordance with the content of Submission 18 above. The majority of signatories selected all of the available boxes, with some selecting most. A number provided additional comments reflecting the concerns raised in the submissions listed above.</i></p> <p><i>The covering letter provided with the petition is provided below:</i></p> <p>As part of submissions to the City of Fremantle regarding DA0352/21 a community petition was utilised. It is attached at Enclosure 1.</p> <p>Approximately 140 City of Fremantle residents signed the petition for each of the five elements, while six (6) signed the petition relating to specific elements. A large majority of signatories live in the streets closest to the proposal (Sheedy, Wardle and Scott Streets and the blocks of South Terrace either side of Ginger Morris). Given time restrictions to reply to DA0352/21 residents of these streets were approached by going door-to-door.</p> <p>The experience of the main petitioners (the signatories to this letter) are relevant. In short, the petition represents the dominant view by residents about DA0352/21.</p> <ul style="list-style-type: none"> <li>• More than 85% of residents that were approached signed the petition.</li> <li>• Many residents were not at home when called upon.</li> <li>• A small number of residents (approximately five (5)) were going to consider DA0352/21 before deciding whether to sign the petition, most of these were told of the application on 12 September 2021 and may have needed more time to make an informed decision.</li> <li>• Only seven (7) households refused to sign the petition, each of these were in favour of the proposal for a change in use of Ginger Morris to a Small Bar. In four (4) households there were differences of opinion for and against DA0352/21. In comparison, residents from approximately 90 households signed the petition.</li> <li>• Some residents are anxious about future ramifications and would not commit to putting their name and address on a petition. This was a particular issue for the residents of [REDACTED]</li> <li>• Residents whose first language is not English were most reticent to sign the petition without first consulting their relatives; and this is understandable. This was the case even when they strongly agreed with the contents of the petition and are affected by the issues being discussed.</li> </ul> <p>The issues discussed by residents while going door to door reflect the dominant issues. Stories were told of people parking across residents' driveways while they went to dinner; of damaging gates and retaining walls when visitors to the suburb were looking for parking options in side streets; residents not allowing children to play in their front gardens for safety reasons; that noise already travels into properties from late night entertainment venues along South Terrace; that residents are very concerned about safety when crossing the road due to erratic and impatient drivers; safety concerns were also voiced about walking on footpaths due to truck deliveries blocking driveways and</p> | <p>Please see body of report for discussion relating to appropriateness of development, amenity, noise, anti-social behaviour, and parking.</p> <p>It is noted that relevant legislation requiring the provision of smoking areas will need to be abided by.</p> |

**City of Fremantle**

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| <p>footpaths; damage to property from late night revellers; needing to clean up after people had urinated, defecated or vomited on their property; the invasive noise of intoxicated persons walking through the suburb late at night; the increase of intoxicated persons walking along South Terrace over the last 6-12 months; the absence of a consistent uniformed Police presence to deal with these issues; and the need for residents to monitor, police and personally intervene when the noise from venues is too disruptive and invasive. Issues of noise occur both prior to the opening of early morning venues, such as bakeries, as well as late at night from the many current drinking venues.</p> <p>The number of persons who were willing to sign this petition over the area surveyed is evidence of the level of concern that is held within the South Fremantle community over DA0352/21 specifically but also in general to further development of more drinking venues in the suburb.</p> <p>Community concerns centre on that South Fremantle is evolving into a district of late-night entertainment venues serving alcohol; and that this is occurring without appropriate notification and consultation with residents and rate payers, or without a suitable sustainable vision for our suburb which has strong family and community values.</p> |  |
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**Submissions in support**

**Submission 1 - support**

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer comment |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Please note that my husband and I have <b>NO OBJECTION WHATSOEVER</b> to this application and support it 100%.                                                                                                                                                                                                                                                                                                                                               | Noted.          |
| In the past there have been functions held in the rear portion of 271 South Terrace and these functions, which included the serving of alcohol and food under a licensing permit, have caused no problems to us [REDACTED] The functions were well managed and noise was kept to a minimum. The traffic noise on South Terrace is far more of an issue to us than patrons who would be attending a small bar in the front premises known as "Ginger Morris". | Noted.          |
| When we first moved to 273 South Terrace in 2006, the Bauwerk Paint business was operating at 271 South Terrace. They used to serve morning and afternoon teas at the rear of the premises and we loved it.                                                                                                                                                                                                                                                  | Noted.          |
| South Fremantle has become much more bohemian over the past decade and we are of the strong belief that a small bar etc would add to the attraction for people visiting South Fremantle. This can be seen at the establishment over the past 12 months with the opening of "Running with Thieves" further south on South Terrace and the operation of "Wild Bakery" [REDACTED]                                                                               | Noted.          |



City of Fremantle

| Submission 2 - support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Officer comment                                                     |
| It is our understanding that the Ginger Morris team have plans to develop their concept store further by creating a low-key wine bar with simplicity, elegance and local produce being the key areas of focus. The wine bar will primarily service the immediate local community and add to the walkable mix of the existing South Fremantle hospitality precinct. Their vision is for a traditional 'local' born out of the close-knit community – enriching their neighbourly cohesion through planned and causal interactions - with most patrons expected to walk. | Noted.                                                              |
| The vision, ethos and values of the development are highly compatible with the eclectic and unique South Fremantle community. We support this "natural" wine bar which seeks to utilise a range of innovative interior design solutions to create a warm and contextually appropriate setting for a small bar. From our review the intimate space is well designed and complimented by bespoke and unique shelving and decoration pieces building on the shop's history and unique presentation.                                                                       | Noted.                                                              |
| We support this intended conversion of the Ginger Morris Store into a Small Bar with the retail aspects of the store continuing.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Noted. The retail element will be confirmed to the 'Old Bakehouse'. |

| Submission 3 - support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Officer comment                  |
| <p><b>Vision</b></p> <p>The project vision for this development is the creation of a low-key wine bar with simplicity, elegance and local produce being the key areas of focus. The wine bar will primarily service the immediate local community. A traditional 'local' born out of the close-knit community – enriching their neighbourly cohesion through planned and causal interactions - with most patrons expected to walk. The vision, ethos and values of the development are highly compatible with the eclectic and unique South Fremantle community. The vision for this "natural" wine bar seeks to utilise a range of innovative interior design solutions to create a warm and contextually appropriate setting for a small bar. The cosy atmosphere with a bar as the centrepiece of the space will have an intimate provision of warm drinking nooks complimented by bespoke and unique shelving and decoration pieces. The space will be visually enticing and seeks to spark a warm sense of interest and comfort for patrons. The focus on locally sourced goods is intended to resonate with the local community.</p> <p>Name <u>[REDACTED]</u> Postcode <u>6162</u></p> <p>Reason for interest <i>(nearby resident/ Fremantle resident, regular visitor to Fremantle, etc)</i> <u>SOUTH FREMANTLE RESIDENT</u></p> <p>Support <input checked="" type="checkbox"/> <small>YES</small> <input type="checkbox"/> <small>NO</small></p> <p>Reason for support/ comments on application:<br/> <u>A SEAMLESSLY SHOWN BAR WITH SERIOUSLY LIMITED NUMBERS,</u><br/> <u>NO LOUD MUSIC, NO TVs &amp; NO OUTDOOR AREA FOCUSED ON</u><br/> <u>THE LOCAL COMMUNITY IS SERVED INSIDE FROM THE LOCAL SOUTH</u><br/> <u>FREMANTLE MIX.</u></p> | The comments provided are noted. |

City of Fremantle

Submission 4 - support

| Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>We have been discussing and sharing the proposal within the community and are so pleased and buoyed by the support and positive sentiment we have received.</p> <p>Within these two files &amp; on the USB we have 442 signatures from the local community and surrounds.</p> <p>We have 189 signatures from the 6162 postcode.<br/>142 from the 6160 postcode<br/>And from 6163, 6158, 6159, 6157, 6154, 6156 we have 111 signatures.</p> <p>Plus we know a number of people have submitted directly to the council.</p> <p>We are excited at the opportunity to build on the community spirit of South Fremantle. We hope you find these letters show how engaged &amp; supportive of the venture our community is.</p> | <p>A petition was received with approximately 442 signatures. The covering letter corresponding with these comments has been provided with it.</p> <p>The content of the petition involves two forms of petition documentation that is completed.</p> <p>The first contains the name, suburb/postcode, email, and signature of the signatory, in addition to the signatory being able to provide a reason for their support.</p> <p>The second contains a description of the vision of the proposal, in addition to gathering the name/signature and postcode of the signatory, in addition to their confirmation of support and the reasoning for their support (see content of submission 3 in support above).</p> <p>Given the large volume of documents, with a number of themes repeated in the body of the petition, the below elements are a summary of the contents of the petition.</p> |
| <p>The wine bar will primarily service the locality</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>It is noted that the Small Bar is intended to primarily service the locality, however given it is a commercial venture, patrons may visit the site from further afield, and will therefore require car parking, public transport, ride-share, or bicycle parking facilities. This is considered likely to add to potential parking and associated issues.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Will add to business diversity</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposal will contribute to the mixture of uses on the locality, however given the current land use composition in the locality, the proposal is considered to pose an adverse impact to the current and desired future amenity of the locality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>The vision, ethos, and values of the proposal are consistent with that of South Fremantle. Will act as a friendly community lounge room and meeting place as a point of difference to larger venues</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Noted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>Building and courtyard area would be suitable for the licensed venue</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The rear courtyard is not forming part of the proposed licensed area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>A successful 'pop-up' licensed venue occurred at the site a few years ago, demonstrating that a similar use could occur at the site</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>This point is noted, however the proposal is for a permanent Licensed Venue, which will have a larger cumulative impact on the locality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**City of Fremantle**

|                                                                                                                                                           |                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The proposal will have a positive impact on the locality and nearby businesses                                                                            | The potential to create employment and generate economic development are not relevant planning considerations.                                                                                                                     |
| Create employment;                                                                                                                                        | The potential to create employment and generate economic development are not relevant planning considerations.                                                                                                                     |
| Promote visitation to Fremantle                                                                                                                           | The potential to generate tourism is not a relevant planning consideration.                                                                                                                                                        |
| The proposal will help meet demand as other licensed premises are often full                                                                              | Noted.                                                                                                                                                                                                                             |
| Provide licensed premises options for mature patrons                                                                                                      | Noted.                                                                                                                                                                                                                             |
| The proposal will suit patrons who dislike loud licensed venues                                                                                           | Noted.                                                                                                                                                                                                                             |
| The locality has a number of retail premises and local residents should be open to venues such as what is proposed if they choose to live in the locality | As discussed in the body of the report, whilst the site is zoned 'Mixed Use', the land use composition and character of the locality is not considered compatible with the proposed licensed premises.                             |
| The proposal is of a reasonable scale which also allows for better monitoring of patron behaviour. Intoxication is not an issue for Small Bars            | Noted.                                                                                                                                                                                                                             |
| Proposal will help business diversify and survive due to increase in online shopping                                                                      | The potential to generate economic development is not a relevant planning consideration.                                                                                                                                           |
| The operators of the business are responsible will ensure it is a high quality venue                                                                      | The characteristics of individuals is not a valid planning consideration.                                                                                                                                                          |
| Proposal is consistent with what South Fremantle should become                                                                                            | Whilst the area is zoned 'Mixed Use', it is considered that the current amenity is such that a licensed venue would be incompatible with the current and envisioned future land use mix.                                           |
| A suitable place to enjoy a drink responsibly                                                                                                             | The smaller scale nature of the premises is considered to allow more careful and effective monitoring of patron behaviour. Moreover, it is considered that the likelihood of intoxication is low given the nature of the premises. |
| Provides additional choice of venues                                                                                                                      | Noted.                                                                                                                                                                                                                             |
| Wish to support small business                                                                                                                            | Noted.                                                                                                                                                                                                                             |
| The wine bar will be safe and a safe space for women                                                                                                      | It is considered that the presence of the small bar will allow for increased passive surveillance of the locality.                                                                                                                 |
| Having a venue open at night will aid in public safety                                                                                                    | It is considered that the presence of the small bar will allow for increased passive surveillance of the locality.                                                                                                                 |
| The design of the Wine Bar is innovative, well-designed, and contextually appropriate                                                                     | The City notes the comments relating to the design of the premises, and the nature of the patrons attending the site.                                                                                                              |

**Additional Information 3** – Planning report provided by applicant

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**URBIS**  
18 Aug 2021

# DEVELOPMENT APPLICATION

## GINGER MORRIS SMALL BAR

PREPARED BY URBIS FOR

**SOPHIE MORRIS AND  
AMBER MARTIN**

August 2021







## PROJECT VISION

The project vision for this development is the creation of a low-key wine bar with simplicity, elegance and local produce being the key areas of focus. The wine bar will primarily service the immediate local community. A traditional 'local' born out of the close-knit community – enriching their neighbourly cohesion through planned and causal interactions - with most patrons expected to walk. The vision, ethos and values of the development are highly compatible with the eclectic and unique South Fremantle community.

The vision for a 'natural' wine bar seeks to utilise a range of innovative interior design solutions to create a warm and contextually appropriate setting for a small bar. The cosy atmosphere with a bar as the centrepiece of the space will have an intimate provision of warm drinking nooks complimented by bespoke and unique shelving and decoration pieces. The space will be visually enticing and seeks to spark a warm sense of interest and comfort for patrons.

The focus on locally sourced goods is intended to resonate with the local community. The natural, simple and elegant small bar will deliver a highly contextually appropriate setting. The proposal is also consistent with the relevant standards and planning requirements.

## SITE DETAILS

The subject site is located on the South Terrace activity corridor. South Terrace has a rich history for providing commercial services, high quality food and beverage outlets and spaces in which the local community have their identities reflected.

The subject site currently operates as the Ginger Morris shop. Ginger Morris is a quintessential South Fremantle business selling a range of unique homewares, clothing items and interesting decorative pieces. Ginger Morris has a strong local connection with the surrounding community and is a much loved, locally owned small business.

Due to the uncertain and volatile times brought about by the COVID-19 pandemic, the Ginger Morris shop had to review its business model. With restrictions, lockdowns and a growing appetite for online retail shopping, the Ginger Morris team have carefully considered the sustainability of their business. As part of these considerations, it has been identified that in order for the business to remain viable, a more versatile offering is required where-by the Ginger Morris Shop to be transformed into a small bar. This will complement a continuous of a limited retail offer.

Refer to **Figure 1** for a contextual map of the site.

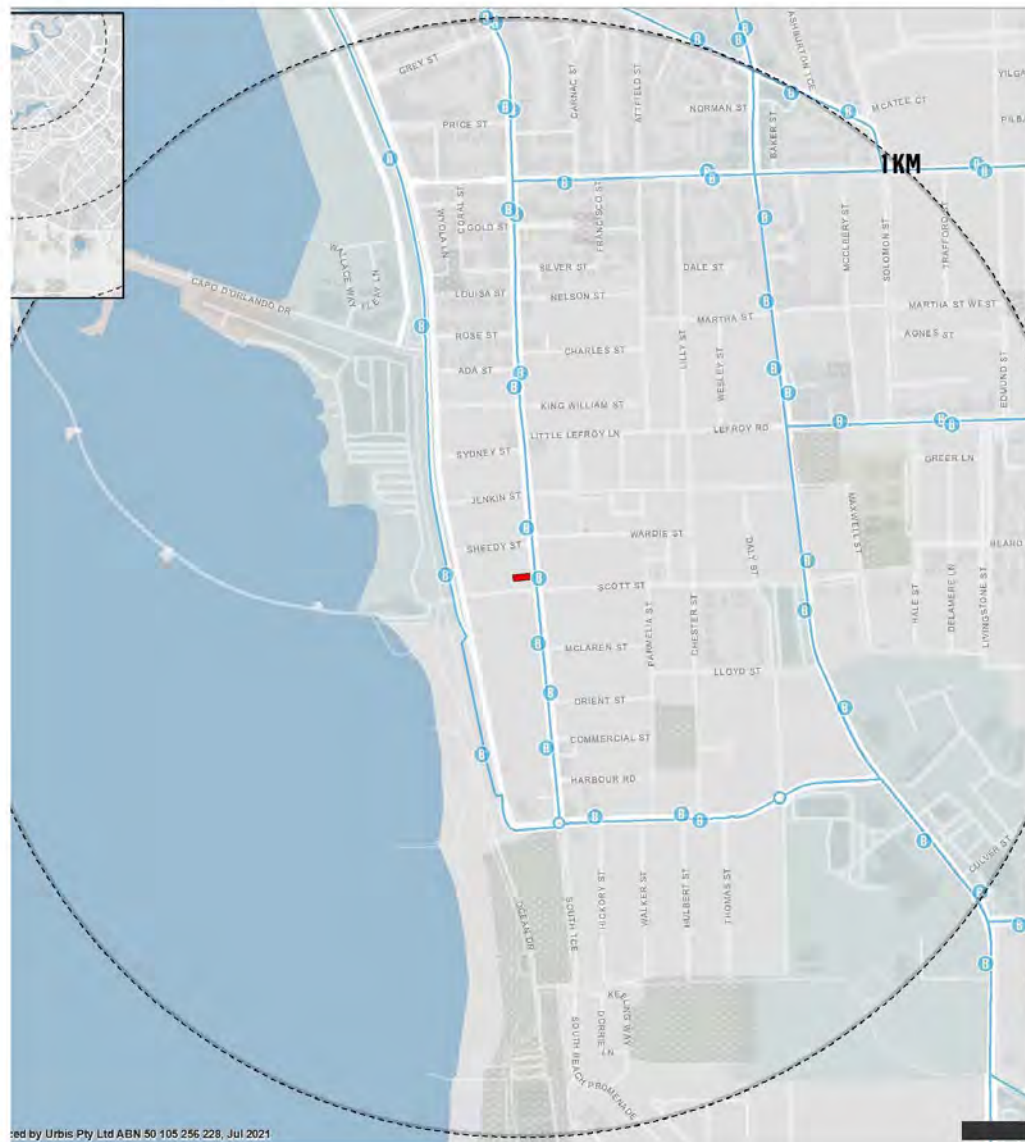
Refer to **Figure 2** for an aerial map of the site.

Refer to **Figure 3** for the cadastral boundaries.



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Figure 1 – Context Map



Map created by Urbis Pty Ltd ABN 50 105 256 228, Jul 2021



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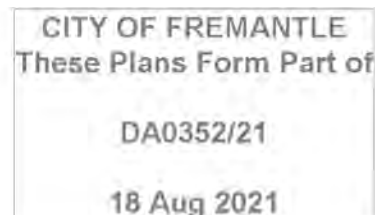
**18 Aug 2021**

Figure 2 – Aerial Map



Figure 3 – Cadastral Boundary





The legal Lot details are identified within **Table 1** below.

Table 1 – Legal Lot Details

| Lot | Plan  | Vol/Folio | Area      | Proprietor |
|-----|-------|-----------|-----------|------------|
| 2   | 61585 | 2779/183  | 359 sq.m. | [REDACTED] |

## PROPOSAL

This proposal is seeking approval for a change of use to 'small bar'. The development will operate within the limitations of relevant Liquor Licensing requirements for a 'small bar', and subject to the scrutiny and requirements of the *Liquor Control Act 1988*. The development will primarily service the local community with the immediate local population expected to be the primary patrons.

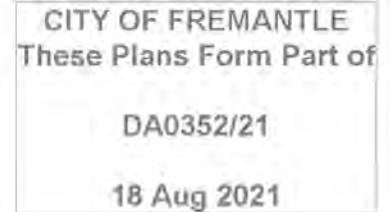
**Table 2** below provides additional detail as to the operation of the development.

Refer to **Appendix A** for the development plans.

Table 2 – Details of Operation

| Item               | Description                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use                | The proposed use is 'small bar'.                                                                                                                                                                                                                                                                                                                                                                                                       |
| Built Form         | <p>The proposed development will be sympathetic to the existing built form design with the exterior façade remaining largely unchanged.</p> <p>The interior spaces will undergo minor refurbishment works with minimal impacts to the internal fabric and integrity of the building. This will include the installation of small kitchen and bar facilities as well as bathroom facilities in order to comply with the Health Act.</p> |
| Capacity           | The maximum capacity of the proposal will be fully consistent with the provisions of the <i>Liquor Control Act 1988</i> for a 'small bar' and will act in accordance with the subsequent liquor license, including the maximum patronage and any other management/ operational requirements.                                                                                                                                           |
| Hours of Operation | <p>The opening hours will be fully consistent with the provisions of the <i>Liquor Control Act 1988</i> for a 'small bar'. This allows for the following operational hours:</p> <p>Monday – Saturday: 6am – 12am.</p> <p>Sunday: 10am – 12am.</p> <p>New Year's Day: 12pm – 2am.</p>                                                                                                                                                   |





| Item              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>Good Friday/ Christmas Day: 12pm – 10pm (liquor only ancillary to a meal).</p> <p>ANZAC Day: 12pm to 12am.</p> <p>The specific opening hours are yet to be determined. However, when decided, will be within the limits of the above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| Service Provision | <p>The small bar will sell a range of packaged and non-packaged alcohol products.</p> <p>There will be a limited range of food products available. This will primarily encompass creative and locally sourced 'nibble food' for grazing. Cheese boards and similar will be the primary provision of food.</p> <p>The exact specifications of food provision are still being finalised. However, food preparation areas will not encompass full kitchen facilities and there will be no grease trap or similar.</p>                                                                                                                                          |
| Proposed Layout   | <p>The development plans identify the proposed layout of the development (see <b>Appendix A</b>). The following should be noted:</p> <ul style="list-style-type: none"> <li>▪ Patron pedestrian access will be obtained solely via the South Terrace entrance</li> <li>▪ The bar and kitchen area are located on the southern portion of the lot.</li> <li>▪ The bathroom facilities will be accessed via the existing balcony.</li> <li>▪ The existing courtyard space at the rear of the development will not be utilised as part of this proposal. Patrons will only be permitted within the seating/ standing areas identified in the plans.</li> </ul> |
| Noise Management  | <p>As part of this application, an acoustic report has been prepared by Acoustic Consultants Australia. This report identifies the key acoustic considerations and management practices to ensure compliance with the relevant standards. The recommendations of this report can be conditioned as part of the approval of this application to ensure the actions are carried out.</p> <p>The report can be found at <b>Appendix C</b>.</p>                                                                                                                                                                                                                 |



## PLANNING FRAMEWORK ASSESSMENT

The relevant State and Local Planning considerations and the proposal's compliance are outlined in **Table 3** below.

Table 3 – Planning Framework Assessment

| Document/ Provision                                                                                                                                 | Note                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Metropolitan Region Scheme</b><br><br>The Metropolitan Region Scheme (MRS) is a high-level statutory land use plan over the metropolitan region. | The subject site is zoned 'urban' under the MRS.<br><br>A 'small bar' is a typical urban land use.<br><br>Refer to <b>Figure 4</b> for identification of the MRS zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| City of Fremantle Local Planning Scheme No. 4 (LPS No.4)                                                                                            | The subject site is zoned 'mixed use' under LPS 4.<br><br>The objectives of the mixed-use zone are summarised as follows: <ul style="list-style-type: none"> <li>▪ Provide for a mix of compatible land uses where the uses would not be detrimental to the viability of retail activity and other functions of the City Centre, Local Centre and Neighbourhood Centre zones.</li> <li>▪ Provide for residential at the upper level and at ground level providing the residential component positively contributes to the public domain.</li> <li>▪ ensure future development within each of the mixed used zones is sympathetic with the desired future character of each area.</li> <li>▪ ensure that development is not detrimental to the amenity of adjoining properties.</li> <li>▪ Conserve places of heritage significance.</li> </ul> A 'small bar' use is identified as an 'A' use under the local planning scheme. This means that the use is capable of approval by the City of Fremantle following a period of public advertising and the consideration of the submissions received.<br><br>The small bar land use is highly compatible with the zoning objectives and actively works towards delivering the intent of the zone. |



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| Document/ Provision | Note                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | Refer to <b>Figure 5</b> for identification of the LPS No. 4 zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Heritage            | <p>The subject site has no specific heritage listing relevant to the building or site itself.</p> <p>The site is located within the South Fremantle heritage precinct. This blanket heritage listing covers most parts of South Fremantle. The proposal is considered to be consistent with the operation of South Terrace and South Fremantle and is therefore considered consistent with the heritage listing intent.</p> <p>The development will have no adverse impacts on the heritage value of the broader South Fremantle precinct.</p> |

Figure 4 – MRS Zoning Map





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Figure 5 – LPS Zoning



## PARKING

LPS No. 4 does not specify a car parking ratio for 'small bar' land uses. LPS No. 4 identifies parking ratios for other land uses such as 'tavern' and 'brewery'. However, in the context of the scale and function of small bar, parking rates specified for other land uses are not considered appropriate.

The proposed small bar will primarily serve the immediate local population with the majority of patrons expected to walk or seek alternatives to driving to access the site (such as public transport, cycling, etc). South Terrace has a number of small bars and hospitality businesses that currently operate without any on-site parking. This proposal is therefore seeking similar arrangements in which there is no site parking provision.

A detailed analysis of the public parking provision within close proximity to the site (within a comfortable 5-minute walk) has been undertaken. This demonstrates that there is an abundance of on street parking able to service the development. Importantly, this analysis identifies that parking controls allow for unrestricted parking access during the small bar's peak periods (Friday, Saturday, Sunday evenings). The abundance of unrestricted parking in close proximity to the site demonstrates that no onsite parking provision is entirely appropriate. The surrounding parking analysis can be found at **Appendix B**.

With the majority of patrons expected to walk to the development, in concert with the fact that most customers will express a preference to not drive (i.e. taxi or ride share) due to the consumption of alcohol, will create a limited demand for the abundance of unrestricted parking in close proximity to the development.





## ACOUSTIC REPORT

*Acoustic Consultants Australia* have been engaged to provide acoustic assessment for the development. This report has been attached to this application for the benefit of the City's assessment. Results of the assessment concluded that the proposed development complies with the *Environmental Protection (Noise) Regulations 1997* under the following key management practices being implemented:

- All mechanical services, kitchen equipment and furniture shall be disconnected off the building structure with resilient anti vibration mounts.
- Installation of appropriate toilet exhaust fans to minimise mechanical noise.
- Fitting of sound absorption panelling and furniture to minimise reverberation and noise build-up indoors.
- Internal music be limited to playback or 'background/ ambient music'. This may be played at listening levels provided that the noise levels do not dominate the overall internal noise levels.
- Avoid tipping glass bins or any type of waste disposal likely to generate noise after 10pm.

It is noted that the development is within close proximity to residential properties. The management practices identified above will ensure that the relevant standards are adhered to in addition to the development being sympathetic to surrounding residential neighbours. It is anticipated that through the implementation of appropriate management practices, any potential impacts to amenity can be appropriately managed and mitigated.

Refer to **Appendix C** for a copy of the Acoustic Report where the full list of recommendations are identified.

## CONCLUSION

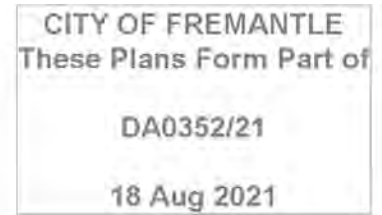
This development is capable of and worthy of approval and will build on the unique personality that is building along South Terrace. The proposal is consistent with the underlying planning framework and it is considered that the key amenity concerns of parking and noise are adequately addressed and can be managed appropriately. This development will have no adverse impacts on surrounding amenity and will strongly contribute towards the vibrant and interesting South Terrace.

Should there be any queries, please do not hesitate to contact [REDACTED] or the undersigned.

Kind regards,



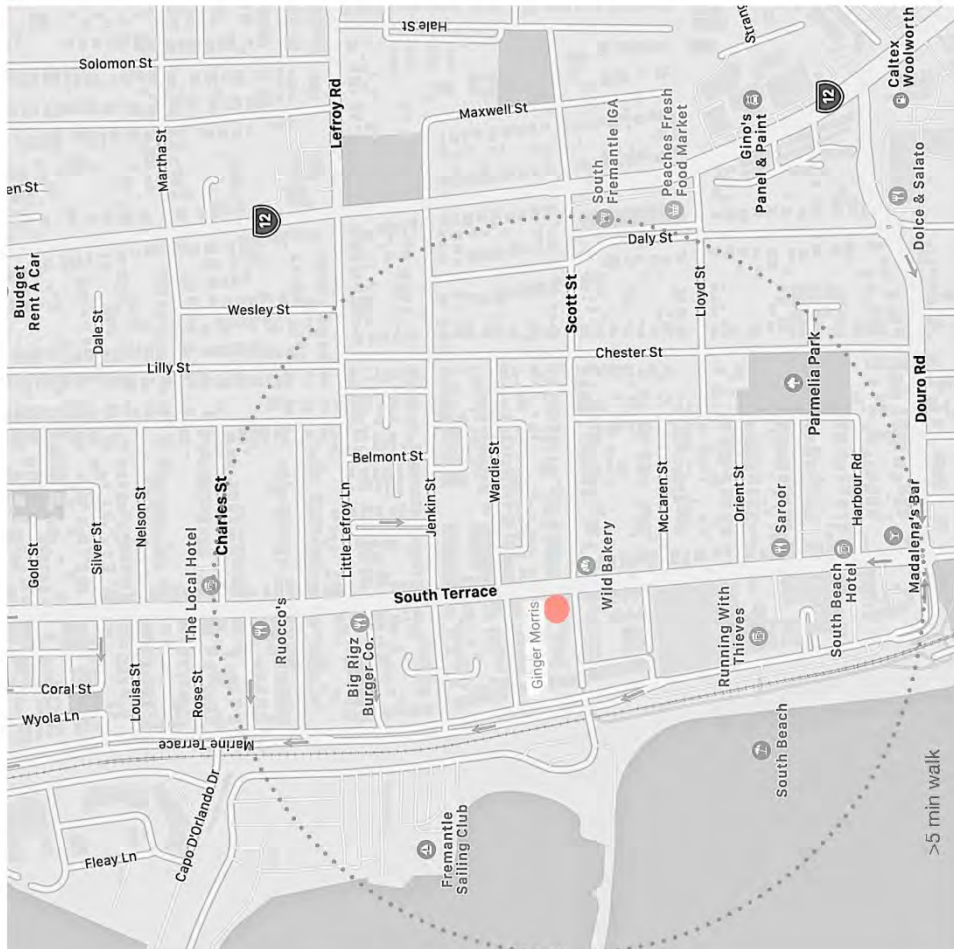
**Additional Information 4 – Parking analysis provided by applicant**



**APPENDIX B**

**PARKING ANALYSIS**

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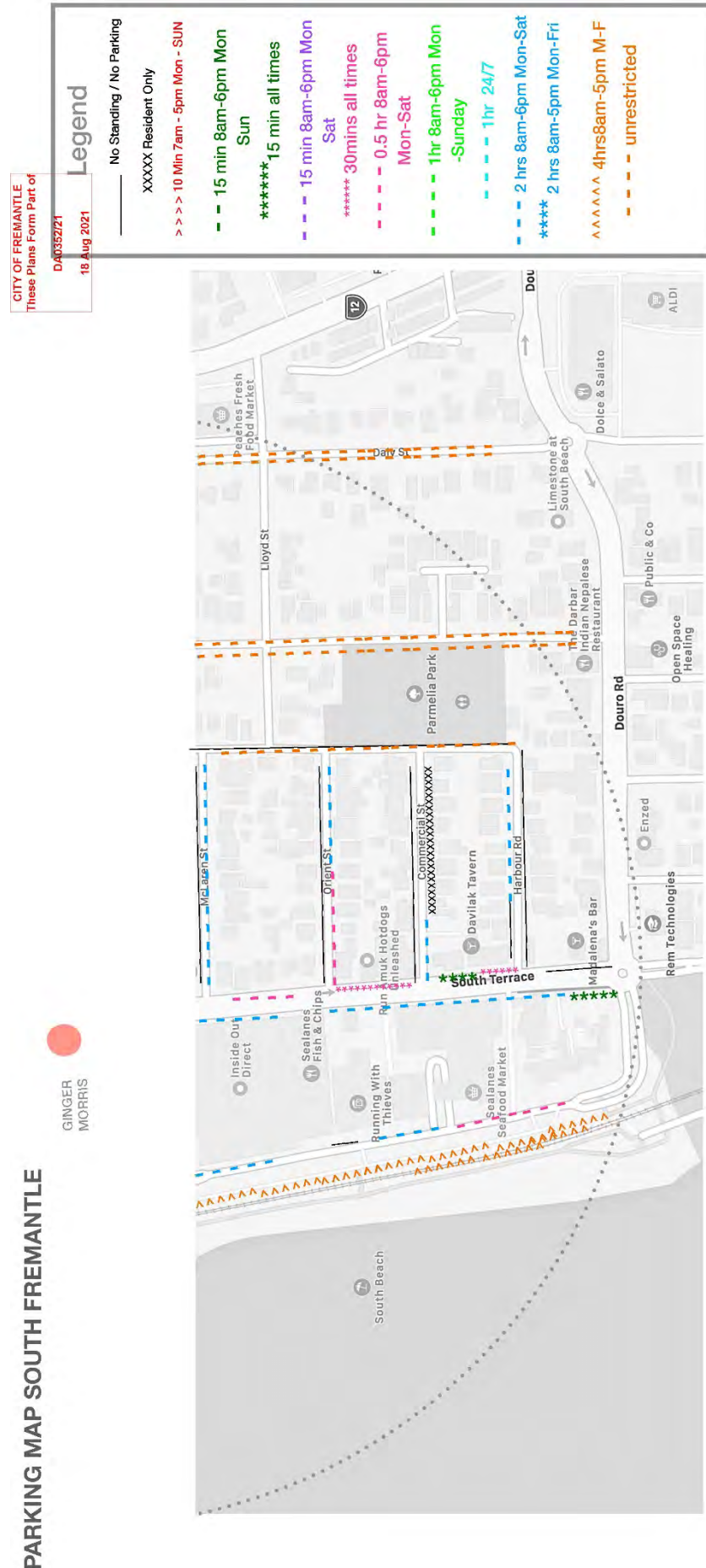


## PARKING MAP SOUTH FREMANTLE







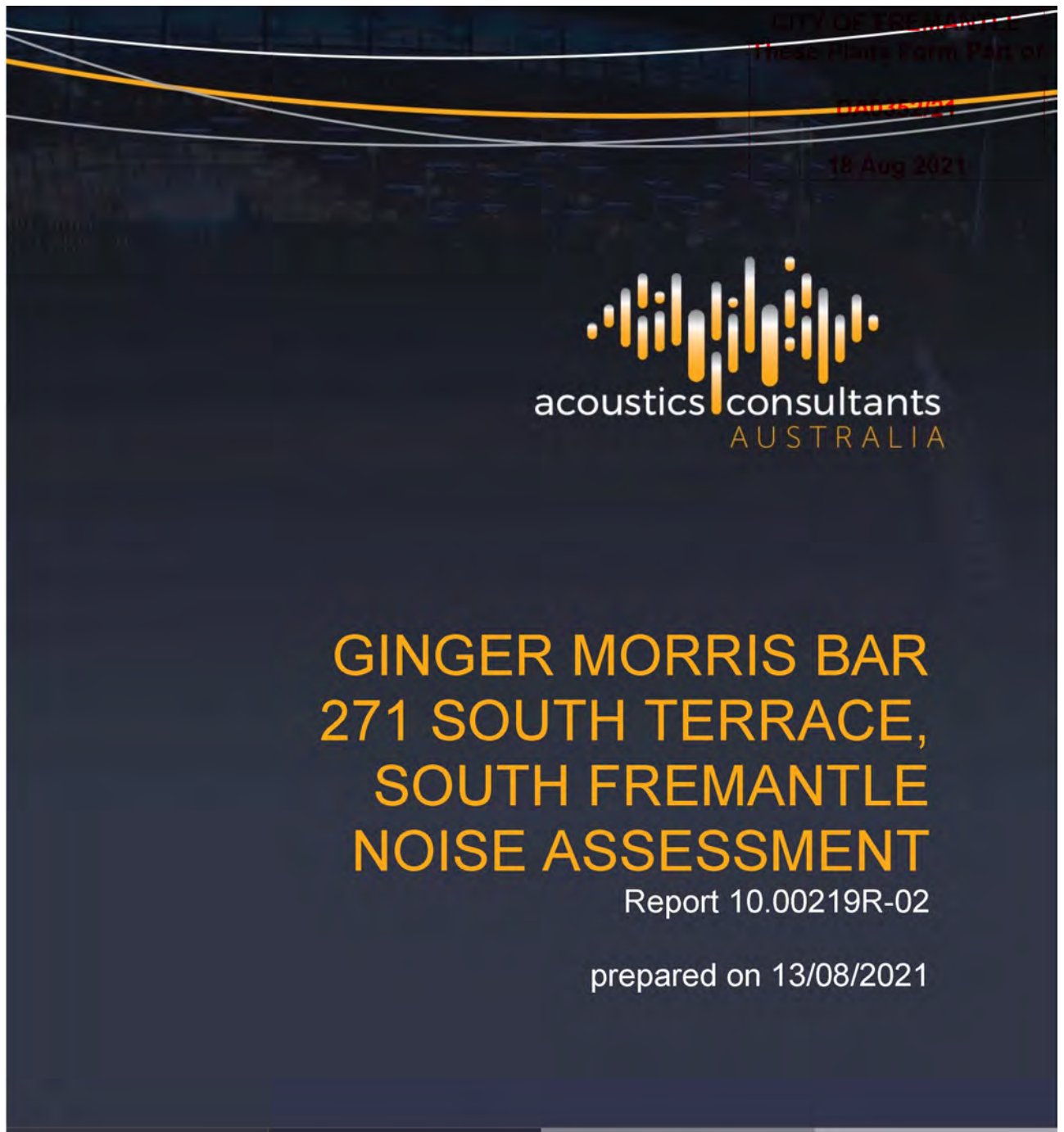


**Additional Information 5 – Acoustic report provided by applicant**



**APPENDIX C**

**ACOUSTIC REPORT**



acoustics consultants  
AUSTRALIA

GINGER MORRIS BAR  
271 SOUTH TERRACE, SOUTH FREMANTLE  
NOISE ASSESSMENT

CITY OF FREMANTLE  
These Plans Form Part of  
DA0352/21  
18 Aug 2021

REPORT PREPARED BY

Acoustics Consultants Australia  
ABN 25 646 422 899  
59 Basinghall Street • East Victoria Park, WA 6101  
PHONE (08) 6186 4145  
EMAIL perth@acousticsconsultants.com.au

BASIS OF REPORT

This report has been prepared by **Acoustics Consultants Australia (ACA)** with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from ACA. ACA disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

| REFERENCE    | DATE       | PREPARED | REVIEWED | AUTHORISED        |
|--------------|------------|----------|----------|-------------------|
| 10.00219R-01 | 28/07/2021 | TGD      | MdIM     | Miguel de la Mata |
| 10.00219R-02 | 12/08/2021 | TGD      | MdIM     | Miguel de la Mata |
|              |            |          |          |                   |
|              |            |          |          |                   |
|              |            |          |          |                   |
|              |            |          |          |                   |



acoustics consultants  
AUSTRALIA

GINGER MORRIS BAR  
271 SOUTH TERRACE, SOUTH FREMANTLE  
NOISE ASSESSMENT



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GINGER MORRIS BAR  
271 SOUTH TERRACE, SOUTH FREMANTLE  
NOISE ASSESSMENT



## Report 10.00219R-02

### 1. INTRODUCTION

This report presents the findings of the noise assessment conducted by Acoustics Consultants Australia (ACA) for the proposed small bar to be located at 271 South Terrace, South Fremantle.

The aims of this assessment are:

- To identify the main sources of noise from the proposal and the nearest noise sensitive receivers;
- to conduct an objective noise assessment based on a 3D noise model calibrated with measurements conducted at similar venues during busy operations; and
- to provide recommendations that will set basis for a Noise Management Plan, where required.

Noise has been identified as a potential source of annoyance to surrounding sensitive receivers by the City of Fremantle. The locality is surrounded by lots of commercial and residential use, which are located in close proximity of the site.

The methodology and Standards used to conduct the assessment, as well as the numeric assessment results are presented in the following sections of this report.

This assessment has been prepared in accordance with the WA Environmental Protection (Noise) Regulations 1997 (EPNR).

Acoustic terms used in this report are defined in the Glossary of **Appendix A**.

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GINGER MORRIS BAR  
271 SOUTH TERRACE, SOUTH FREMANTLE  
NOISE ASSESSMENT



## 2. BACKGROUND INFORMATION

The proposal is for the refurbishment of an existing retail shop located at 271 South Terrace to allow for a small bar with food bar/kitchen. New toilets, service and store rooms are proposed to be built at the back of the subject building.

This noise impact assessment includes the main scenarios of crowd noise emission from the venue that would be dominant at the nearest sensitive receivers. Internal background music played within the proposed bar will not be expected to be dominant in comparison with crowd noise.

It is understood that the City of Fremantle would request a review of operations to ensure they are compliant with the State Noise Regulations, due to closeness to residential premises. Further details of the proposed operations are provided in the following sections.

### 2.1 Location

The site is a single storey building located at 271 South Terrace, South Fremantle. The building is within mixed used zone. The main entry to the site is via South Terrace. The rear boundaries of the proposed site are adjacent to residential premises. **Figure 1** depicts an annotated aerial view of the site and its surroundings.

**Figure 1** Site location and nearest noise sensitive receivers



The nearest receivers are premises on South Terrace, which are adjacent to north and south of the site. There are other residents located further on South Terrace, which are potentially exposed to noise from the site. The nearest noise sensitive receivers (residential) have been identified and labelled in **Figure 2**.

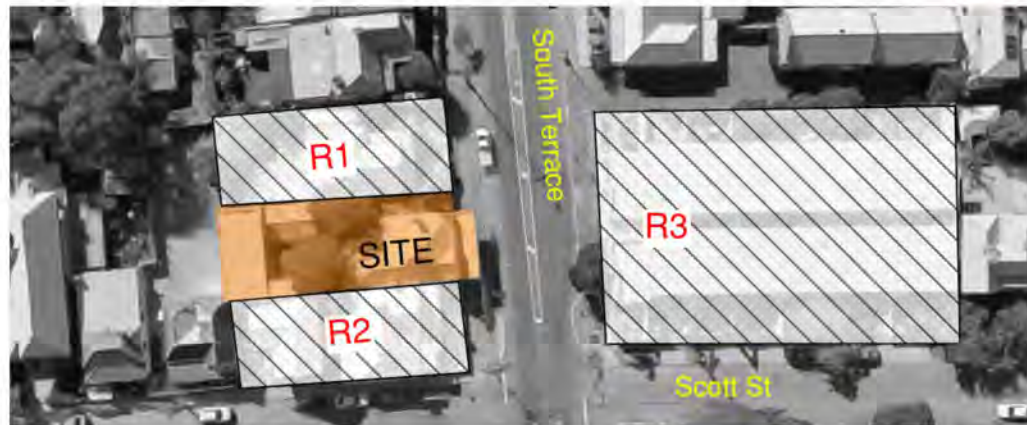


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Figure 2 Noise sensitive receivers



The most exposed noise sensitive receivers abovementioned are:

- R1 – 269 South Terrace
- R2 – 273 South Terrace
- R3 – 342 South Terrace.

It is noted that the most sensitive façades of the receivers of the units/villas located at 342 South Terrace (R3) are facing north and south. These are predominantly glass façades. The most exposed façades facing the site (west) are less sensitive and built on masonry with small windows.

Noise emitted from the proposed premises and received at the residential premises are to be assessed for highly sensitive receivers, as per the WA Noise Regulations (Section 3). Other commercial units are also considered noise sensitive receivers.

## 2.2 Operations and noise sources

The proposed trading hours and activities conducted at the proposed small bar are:

- Monday to Saturday, 6am-midnight.
- Sunday, 10am-midnight.

The identified key noise sources associated with the site are:

- Patrons within the indoor bar.
- Mechanical plant.
- Background music played indoors.

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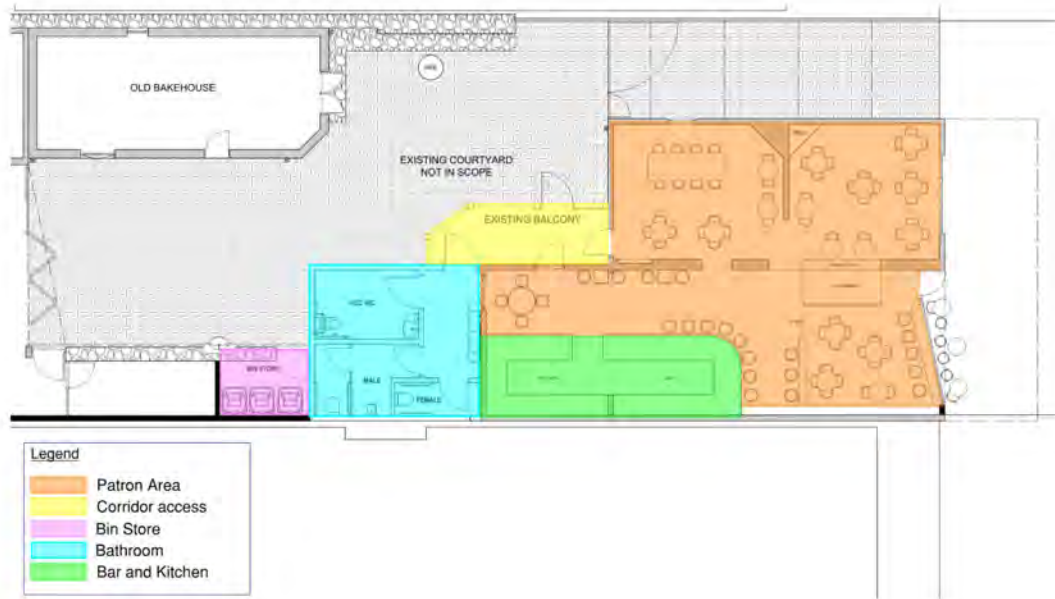
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Figure 3 shows the proposed layout of the venue.

**Figure 3 Proposed layout of the venue**



Other noise contributors identified from typical operations on site are:

- Goods' deliveries.
- Waste disposal.

This assessment focuses on the noise sources of primary relevance to typical operations of the site.

### 2.3 Assessment Scenarios

These key noise sources identified in the previous section define the following assessment scenarios:

Scenario 1 – Crowd noise  $L_{A10}$  assessment: Noise emissions during steady operations from the site with all doors and windows closed.

- Break-out of crowd noise and background music from internal spaces of the bar through the building façade considering all doors and windows closed. As advised by the proponent, an internal seated capacity of 85 people has been considered.
- Mechanical plant in continuous operation.
  - An air conditioning unit

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- New toilet extraction fans

Scenario 2 – Crowd noise  $L_{A10}$  assessment: Noise emissions during steady operations from the site with front door open.

- Break-out of crowd noise and background music from internal spaces of the bar through the building façade considering the front door and one openable window facing South Terrace open. Internal capacity as per Scenario 1.
- Mechanical plant in continuous operation.

Scenario 3 – Crowd noise  $L_{Amax}$  assessment: Maximum noise emissions of short-term events

- Break-out of crowd noise and background music from the indoor bar through the rear doors when opened for patron access to access the toilets. The doors are considered to be normally closed during operations and only opened when patrons walk to the toilets. Internal capacity as per Scenario 1.
- Mechanical plant in continuous operation.

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### 3. NOISE CRITERIA

Criteria have been determined from a review of the following documents:

- State requirements: Western Australia *Environmental Protection (Noise) Regulations 1997* (EPNR1997); and
- Australian Standard AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* (AS 2107).

#### 3.1 WA Environmental Protection (Noise) Regulations 1997

Noise emissions from commercial premises to nearby residential properties are covered by state noise policy in the form of the Western Australia Environmental Protection (Noise) Regulations of 1997 (EPNR). To achieve compliance with this policy, noise levels at nearby residential areas are not to exceed defined limits. These limits are determined from consideration of prevailing background noise levels and 'influencing factors' that consider the level of commercial and industrial zoning in the locality.

The influencing factor considers zoning and road traffic volumes around the sensitive receiver of interest, within a 100 and 450 m radius (see **Figure 4**). This is represented by the nearest resident.

**Figure 4** Site location and nearest noise sensitive receivers



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The resulting influencing factor is 7 dB, based on:

- A transport factor of 4 dB due to a South Terrace and Marine Terrace (both secondary roads with traffic volumes above 6,000 vehicles per day) within the inner circle.
- A commercial zoning factor of 2.9 dB due to 51% commercial/mixed use area within the inner circle, and 7% commercial/mixed use area in the outer circle.

A summary of the applicable outdoor noise criteria is provided in the following table.

**Table 1 WA EPNR Assigned Noise Levels**

| Type of premises receiving noise                                    | Time of day                                                                                            | Assigned Level (dB) |                 |                   |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------|-----------------|-------------------|
|                                                                     |                                                                                                        | L <sub>A10</sub>    | L <sub>A1</sub> | L <sub>Amax</sub> |
| Noise sensitive premises: highly sensitive area                     | 0700 to 1900 hours<br>Monday to Saturday                                                               | 52                  | 62              | 72                |
|                                                                     | 0900 to 1900 hours<br>Sunday and public holidays                                                       | 47                  | 57              | 72                |
|                                                                     | 1900 to 2200 hours<br>All days                                                                         | 47                  | 57              | 62                |
|                                                                     | 2200 hours on any day to 0700 hours<br>Monday to Saturday and<br>0900 hours Sunday and public holidays | 42                  | 52              | 62                |
| Noise sensitive premises: any area other than highly sensitive area | All hours                                                                                              | 60                  | 75              | 80                |
| Commercial premises                                                 | All hours                                                                                              | 60                  | 75              | 80                |

A series of adjustments must be added to the noise source levels if noise received at the sensitive premises cannot reasonably be free of intrusive characteristics of tonality, modulation and impulsiveness, and the adjusted level must comply with the assigned level. Definition of these terms (tonality, modulation and impulsiveness) can be read from Regulation 9(1) of the EPNR. Table 2 summarises the adjustments, as defined by the Regulations.

**Table 2 Noise character adjustments**

| Adjustment where noise emission is not music |                           |                           | Adjustment where noise emission is music |                                |
|----------------------------------------------|---------------------------|---------------------------|------------------------------------------|--------------------------------|
| Where tonality is present                    | Where tonality is present | Where tonality is present | Where impulsiveness is not present       | Where impulsiveness is present |
| +5 dB                                        | +5 dB                     | +5 dB                     | +10 dB                                   | +15 dB                         |

The proposal aims to have the levels of music played at strictly background levels, so as not to exceed the levels of crowd noise when the site is reasonably busy. No adjustment is applied when the dominant noise source is expected to be crowd noise.

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Therefore, based on the proposed trading hours, expected operations and the relevant periods of the day, the most stringent noise criteria are:

- For the **evening periods** (all days between 19:00 and 22:00 hrs), **Sunday and public holidays daytime**: outdoor noise limit of  $L_{A10}$  47 dB at the residential sensitive receivers' locations.
- For the **night-time periods** (between 22:00 and 07:00 hrs, every day): outdoor noise limit of  $L_{A10}$  42 dB at the residential sensitive receivers' locations.
- For the **evening and night-time periods** (all days between 19:00 and 07:00 hrs), **Sunday and public holiday** (between 19:00 and 09:00 hrs): outdoor noise limit of  $L_{Amax}$  62 dB at the residential sensitive receivers' locations.

### 3.2 Australian Standard 2107:2016

For internal spaces, Australian Standard 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* (AS/NZS 2107) and the World Health Organisation Guidelines for Community Noise 1999 (The WHO Guidelines) documents provide recommended noise limits for specific room usages.

Indoor targets are considered more appropriate to noise sensitive activities such as sleep and residential living since they generally occur indoors. Therefore, where it can be shown that the *outdoor* Assigned Noise Levels are impracticable to achieve, consideration is usually given to appropriate application of industry guidelines such as Australian Standard 2107:2016.

The following table presents recommended internal noise levels recommended for residential houses and apartments near major roads in Table 1 of AS/NZS 2107.

**Table 3 AS/NZS 2107 Recommended design sound levels**

| Type of occupancy                                                                               | Design sound levels ( $L_{Aeq,T}$ range) – dB |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Houses and apartments in inner city areas or entertainment districts or near major roads</b> |                                               |
| Living areas                                                                                    | 35-45                                         |
| Sleeping areas (night-time)                                                                     | 35-40                                         |
| Work areas                                                                                      | 35-45                                         |

From this table an internal noise target of  $L_{Aeq}$  40 dB is considered reasonable for living areas facing the site. The recommended sound levels given are not necessarily appropriate in all circumstances and may not reflect each occupant's expectations of quality; this is particularly the case when the noise content has considerable low frequency energy or when the levels do not correspond to a quasi-steady noise source (i.e. sound fluctuates by a significant range in a short period of time).

The WHO Guidelines (World Health Organisation) provide internal noise limits recommended to avoid negative health impacts based on sleep disturbance scenarios. The guidelines are not specific to entertainment noise; however, acknowledges that when a significant low frequency component is

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present, then a 10 dB safety factor may be applied. The recommended limits by the WHO Guidelines are shown in **Table 4**.

**Table 4** WHO Guidelines, sleep disturbance recommended noise limits

| Noise metric                              | Recommended indoor levels – dB |
|-------------------------------------------|--------------------------------|
| <b>Sleep disturbance, inside bedrooms</b> |                                |
| L <sub>Aeq,8hour</sub>                    | 35                             |
| L <sub>Amax</sub>                         | 50                             |

Note: The WHO Guidelines set out outdoor limits based on assumptions of 10dB indoor-outdoor difference. For windows closed, indoor to outdoor level difference may be 5-15 dB higher than with windows open. We summarise the indoor goals, as the façade transmission would vary from resident to resident.

Recommended external noise limits may vary between 10 and 25 dB higher than the figures of **Table 4**, depending on the façade transmission loss specific to each case (i.e. some houses/apartments attenuate sound better than others).

### 3.3. Where the environmental standard cannot be met

The Regulations are intended to be flexible enough to allow for reasonable economic, cultural and social activity to occur. There will be genuine cases where the assigned levels cannot reasonably or practicably be met. This could be an existing industry which is very close to residences. Or it could be a proposed industry which cannot be located far enough away from residences.

In such cases, a Noise Management Plan is a logical starting point for a reasonable effort to minimise noise from the site and potential annoyance to sensitive receivers by maintaining the cultural and community value of the proposed premises. The Noise Management Plan shall be directive and specific as to the required mitigations that are required to minimise noise impacts.



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## 4. ASSESSMENT

### 4.1 Approach

The assessment has been conducted based on the following steps:

- A review of a set of drawings of the proposed bar;
- A review of the proposed activities to identify the key noise emissions;
- Field measurements conducted by ACA at similar venues to quantify potential noise impacts;
- Noise modelling built and calibrated to the measurements conducted in order to predict noise levels at surrounding noise sensitive receivers; and
- Assessment of predictions against the applicable noise criteria.

Two variables have been assumed under this assessment to optimise internal acoustics in the bar:

- 'Acoustical Capacity' of the proposed venue, defined initially for use of restaurants by Rindel<sup>1</sup>, however, used as a reference to estimate reasonable level of absorption required for this project. The recommended maximum number of patrons for 'sufficient verbal communication' in the internal areas of the venue will indicatively be defined by:

$$N_{max} \approx \frac{\text{Volume of the venue in m}^3}{20 \times (\text{Reverberation time in seconds})}$$

Based on preliminary design i.e. internal volume of the venue of approximately 293 m<sup>3</sup> and reverberation time of approximately 0.8 second for mid frequencies assumed, an indicative 'acoustic capacity' (N<sub>max</sub>) of 18 patrons is calculated. This number is, however, expected to be higher on a ratio of 2-2.2 for restaurants and bars. This suggests that internal finishes will require to be highly absorptive for patrons' amenity, to improve comfort and intelligibility within the venue.

- The above assumptions lead to a maximum internal reverberation time of 0.8 seconds required for the bar (when unoccupied) to minimise noise build-up and breakout noise through facades, doors and windows.

Crowd noise has been estimated using the Rindel method under the following assumptions:

- One third of the patrons may be talking at any given time with raised vocal effort (G = 3).
- Absorption of the room as per the previous section (to match 0.8 s reverberation time).

Mechanical plant noise data have been extracted from standard libraries provided by manufacturers.

<sup>1</sup> Acoustical Capacity as a means of noise control in eating establishments. Jens H. Rindel. Baltic-Nordic Acoustics Meeting, Denmark, 2012.

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## 4.2. Noise Levels

The above leads to the source noise levels summarised in Table 5.

Table 5 Noise Source Levels

| 1/1 Octave Band Sound Level – dB                                                                                                                  |       |        |        |        |         |         |         |         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|--------|--------|---------|---------|---------|---------|-----|
| Metric                                                                                                                                            | 63 Hz | 125 Hz | 250 Hz | 500 Hz | 1000 Hz | 2000 Hz | 4000 Hz | 8000 Hz | dBA |
| <b>Entertainment Noise</b>                                                                                                                        |       |        |        |        |         |         |         |         |     |
| Indoor bar with background music and 83 patrons (crowd noise dominant) – Reverberant Sound Pressure Level (RT <sub>eq</sub> not higher than 0.8s) |       |        |        |        |         |         |         |         |     |
| LA10                                                                                                                                              | n/a   | 81     | 88     | 89     | 84      | 80      | 76      | 70      | 90  |
| <b>Mechanical Plant</b>                                                                                                                           |       |        |        |        |         |         |         |         |     |
| Air conditioning unit – Typical Sound Power Level                                                                                                 |       |        |        |        |         |         |         |         |     |
| Lw                                                                                                                                                | n/a   | 72     | 68     | 68     | 72      | 69      | 58      | 50      | 75  |
| Toilet extraction fan – Typical Sound Power Level                                                                                                 |       |        |        |        |         |         |         |         |     |
| Lw                                                                                                                                                | 61    | 63     | 55     | 56     | 54      | 51      | 42      | 32      | 58  |

These noise source levels in combination with sound transmission data for each of the existing and proposed building materials have been used to estimate the noise levels breaking out of the building.

## 4.3. Noise Modelling

### 4.3.1. 3D Model

Geometry from the site and surroundings, surfaces, existing buildings, barriers and sound sources from the site were modelled using internationally recognised noise prediction algorithms. A three-dimensional noise model was developed using a software called SoundPLAN Essential V5.1. An adaptation of the algorithm contained within ISO 9613:1996 *Acoustics – Attenuation of sound during propagation outdoors* was used in this instance.

The following items are considered:

- Three-dimensional location, height and orientation;
- shielding/reflection effects due to surrounding structures (such as awnings, parapets and roofs); and
- meteorological/thermal effects. However, since propagation distances in this case are smaller than 50 m, such influences are considered insignificant with use of ISO 9613 methodologies.

It is noted that these noise predictions are considered reasonably representative of 'worst case' scenarios and it is expected that actual noise levels would typically be less than that predicted for the majority of adjacent receivers.

Figures 5 a/b show depicted figures with details of the noise model, including the point of assessment (receivers) and the key noise generating sources (i.e. doors, windows, roof). 14

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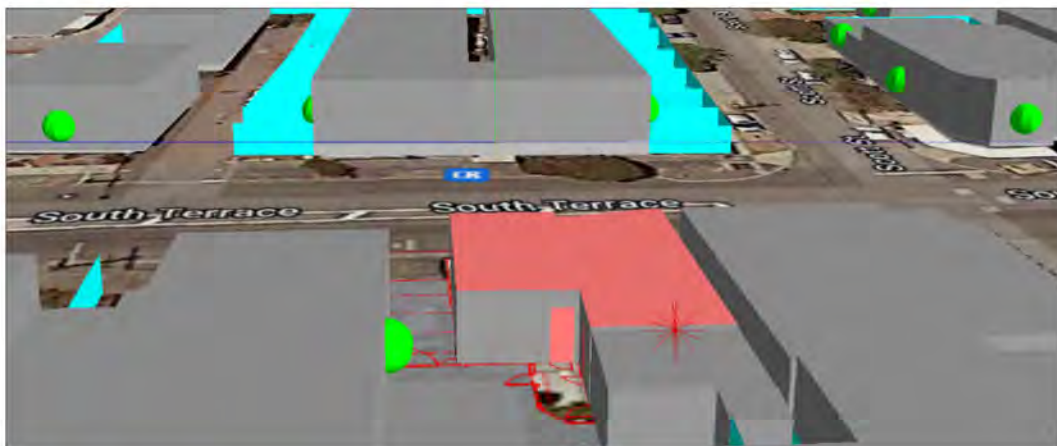
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Figure 5a Noise model 3D setup: Front façade, east elevation



Figure 5b Noise model 3D setup: Rear façade view



#### 4.3.2. Modelling Scenarios

The noise modelling scenarios described in Section 2.3 are:

1. Scenario 1 – Crowd noise doors and windows closed -  $L_{A10}$  assessment;
2. Scenario 2 – Crowd noise front door and window open -  $L_{A10}$  assessment; and
3. Scenario 3 – Crowd noise short events, rear door open -  $L_{Amax}$  assessment.

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#### 4.3.3. Results

Noise contour maps have been generated in SoundPLAN V5.1 (See Appendix B). The results from the noise model at outdoor locations is presented in Table 6.

**Table 6 Outdoor noise level predictions**

| Scenario | Receiver / Location    | Predicted Noise Levels – dB              |
|----------|------------------------|------------------------------------------|
| 1        | R1 – 269 South Terrace | L <sub>A10</sub> 40 (south) / 34 (east)  |
|          | R2 – 273 South Terrace | L <sub>A10</sub> 33                      |
|          | R2 – 342 South Terrace | L <sub>A10</sub> 23                      |
| 2        | R1 – 269 South Terrace | L <sub>A10</sub> 46 (south) / 49 (east)  |
|          | R2 – 273 South Terrace | L <sub>A10</sub> 52                      |
|          | R2 – 342 South Terrace | L <sub>A10</sub> 41                      |
| 3        | R1 – 269 South Terrace | L <sub>Amax</sub> 65 (south) / 43 (east) |
|          | R2 – 273 South Terrace | L <sub>Amax</sub> 42                     |
|          | R2 – 342 South Terrace | L <sub>Amax</sub> 34                     |

#### 4.4. Assessment and Discussion

The results presented in the previous section have been assessed to the noise criteria (per Section 3) and the results are presented in Table 7.

The assessment table is aimed at identifying the point from which management shall be applied to close (or partially close) the doors and windows from the indoor bar.

**Table 7 Assessment of results**

| Scenario | Receiver | Noise Prediction (dB)                   | Noise Criteria (dB)                                                 | Difference (dB) | Comments  |
|----------|----------|-----------------------------------------|---------------------------------------------------------------------|-----------------|-----------|
| 1        | R1       | L <sub>A10</sub> 40 (south) / 34 (east) | Daytime<br>L <sub>A10</sub> 52                                      | -12             | Compliant |
|          | R2       | L <sub>A10</sub> 33                     |                                                                     | -19             | Compliant |
|          | R3       | L <sub>A10</sub> 23                     |                                                                     | -29             | Compliant |
|          | R1       | L <sub>A10</sub> 40 (south) / 34 (east) | Evening,<br>Sunday and<br>public<br>holidays<br>L <sub>A10</sub> 47 | -7              | Compliant |
|          | R2       | L <sub>A10</sub> 33                     |                                                                     | -14             | Compliant |
|          | R3       | L <sub>A10</sub> 23                     |                                                                     | -24             | Compliant |
|          | R1       | L <sub>A10</sub> 40 (south) / 34 (east) | Night-time<br>L <sub>A10</sub> 42                                   | -2              | Compliant |
|          | R2       | L <sub>A10</sub> 33                     |                                                                     | -9              | Compliant |
|          | R3       | L <sub>A10</sub> 23                     |                                                                     | -19             | Compliant |

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| Scenario | Receiver | Noise Prediction (dB)                    | Noise Criteria (dB)                                        | Difference (dB) | Comments                                                                                                                           |
|----------|----------|------------------------------------------|------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| 2        | R1       | L <sub>A10</sub> 46 (south) / 49 (east)  | Daytime<br>L <sub>A10</sub> 52                             | -3              | Compliant                                                                                                                          |
|          | R2       | L <sub>A10</sub> 52                      |                                                            | 0               | Compliant                                                                                                                          |
|          | R3       | L <sub>A10</sub> 41                      |                                                            | -11             | Compliant                                                                                                                          |
|          | R1       | L <sub>A10</sub> 46 (south) / 49 (east)  | Evening, Sunday and Public Holidays<br>L <sub>A10</sub> 47 | +2              | Compliant when venue is at 70% capacity                                                                                            |
|          | R2       | L <sub>A10</sub> 52                      |                                                            | +5              | Compliant when venue is at 30% capacity                                                                                            |
|          | R3       | L <sub>A10</sub> 41                      |                                                            | -6              | Compliant                                                                                                                          |
|          | R1       | L <sub>A10</sub> 46 (south) / 49 (east)  | Night-time<br>L <sub>A10</sub> 42                          | +7              | Front door and windows must be closed for compliance                                                                               |
|          | R2       | L <sub>A10</sub> 52                      |                                                            | +10             |                                                                                                                                    |
|          | R3       | L <sub>A10</sub> 41                      |                                                            | -1              | Compliant                                                                                                                          |
| 3        | R1       | L <sub>Amax</sub> 63 (south) / 43 (east) | Daytime<br>L <sub>Amax</sub> 72                            | -9              | Compliant                                                                                                                          |
|          | R2       | L <sub>Amax</sub> 42                     |                                                            | -30             | Compliant                                                                                                                          |
|          | R3       | L <sub>Amax</sub> 34                     |                                                            | -38             | Compliant                                                                                                                          |
|          | R1       | L <sub>Amax</sub> 65 (south) / 43 (east) | Evening and Night-time<br>L <sub>Amax</sub> 62             | +3              | Compliant with a rated screen/noise wall between the rear doors and the receiver (i.e. polycarbonate or light-weight construction) |
|          | R2       | L <sub>Amax</sub> 42                     |                                                            | -20             | Compliant                                                                                                                          |
|          | R3       | L <sub>Amax</sub> 34                     |                                                            | -28             | Compliant                                                                                                                          |

The assessment suggests that the bar will be generally compliant with the EPNR assigned noise levels subject to management and some retrofitting works to improve the sound attenuation through the building envelope. The following compliance limitations must be considered for bar management:

- Compliance is predicted at all times considering all doors and windows closed.
- The front door and window may remain open during the daytime period (Mondays to Saturdays, 7am to 7pm).
- During Sundays or public holidays and after 7pm any day, compliance is predicted, with front door and window open, provided that the capacity of the bar does not exceed 30%.
- In order to meet all of the above, the following modifications/upgrades to the building will be required:
  - A rated screen/structure (R<sub>w</sub> 20 dB or above) is to be installed at the rear of the bar to minimise breakout noise through the doors opening when patrons access the toilets.

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The assessment shows that noise contributions from noise breaking out through the ceiling/roof is the highest from all building elements; thus, the roof/ceiling is to be treated to minimise noise breakout from the bar to the environment. A layer of mass loaded vinyl may be used to improve the sound transmission rating of the ceiling/roof. Perimeter eaves, mechanical services penetrations and other air gaps around the roof need to be sealed and acoustically treated to minimise noise breakout.

- Existing windows are to be treated to make them air tight, upgrade the existing glass, add a secondary glass pane internally and ensure frames do not leave gaps or weak paths to the outside.
- New solid core doors are recommended for the rear and the front of the building with acoustic seals.
- A rated new bifold front window is recommended.
- Doors and windows are to be closed from 10pm to meet the night-time assigned noise levels.

Other considerations set by the assessment basis:

- Indoor bar finishes are to be treated acoustically to minimise noise build-up and reverberation. A reverberation time of 0.8 seconds (unoccupied) has been assumed in the assessment.
- Music may be played at background listening levels at all times and should not be dominant of noise emissions (5-8 dB below the overall crowd noise). Further, background music levels:
  - Should not contain significant low frequency components;
  - Be played through distributed speakers to avoid larger speakers pointing away from front windows and doors, mounted on rigid structures with vibration isolation pads.
- With regards to the mechanical plant, it was determined that these noise sources do not dominate the overall predictions; however, they do contribute cumulatively within 1 dB of the results. Exhaust fans and air conditioning units are to be reviewed before modifications, to minimise external noise contributions from mechanical plant.

The following section summarises the analysis above into a set of recommendations.



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## 5. RECOMMENDATIONS

**Table 8** outlines the considerations of various noise mitigation options to reduce impact on residents from operations at the proposed bar. The table is divided in 3 sections:

- **Treating the source:** This refers to ways of reducing emissions directly at the source of sound generation (i.e. sound system, speakers, mechanical plant).
- **Treating the path:** This refers to treatment to the medium that is physically in between the source and the receivers (i.e. air paths, buildings, reflective surfaces, supporting structures).
- **Management:** This refers to measures that will be required by the bar management to minimise noise from operations.

Further, **Appendix C** provides a set of acoustic mark-ups with reviewed recommendations.

**Table 8** Noise mitigation options

| Item #                     | Recommendation                                                                                                                                                                                                                                                          | Reasoning                                             |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Treating the Source</b> |                                                                                                                                                                                                                                                                         |                                                       |
| 1                          | <u>Indoor Bar:</u><br>Music to be played at background levels only. Indicatively, not over $L_{AeqS}$ 67-74 dB at listeners' locations.<br>Minimise low frequency emissions, below 100 Hz.                                                                              | To avoid music as a conditional dominant source.      |
| 2                          | Loudspeakers shall be installed with appropriate resilient mounts to stop vibration or resonances being transmitted to the building structure and pointing inwards to the centre of the indoor bar.                                                                     |                                                       |
| 3                          | All mechanical services, kitchen equipment and furniture shall be disconnected off the building structure with resilient anti vibration mounts.                                                                                                                         | Reduce risk of vibration induced noise.               |
| 4                          | Toilet exhaust fan: Install an axial/in-line exhaust fan with 1 m of 25 mm internal lining to each side of the ducting. Where a roof mounted fan is desired, follow Item #7 of this table.                                                                              | To minimise mechanical noise.                         |
| 5                          | Restaurant and courtyard furniture to be fitted sliding panels or felt.                                                                                                                                                                                                 | To avoid impact noise.                                |
| <b>Treating the Path</b>   |                                                                                                                                                                                                                                                                         |                                                       |
| 6                          | Fit sound absorption panelling to the internal bar to achieve reverberation time of 0.8 seconds.<br>Absorptive panels Class A with minimum NRC 0.95 are recommended.<br>Absorptive furniture and floors are highly recommended (e.g. textiles and cushioned furniture). | To minimise reverberation and noise build-up indoors. |

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GINGER MORRIS BAR  
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NOISE ASSESSMENT

**CITY OF FREMANTLE**  
**These Plans Form Part of**  
**DA0352/21**  
**18 Aug 2021**

| Item #            | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Reasoning                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 7                 | Where required, install short barriers on the roof next to each of the mechanical plant units.<br><u>Material:</u> The barriers may be built with compressed fibre cement with a minimum surface density of 12 kg/m <sup>2</sup> (9mm panels) and<br><u>Location and extent:</u> The barriers shall be installed in such a way to break the line of sight between the residential receivers and the mechanical units, as close as possible and at least 0.5 m taller than the top edge of the associated mechanical plant.                                                                                                                                                                                                                                                                                                                                                                                                                       | To reduce overall noise levels at sensitive receivers. |
| 8                 | Minimise air gaps along the boundary walls and roof, ceiling, windows and doors. Treat air gaps with fire rated expanding mastic foam. Treat eaves to minimise gaps.<br><u>The rear door:</u> Rear doors must have an automatic closing system to ensure it will not be kept open during operations and they shall close tight around the perimeter edges of the wall (e.g. acoustically sealed with rubber perimeter seals).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | To minimise noise leaking through the rear doors.      |
| 9                 | The building envelope (i.e. roof, walls, windows, and doors) is to be treated following the acoustic mark-ups of <b>Appendix C</b> .<br>- All existing windows to be retrofitted, to make them air tight. Upgrade the existing glass with Rw 32 dB glazing (i.e. 6.38mm laminated glass), adding a secondary glass pane internally to ensure frames do not leave gaps or weak paths to the outside;<br>- Rated and certified bifold window with 6.38 mm laminated glass to perform Rw 32 dB or more (i.e. AWS series 546);<br>- All doors to be at minimum 44 mm solid core doors with sealing system (Raven door frame/perimeter seal RP78Si, door bottom seal RP8Si) to perform Rw 32 dB or more;<br>- Ceiling to be upgraded with high-density insulation on the ceiling void (i.e. 88mm Soundscreen) and one layer of mass loaded vinyl (i.e. pyroteck wavebar 6 kg/m <sup>2</sup> ), to perform Rw 41 dB or more (including existing roof). | To minimise breakout noise from the indoor bar.        |
| <b>Management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                        |
| 10                | Keep doors and windows closed (other than for patron transit) after 10pm any day; during Sundays, public holidays and after 7pm when venue capacity is above 30%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To avoid excessive breakout noise                      |
| 11                | Limit waste disposal to daytime hours (i.e. between 7am and 7pm, Monday to Saturday).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | To reduce risk of excessive noise at night-time.       |

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## APPENDICES



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## APPENDIX A: Glossary of Acoustic Terms





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## 1 Sound Level or Noise Level

Sound consists of minute fluctuations in atmospheric pressure capable of evoking the sense of hearing. Noise is often used to refer to unwanted sound.

The human ear responds to changes in sound pressure over a very wide range. The loudest sound pressure to which the human ear responds is ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable range by using logarithms.

The symbols SPL, L or  $L_p$  are commonly used to represent Sound Pressure Level.

The symbol  $L_A$  represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is  $2 \times 10^{-5}$  Pa.

## 2 "A" Weighted Sound Levels

The overall level of a sound is usually expressed in terms of dB(A), which is measured using a sound level meter with an "A-weighting" filter. This is an electronic filter with a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4000 Hz), and less sensitive at lower and higher frequencies. Thus, the level of a sound in dB(A) is a good measure of the loudness of that sound. Different sources having the same dB(A) level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB(A) change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels:

### Typical noise levels and subjective scale

| Sound Pressure Level<br>dB(A) | Noise Source                               | Subjective Evaluation |
|-------------------------------|--------------------------------------------|-----------------------|
| 130                           | Threshold of pain                          | Intolerable           |
| 120                           | Heavy rock concert                         | Extremely loud        |
| 110                           | Grinding on steel                          |                       |
| 100                           | Loud car horn at 3 m                       | Very loud             |
| 90                            | Construction site with pneumatic hammering |                       |
| 80                            | Kerbside of busy street                    | Loud                  |
| 70                            | Loud radio or television                   |                       |
| 60                            | Department store                           | Moderate to quiet     |
| 50                            | General Office                             |                       |
| 40                            | Inside private office                      | Quiet to very quiet   |
| 30                            | Inside bedroom                             |                       |
| 20                            | Recording studio                           | Almost silent         |

Other weightings (e.g. B, C and D) are less commonly used than A-weighting in environmental acoustics. Sound Levels measured without any weighting are referred to as "linear" and the units are expressed as dB(Lin) or dB.

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**DA0352/21**  
**18 Aug 2021**

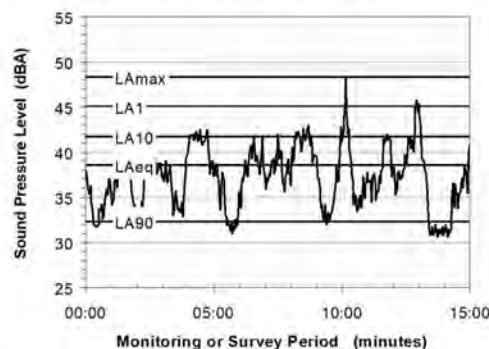
### 3 Sound Power Level

The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units, and these may be identified by the symbols SWL or  $L_w$ . The Sound Power definitions expressed in dB are typically referenced to the acoustic energy unit  $10^{-12}$  W.

### 4 Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels  $L_{AN}$ , where  $L_{AN}$  is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the  $L_{A1}$  is the noise level exceeded for 1% of the time,  $L_{A10}$  the noise exceeded for 10% of the time.

The following figure presents a hypothetical 15-minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

- $L_{A1}$  The noise level exceeded for 1% of the 15 minute interval.
- $L_{A10}$  The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.
- $L_{A90}$  The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.
- $L_{Aeq}$  The A-weighted equivalent noise level (basically the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

When dealing with numerous days of statistical noise data, it is sometimes necessary to define the typical noise levels at a given monitoring location for a particular time of day. Standardised methods are available for determining these representative levels. Different jurisdictions would choose to define their own preferred Standard.

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## APPENDIX B: NOISE MODELLING CONTOURS

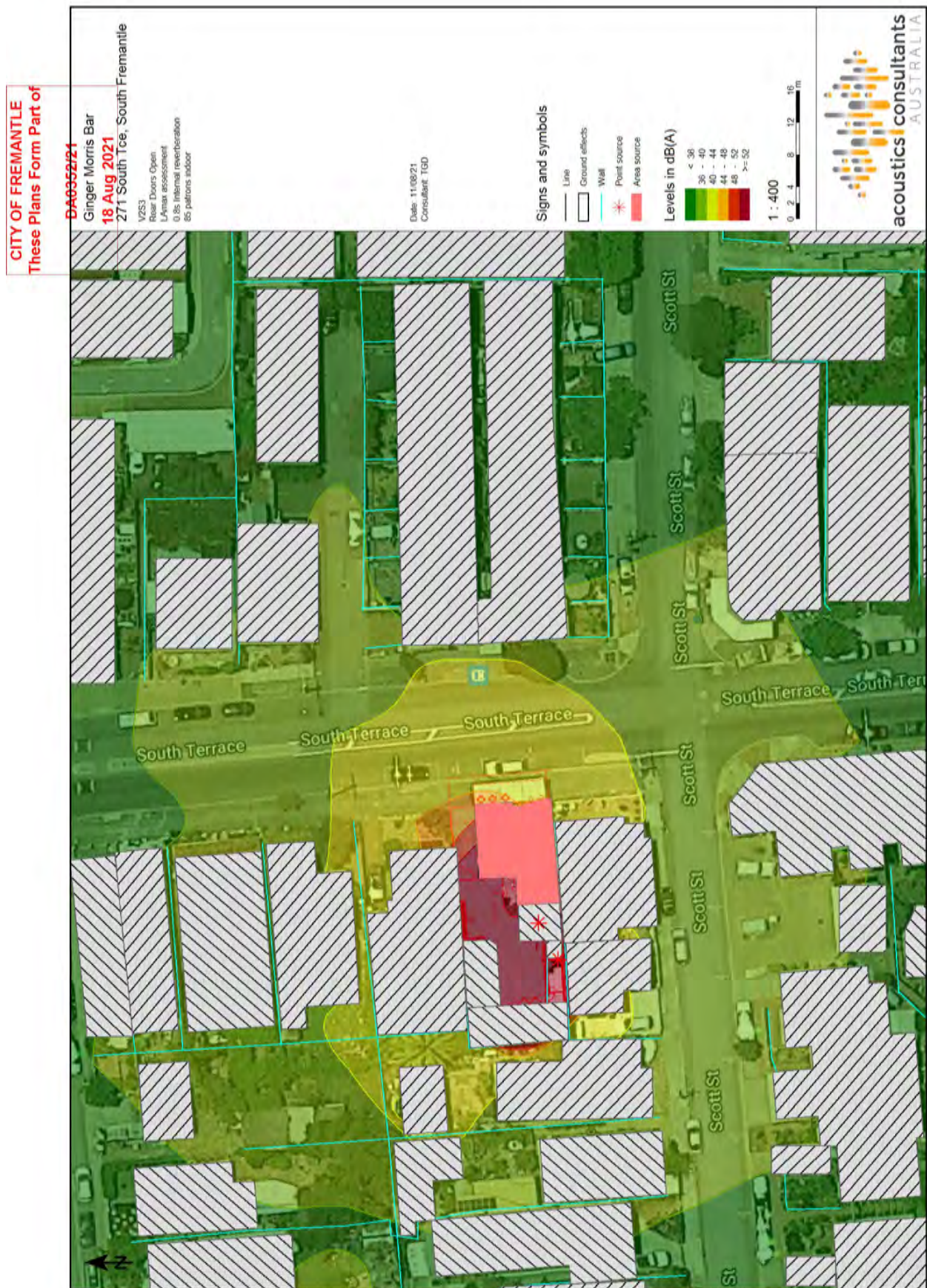












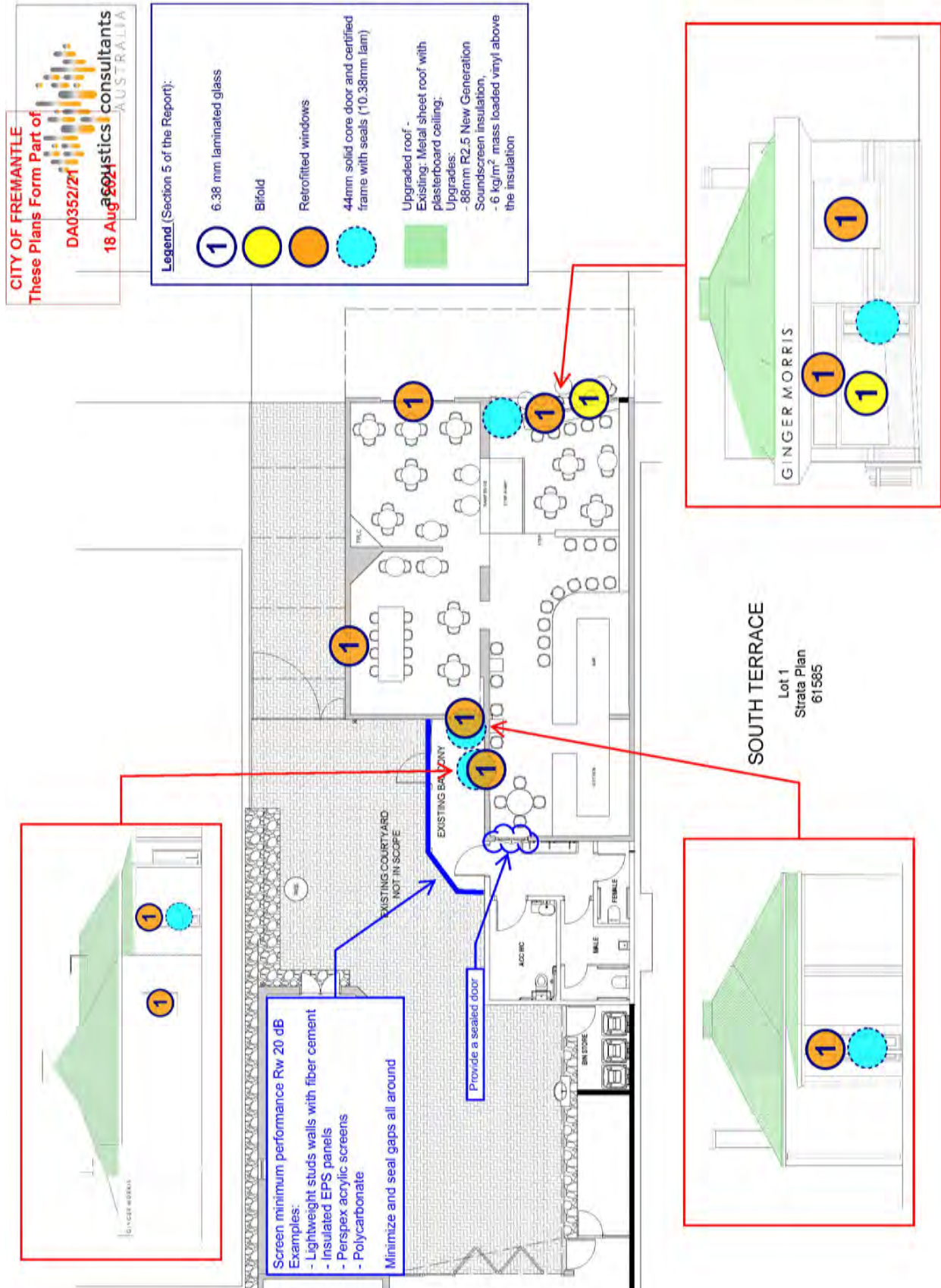
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## APPENDIX C: ACOUSTIC MARKUPS



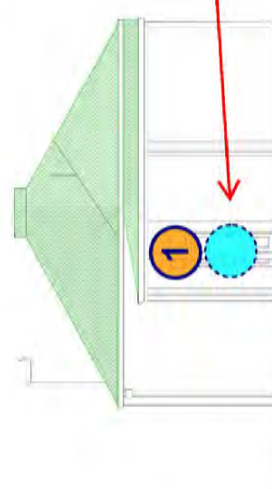








(B) EAST ELEVATION  
SCALE 1:50



(B) WEST ELEVATION  
SCALE 1:50

**CITY OF FREMANTLE**  
**Therapeutic Services Report**

**1** SA0352/21  
6.38 mm laminated glass  
**18 Aug 2021**  
Bifold

Retrofitted windows

44mm solid core door and certified frame with seals (10.38mm lam)

Upgraded roof -  
Existing: Metal sheet roof with plasterboard ceiling.  
Upgrades:  
- 88mm R2.5 New Generation Soundscreen insulation,  
- 6 kg/m<sup>2</sup> mass loaded vinyl above the insulation

**44mm Solid Core Door with Certified Sealing System**



| Test | Door Thickness | STC | Rw |
|------|----------------|-----|----|
| 43   | 44mm           | 32  | 32 |



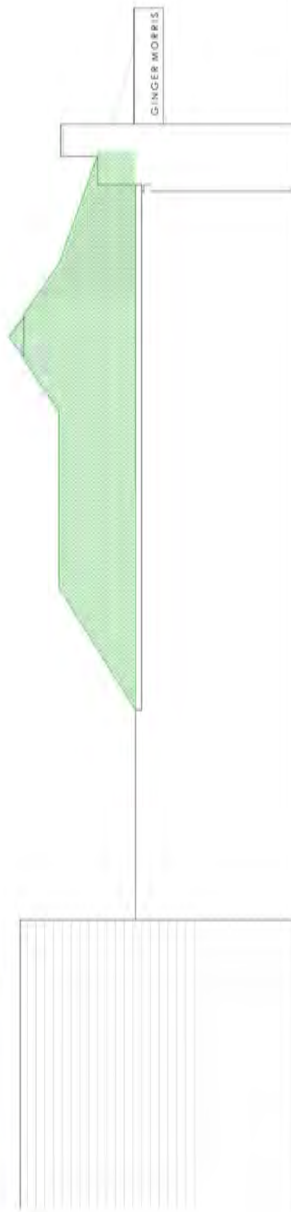
**CITY OF FREMANTLE**  
Planning and Community Report:  
These plans form part of:

**1** DA00352/21  
8.38 mm laminated glass  
18 Aug 2021  
Bifold

Retrofitted windows

44mm solid core door and certified frame with seals (10.38mm lam)

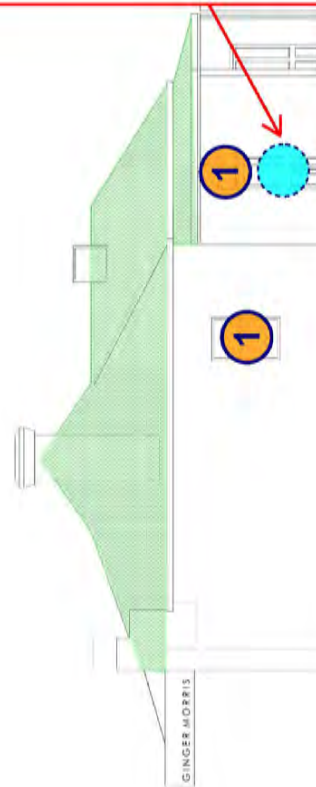
Upgraded roof -  
Existing: Metal sheet roof with plasterboard ceiling;  
Upgrades:  
- 88mm R2.5 New Generation Soundscreen insulation,  
- 6 kg/m<sup>2</sup> mass loaded vinyl above the insulation



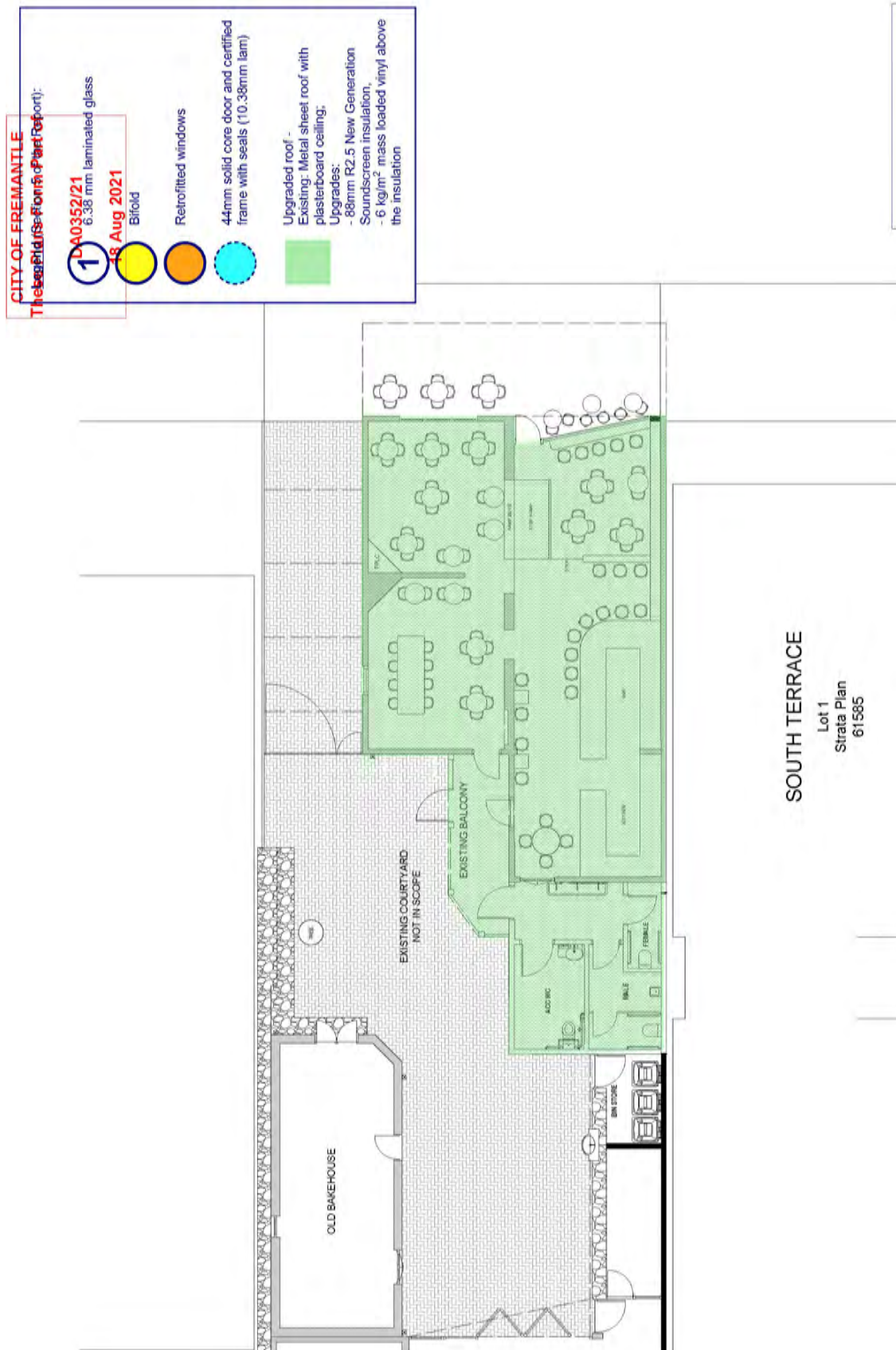
(10) SOUTH ELEVATION  
SCALE 1:50

**44mm Solid Core Door with Certified Sealing System**

| Test | Door Thickness | STC | Rw |
|------|----------------|-----|----|
| 43   | 44mm           | 32  | 32 |



(10) NORTH ELEVATION  
SCALE 1:50





**PC2112-3 SOUTH TERRACE, NO. 2/284 (LOT 22) SOUTH FREMANTLE -  
CHANGE OF USE FROM OFFICE TO SHOP (DA0405/21)**

**Additional Information 1 – Management Plan**

## **Management Plan 2/284 South Terrace South Fremantle**

**Description of the proposed business**

- Health Massage

**Hours of Operation**

- 9am – 8pm

**Floor area per use**

- Approximately 60 -70 m2

**Number of employees**

- 1-2 employees

**Onsite parking provision**

- 2 x existing car bays

**Toilet Facilities**

- 1 x existing toilet

**Internal fit out details**

- 4 rooms, passage, tea prep

**Structural Changes**

- Nil

**Signage details**

- Stick on film to 50% of glazed shopfront

**Shop Front Treatments**

- Nil

**Deliveries/visitation rate per week/day**

- Estimated visitation rate approximately 0 – 20 people per day

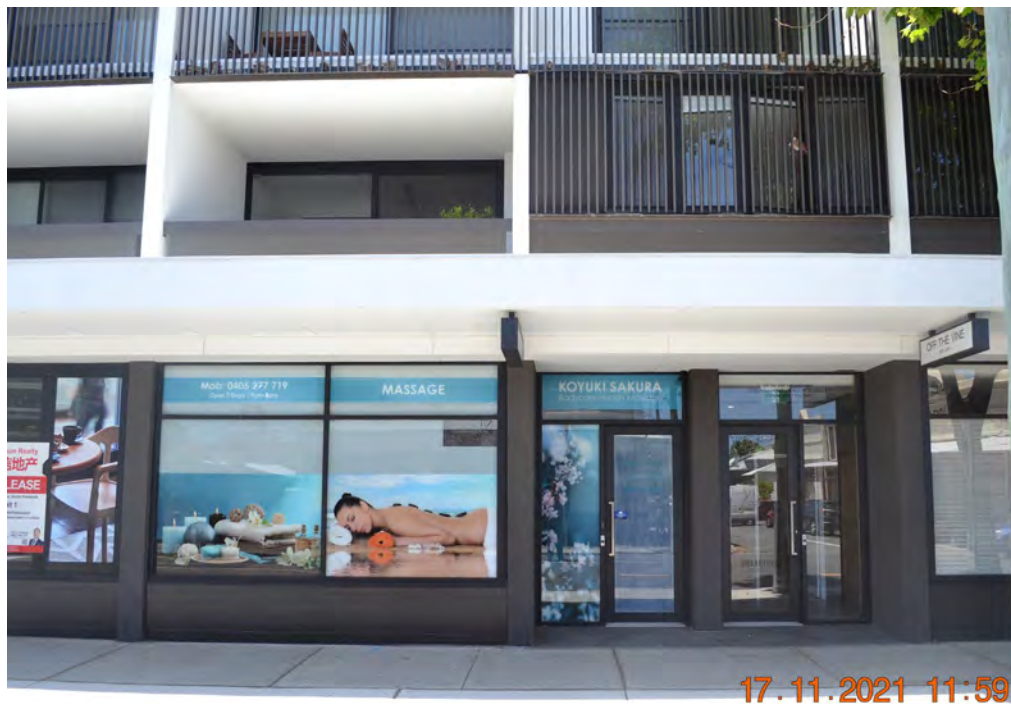
**Other relative information**

- A small retail business with one to two masseuse operating in a peaceful internal relaxation environment

## **Additional Information 2 - Site Photos**







**PC2112-4 STIRLING HIGHWAY, NO. 82-84 AND ALFRED ROAD, NO.5, NORTH  
FREMANTLE - EXTENSION AND UPPER FLOOR MULTIPLE  
DWELLING ADDITIONS TO EXISTING COMMERCIAL BUILDING – (CS  
DA0250/21)**

**Additional Information 1 – Site Photos**



**Photo 1:** Subject site as viewed from Stirling Highway



**Photo 2:** Subject site as viewed from Stirling Highway



**Photo 3:** Subject site as viewed from southern side (shared driveway)





**Photo 4:** Subject site as viewed from eastern side (existing rear car parking area)



**Photo 5:** Subject site as viewed from rear (existing rear car parking area / access onto Alfred Road)



## Additional Information 2 – Landscaping Plan



# 82-84 Stirling Highway, North Fremantle Planting Report

28.10.2021





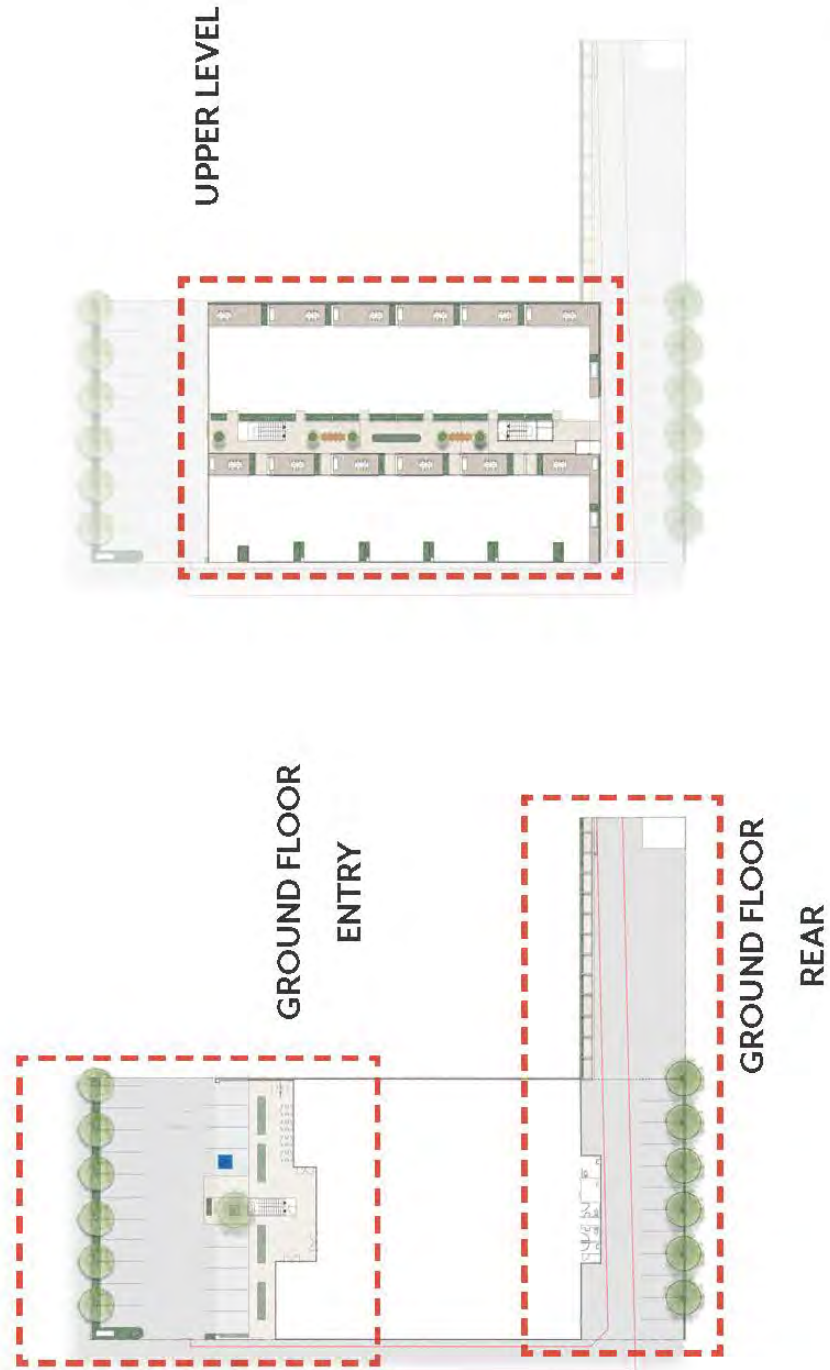
# Contents

**01.** Overall Planting Plan

**02.** Tree Plan

**03.** Planting Plan

# 01. Overall Planting Plan



## 02. Tree Plan

### GROUND FLOOR

| Scientific Name                               | Native/Exotic | Size at maturity (HxW) | Por size | Numbers |
|-----------------------------------------------|---------------|------------------------|----------|---------|
| <i>Eucalyptus utilis</i> 'Coastal Mort'       | Native        | 6 x 5m                 | 200L     | 6       |
| <i>Gleditsia 'Sunburst'</i>                   | Exotic        | 12 x 7m                | 200L     | 6       |
| <i>Lagerstroemia indica</i> x <i>fourieri</i> | Exotic        | 7 x 5m                 | 100L     | 1       |



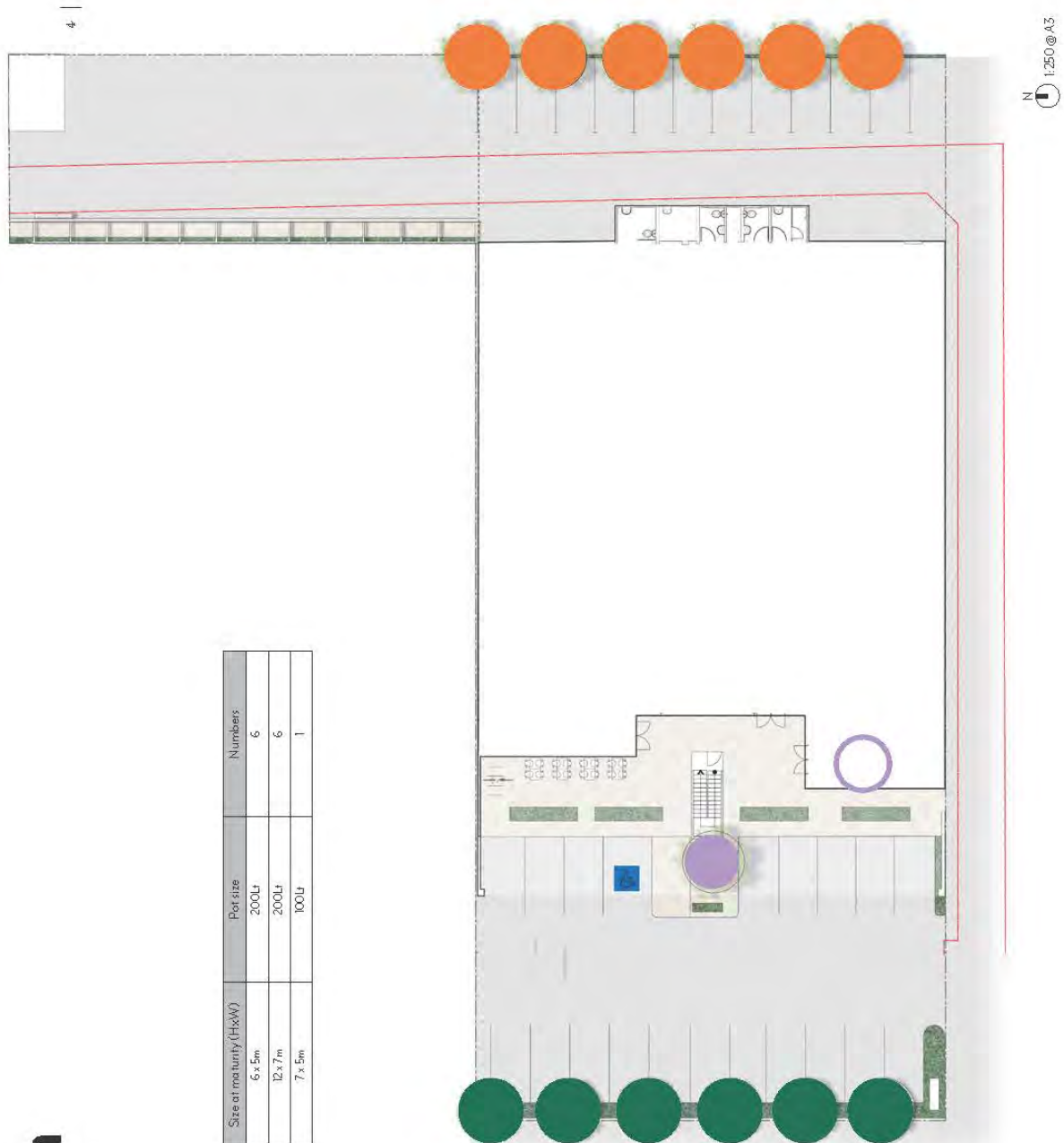
*Eucalyptus utilis* 'Coastal Mort'



*Gleditsia* 'Sunburst'



*Lagerstroemia indica* x *fourieri*





## 03\_Planting Plan

### GROUND FLOOR\_ENTRY

#### Zone 1



Anigozanthus 'Bush Pioneer'

Anigozanthus 'Bush Ballad'

Eremophila 'Blue Horizon'

Grevillea 'gin gin gem'



Grevillea 'Gold cluster'



Lomandra 'Tanika'

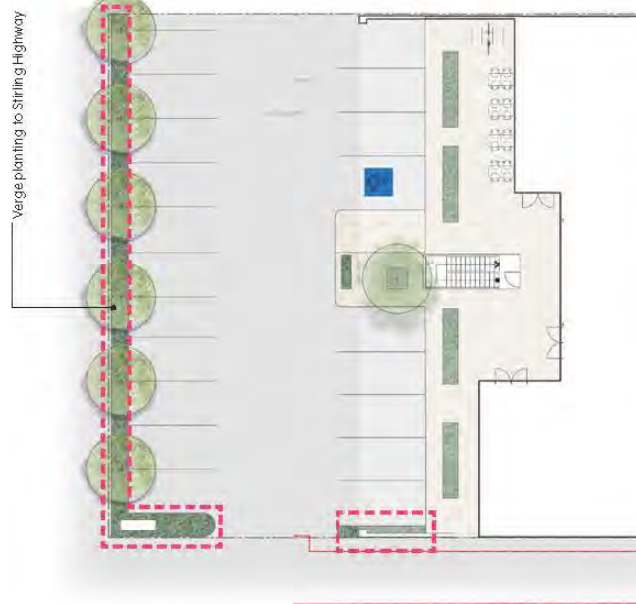


Myoporum parvifolium 'Yareena'



Westringia 'Mundi'

| Scientific Name                | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/eqm |
|--------------------------------|---------------|------------------------|----------|-------------|
| Anigozanthos 'Bush Pioneer'    | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Anigozanthos 'Bush Ballad'     | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Eremophila 'Blue Horizon'      | Native        | 0.5 x 1.0              | 140mm    | 3           |
| Grevillea 'Gin Gin Gem'        | Native        | 0.3 x 2.0              | 140mm    | 3           |
| Grevillea 'Gold cluster'       | Native        | 0.3 x 2.0              | 140mm    | 3           |
| Myoporum parvifolium 'Yareena' | Native        | 0.3 x 1.5              | 140mm    | 3           |
| Lomandra 'Tanika'              | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Westringia 'Mundi'             | Native        | 0.5 x 1.5              | 140mm    | 3           |



#### Note:

- A comprehensive tree and plant list and location plan will be provided for comment and approval prior to construction.
- Irrigation plan will be provided for comment and approval prior to construction.
- To ensure appropriate species soil testing to be conducted prior to detail design and install.
- Plant species subject to availability.

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## GROUND FLOOR\_ENTRY

### Zone 2



Grevillea 'Mt Tamboritha'

Scaevola 'Mauve Clusters'

Lomandra 'Tanika'

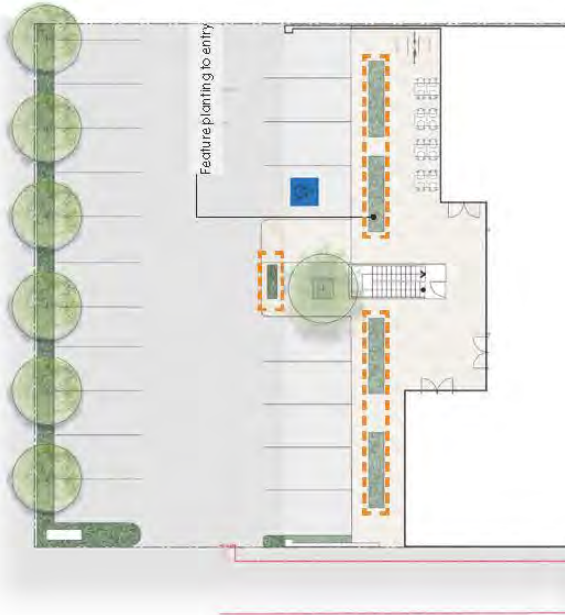


Lepidospermum 'Foreshot'

Senecio 'chalk sticks'

Westringia 'Mandi'

| Scientific Name           | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/sqm |
|---------------------------|---------------|------------------------|----------|-------------|
| Grevillea 'Mt Tamboritha' | Native        | 0.4x2.0                | 140mm    | 2           |
| Lomandra 'Tanika'         | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Lepidospermum 'Foreshot'  | Native        | 0.5x 1.0               | 140mm    | 2           |
| Scaevola 'Mauve Clusters' | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Senecio 'Chalk sticks'    | Exotic        | 0.6 x 1.0              | 5L       | 4           |
| Westringia 'Mandi'        | Native        | 0.5 x 1.5              | 140mm    | 2           |



1:250 @ A3

## GROUND FLOOR\_REAR

## Zone 3

| Scientific Name                | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/sqm |
|--------------------------------|---------------|------------------------|----------|-------------|
| <i>Sevillea liliifolia</i>     | Native        | 0.4 x 2.0              | 140mm    | 2           |
| <i>Adiantum longifolium</i>    | Native        | 0.5 x 1.5              | 140mm    | 3           |
| <i>Heliconia peltata</i>       | Exotic        | 0.3 x 1.0              | 140mm    | 3           |
| <i>Monarda liliifolia</i>      | Native        | 0.6 x 0.6              | 140mm    | 4           |
| <i>Monarda 'Coccy's Jack'</i>  | Native        | 0.6 x 0.6              | 140mm    | 4           |
| <i>Leptocarpum 'Forsyth'</i>   | Native        | 0.5 x 1.0              | 140mm    | 3           |
| <i>Myoporum laetifolium</i>    | Native        | 0.3 x 1.5              | 140mm    | 3           |
| <i>Senecio 'Chalkface'</i>     | Exotic        | 0.6 x 1.0              | 5L       | 4           |
| <i>Waxing 'Mund'</i>           | Native        | 0.5 x 1.5              | 140mm    | 3           |
| <i>Antennaria quinquefolia</i> | Exotic        | 3 x 3                  | 5L       | Feature     |



Lomandra 'Cracker Jack'



*Lomandra 'Tanika'*



*Helichrysum petiolare*



Hardenbergia 'Meena'



Grevillea 'Mt



Parthenocissus  
quinquefolia



Westringia 'Mundi'



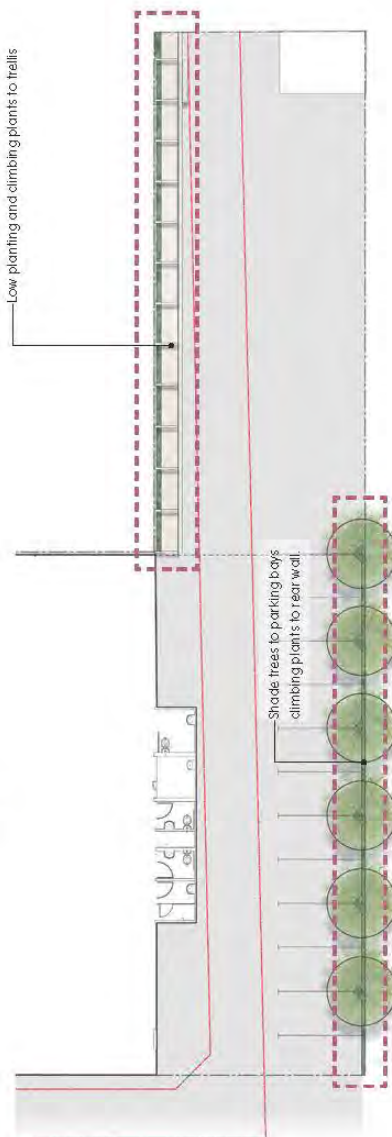
Benecio 'chalk sticks'



*Myoporum parvifolium*  
'Yareena'



Leptospermum  
"Foreshore"



① N 1:250 @ A3



8 |

## UPPER LEVEL

### Zone 4



Carpobrotus virens



Casuarina 'Cousin it'



Dichondra 'Silver Falls'



Grevillea 'Gin Gin Gem'



Grevillea 'Mt Tamboritha'



Grevillea 'Royal Mantle'



Lomandra 'Tanika'



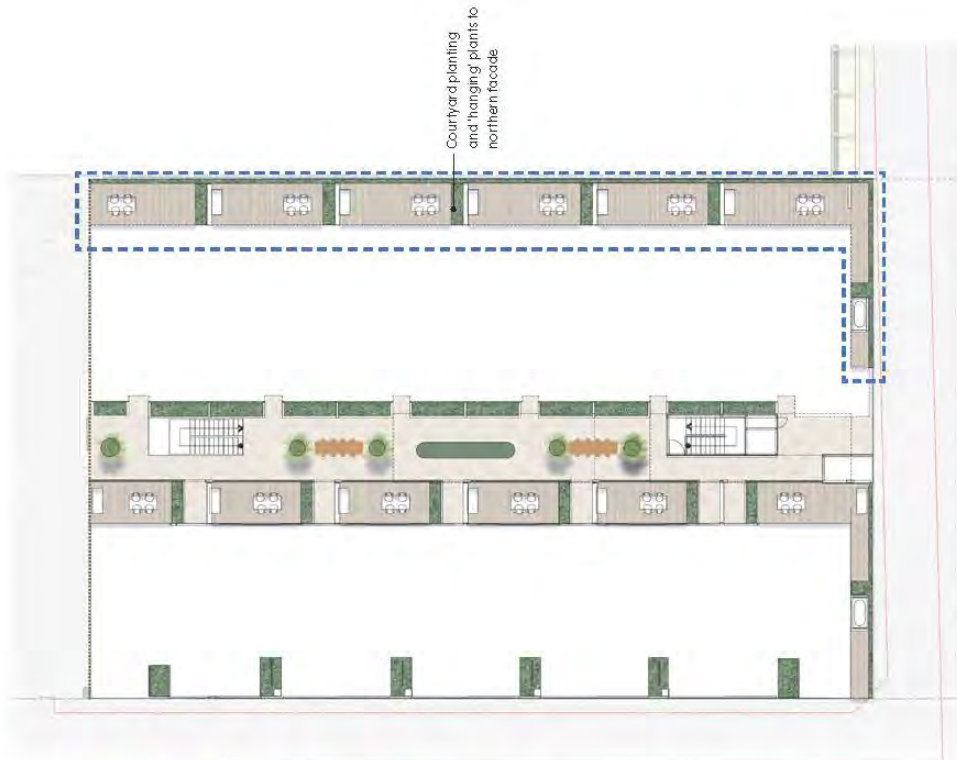
Melaleuca linariifolia 'Little red'



Senecio 'chalk sticks'



Rosemary 'Blue Lagoon'



N 1:250 @ A3

| Scientific Name                     | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/sqm |
|-------------------------------------|---------------|------------------------|----------|-------------|
| Carpobrotus virens                  | Native        | 0.2 x 2.0              | 140mm    | 72          |
| Casuarina 'Cousin it'               | Native        | 0.2 x 1.0              | 140mm    | 109         |
| Dichondra 'Silver Falls'            | Exotic        | 0.2 x 1.0              | 140mm    | 72          |
| Grevillea 'Gin Gin Gem'             | Native        | 0.3 x 2.0              | 140mm    | 36          |
| Grevillea 'Mt Tamboritha'           | Native        | 0.4 x 2.0              | 140mm    | 36          |
| Grevillea 'Royal Mantle'            | Native        | 0.3 x 2.0              | 140mm    | 36          |
| Lomandra 'Tanika'                   | Native        | 0.6 x 0.6              | 140mm    | 4           |
| Melaleuca linariifolia 'Little red' | Native        | 1.0 x 1.0              | 140mm    | 2           |
| Senecio 'Chalk sticks'              | Exotic        | 0.6 x 1.0              | 5L       | 72          |
| Rosemary 'Blue Lagoon'              | Exotic        | 0.6 x 1.0              | 140mm    | 3           |



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## UPPER LEVEL

### Zone 5



*Cycas revoluta*



*Dichondra Silver Falls*



*Liriope Samanthalia*



*Pittosporum 'Miss Muffet'*



*Sansevieria tri (green)*



*Senecio 'chalk sticks'*



*Trachelospermum jasminoides*



*Viola hederacea*



| Scientific Name                    | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/sqm |
|------------------------------------|---------------|------------------------|----------|-------------|
| <i>Cycas revoluta</i>              | Exotic        | 10x10                  | 30lt     | 1           |
| <i>Dichondra Silver Falls</i>      | Exotic        | 0.2x1.0                | 140mm    | 4           |
| <i>Liriope Samanthalia</i>         | Exotic        | 0.4x0.5                | 140mm    | 4           |
| <i>Pittosporum 'Miss Muffet'</i>   | Exotic        | 1.0x1.5                | 140mm    | 2           |
| <i>Sansevieria Tri</i>             | Exotic        | 1.0x1.0                | 5L       | 2           |
| <i>Senecio 'Chalk sticks'</i>      | Exotic        | 0.6x1.0                | 5L       | 4           |
| <i>Trachelospermum jasminoides</i> | Exotic        | 3.0x3.0                | 5L       | 1           |
| <i>Viola hederacea</i>             | Native        | 0.2x1.0                | 140mm    | 4           |

10 |

## UPPER LEVEL

### Zone 6

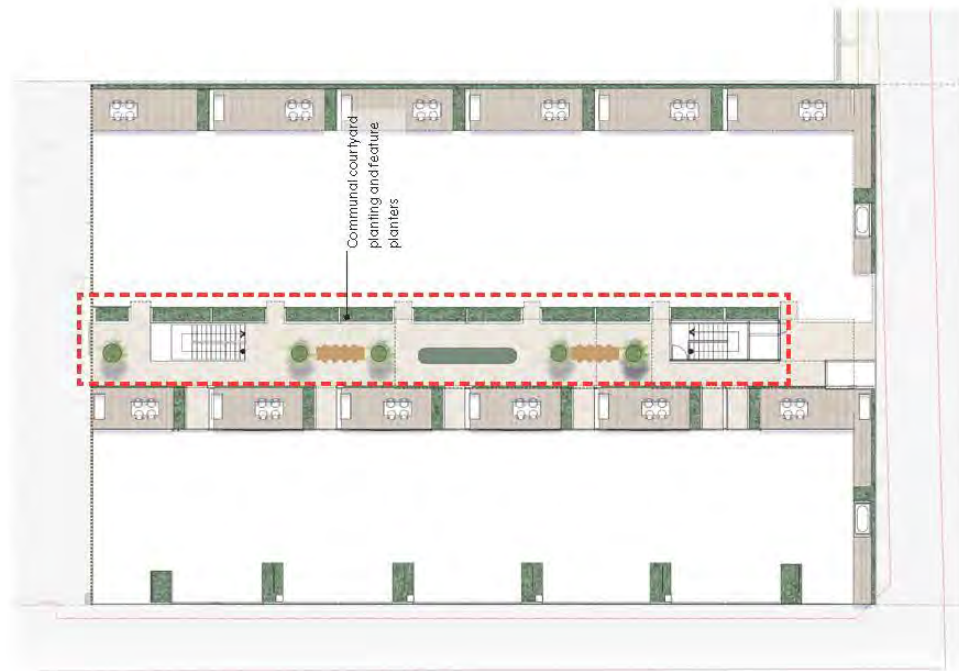


*Asplenium victoria*  
*Cyrtomium falcatum*  
*Dianella 'Little Jess'*  
*Philodendron 'Little Phil'*  
*Philodendron 'Rojo Congo'*



*Pittosporum 'Miss muffer'*  
*Viola hederacea*  
*Viburnum Emerald*  
*Ficus 'Audrey'*  
*Cyathea cooperi*

| Scientific Name                  | Native/Exotic | Size at maturity (HxW) | Pot size | Spacing/sqm |
|----------------------------------|---------------|------------------------|----------|-------------|
| <i>Asplenium Victoria</i>        | Native        | 0.5 x 1.0              | 5L       | Feature     |
| <i>Cyrtomium falcatum</i>        | Native        | 0.3 x 0.3              | 140mm    | 4           |
| <i>Dianella 'Little Jess'</i>    | Native        | 0.3 x 0.3              | 140mm    | 4           |
| <i>Philodendron Little Phil</i>  | Native        | 0.6 x 0.6              | 5L       | Feature     |
| <i>Philodendron Rojo Congo</i>   | Exotic        | 1.0 x 1.0              | 30L      | Feature     |
| <i>Pittosporum 'Miss muffer'</i> | Exotic        | 1.0 x 1.5              | 140mm    | 2           |
| <i>Viola hederacea</i>           | Native        | 0.6 x 1.0              | 140mm    | 4           |
| <i>Viburnum Emerald</i>          | Exotic        | 3.0 x 3.0              | 5L       | 1           |
| <i>Ficus 'Audrey'</i>            | Exotic        | 3.0 x 1.5              | 100L     | Feature     |
| <i>Cyathea cooperi</i>           | Native        | 3.0 x 1.5              | 100L     | Feature     |



N 1:250 @ A3

### Additional Information 3 – Transport Impact Assessment

## Transport Impact Assessment

Proposed Mixed-Use Development -  
No. 82-84 Stirling Highway, North  
Fremantle

CW1046100

Prepared for  
Woodward Assets Pty Ltd

6 September 2021







Transport Impact Assessment  
Proposed Mixed-Use Development - No. 82-84 Stirling Highway, North Fremantle

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Prepared for Woodward Assets Pty Ltd

Project Name Proposed Mixed-Use  
Development - No. 82-84  
Stirling Highway, North  
Fremantle

File Reference CW1046100-TR-R001-D-No.  
82-84 Stirling Hwy

Job Reference CW1046100

Date 6 September 2021

Version Number E

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Effective Date 6/09/2021

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Date Approved 6/09/2021

### Document History

| Version | Effective Date | Description of Revision     | Prepared by | Reviewed by |
|---------|----------------|-----------------------------|-------------|-------------|
| A       | 25/09/18       | Draft                       | BS          | SJL         |
| B       | 2/10/18        | For Issue                   | BS          | SJL         |
| C       | 7/12/18        | For Issue                   | BS          | SJL         |
| D       | 22/07/21       | Update to Site Plan         | DR/BS       | SJL         |
| E       | 06/09/21       | Update to Site Plan/Parking | DR/BS       | SJL         |

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## 1 Introduction

---

### 1.1 Background

Cardno has been commissioned by Woodward Assets Pty Ltd ('the Client') to prepare a Transport Impact Assessment (TIA) for a proposed mixed-use development located at No. 82-84 Stirling Highway, North Fremantle ('the Site').

This report aims to assess the impacts of the proposed development upon both the external road network and internal movement network, focusing on traffic generation, parking requirements and vehicle movements. This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016)* and the checklist is included in **Appendix A**.



## 2 Existing Site Situation

### 2.1 Existing Site Location

The Site is located at No. 82-84 Stirling Highway, North Fremantle. **Figure 2-1** shows an aerial image of the Site.

Figure 2-1 Aerial Image of Site



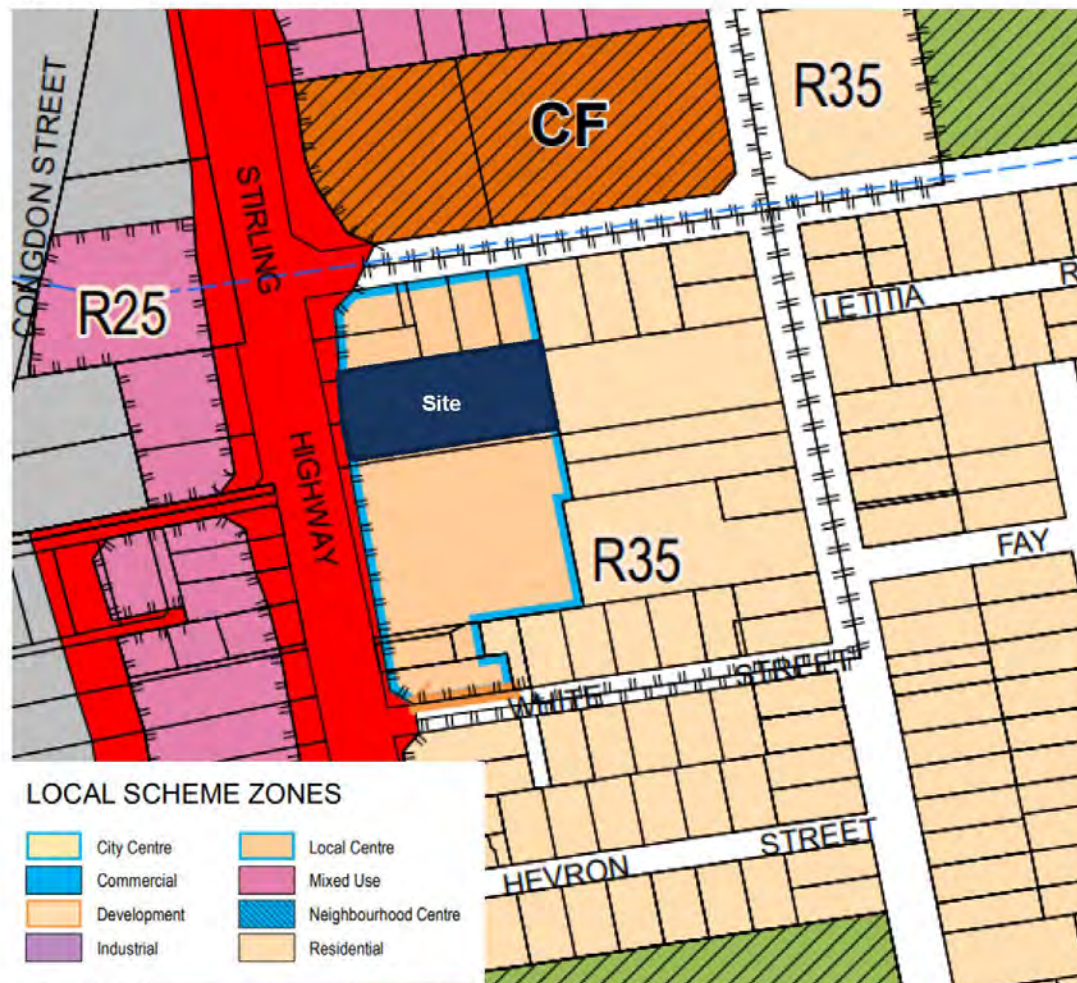
Source: MetroMap (2021)



## 2.2 Surrounding Land Use

Pursuant to the provision of the *City of Fremantle Town Planning Scheme No.4 (TPS4)*, the Site is zoned 'Local Centre' as shown in **Figure 2-2**. The Site is surrounded by residential land uses to the east, mixed-use to the west and other local centre to the north and south.

Figure 2-2 City of Fremantle Zoning Map



Source: City of Fremantle Town Planning Scheme No. 4





## 2.3 Existing Road Network

Road classifications are defined in the Main Roads Functional Hierarchy as follows:

- **Primary Distributors (light blue):** Form the regional and inter-regional grid of Main Roads WA traffic routes and carry large volumes of fast-moving traffic. Some are strategic freight routes and all are National or State Roads WA.
- **Regional Distributors (red):** Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by Local Government.
- **District Distributor A (green):** These carry traffic between industrial, commercial and residential areas and connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining properties. They are managed by Local Government.
- **Distributor B (dark blue):** Perform a similar function to District Distributor A but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and not through them, forming a grid that would ideally be around 1.5 kilometres apart. They are managed by Local Government.
- **Local Distributors (orange):** Carry traffic within a cell and link District Distributors at the boundary to access roads. The route of the Local Distributor discourages through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. They are managed by Local Government.
- **Access Roads (grey):** Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by Local Government.

The Site is bounded by Stirling Highway to the west. The surrounding road network is further described in **Table 2-1** and shows the road hierarchy classification as per the Main Roads WA Road Information Mapping System, whilst **Figure 2-3** shows the road hierarchy.

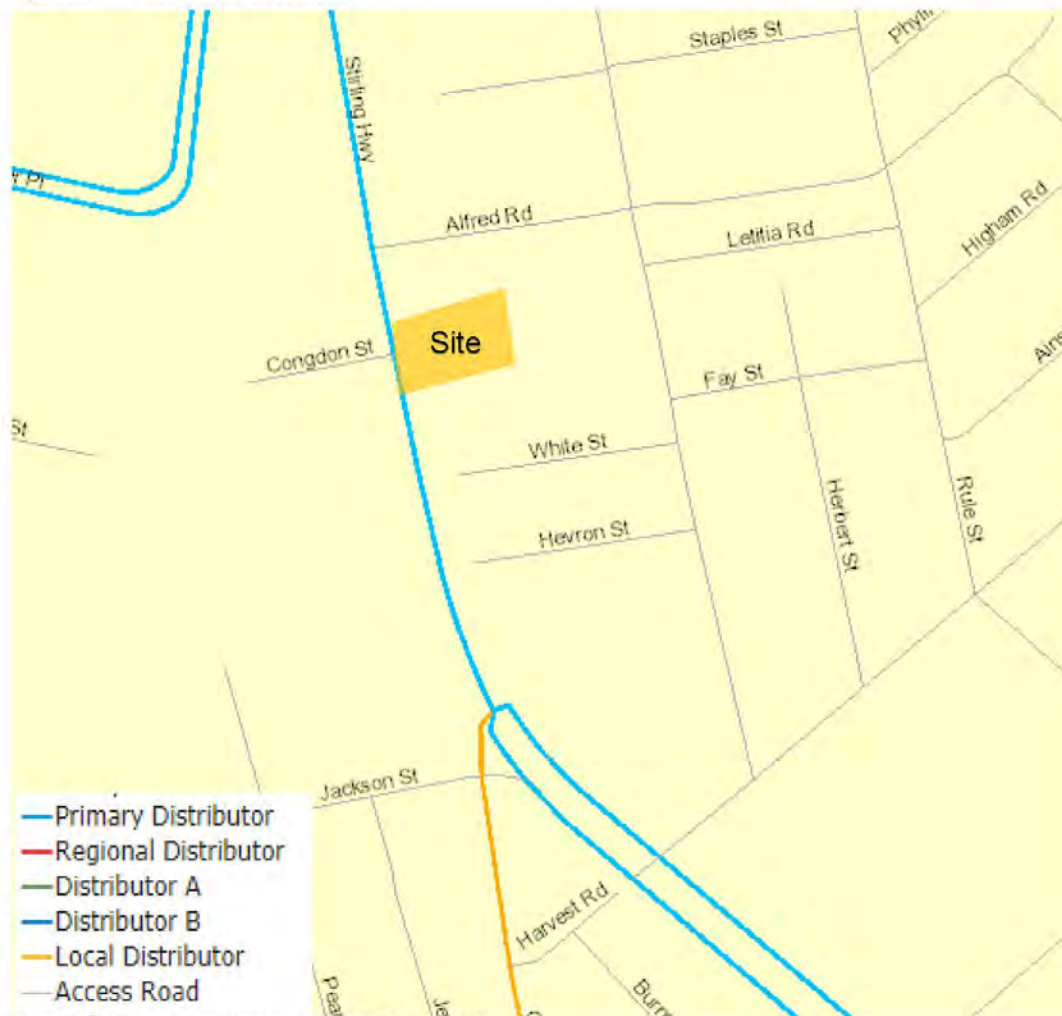
Table 2-1 Road network Description

| Road Name        | Road Hierarchy      | Jurisdiction     | Road Network |                  |                    |                           |
|------------------|---------------------|------------------|--------------|------------------|--------------------|---------------------------|
|                  |                     |                  | No. of Lanes | No. of Footpaths | Pavement Width (m) | Posted Speed Limit (km/h) |
| Stirling Highway | Primary Distributor | MRWA             | 4            | 2                | 14                 | 60                        |
| Alfred Road      | Access Road         | Local Government | 2            | 2                | 9.5                | 50                        |



Transport Impact Assessment  
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Figure 2-3 Road Network Classification







## 2.4 Existing Intersection

- > **Stirling Highway / Alfred Road** is located to the north-west of the Site and is a three-way signalised intersection with full pedestrian movements as shown in **Figure 2-4**.

Figure 2-4 Stirling Highway and Alfred Road



Source: MetroMap (2021)

According to the *Department of Transport Fremantle Bike Map*, sealed bicycle lanes are available along Curtin Avenue and Port Beach Road. **Figure 2-5** shows that ‘Bicycle Boulevards’ run through Rule Street, with high quality shared paths abutting Port Beach Road.

**North Fremantle**

**Legend**

- Principal Shared Path (PSP)
- High Quality Shared Path
- Good Road Riding Environment
- Perth Bicycle Network (PBN) - Continuous Signed Routes
- Bicycle Boulevard
- Gradient Arrow
- Bicycle Lanes or Sealed Shoulder Either Side

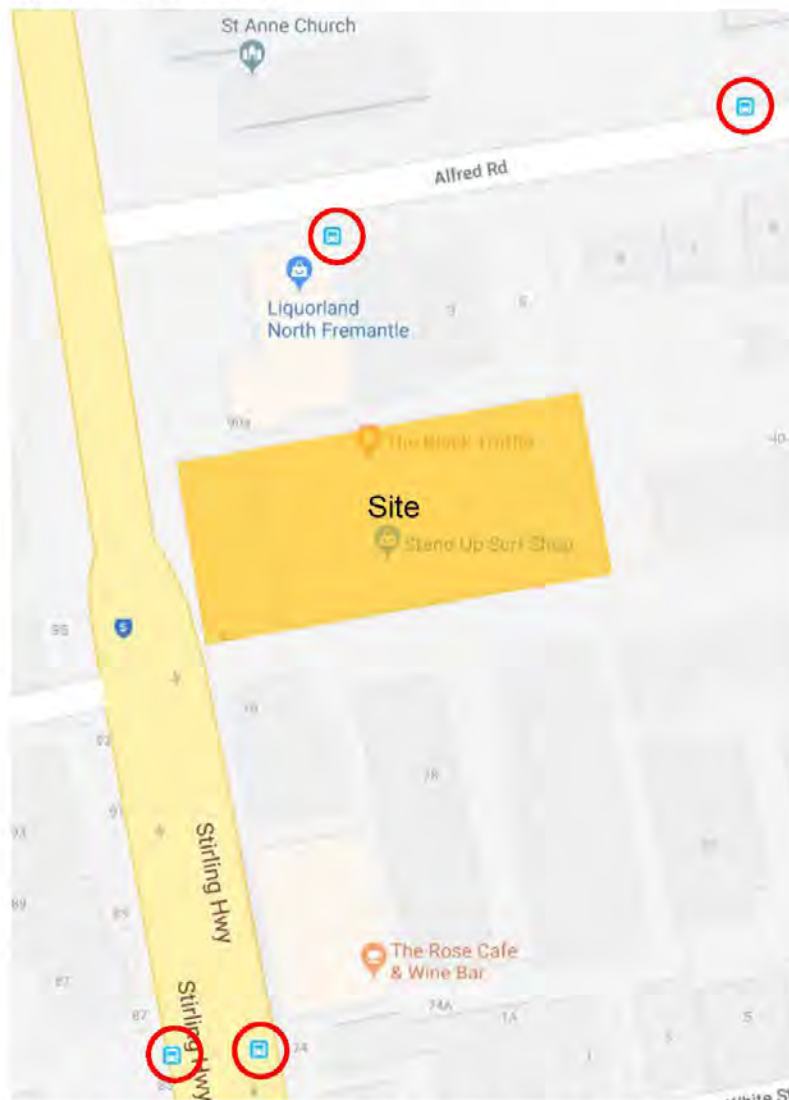
Map labels include: Stirling Rd, Concom Rd, Rose Hotel, Site, McCabe Memorial Park, N Fremantle Prim Sch, Gilbert Fraser Res, Pier 21 Resort, and various streets like Stirling St, Concom St, and the coastline.

CW1046100 | 6 September 2021 |

## 2.6 Existing Public Transport Facilities

**Figure 2-6** shows the nearest bus stop to the Site is located approximately 30m north of the Site, along Alfred Road servicing Bus Route 107. Another bus stop is located approximately 90 m south of the Site, along Stirling Highway servicing Bus Route 103.

Figure 2-6 Nearest Bus Stops



The site is also approximately 240m from the North Fremantle Train Station, located along the Fremantle Train Line, which connects to South Fremantle and the CBD.

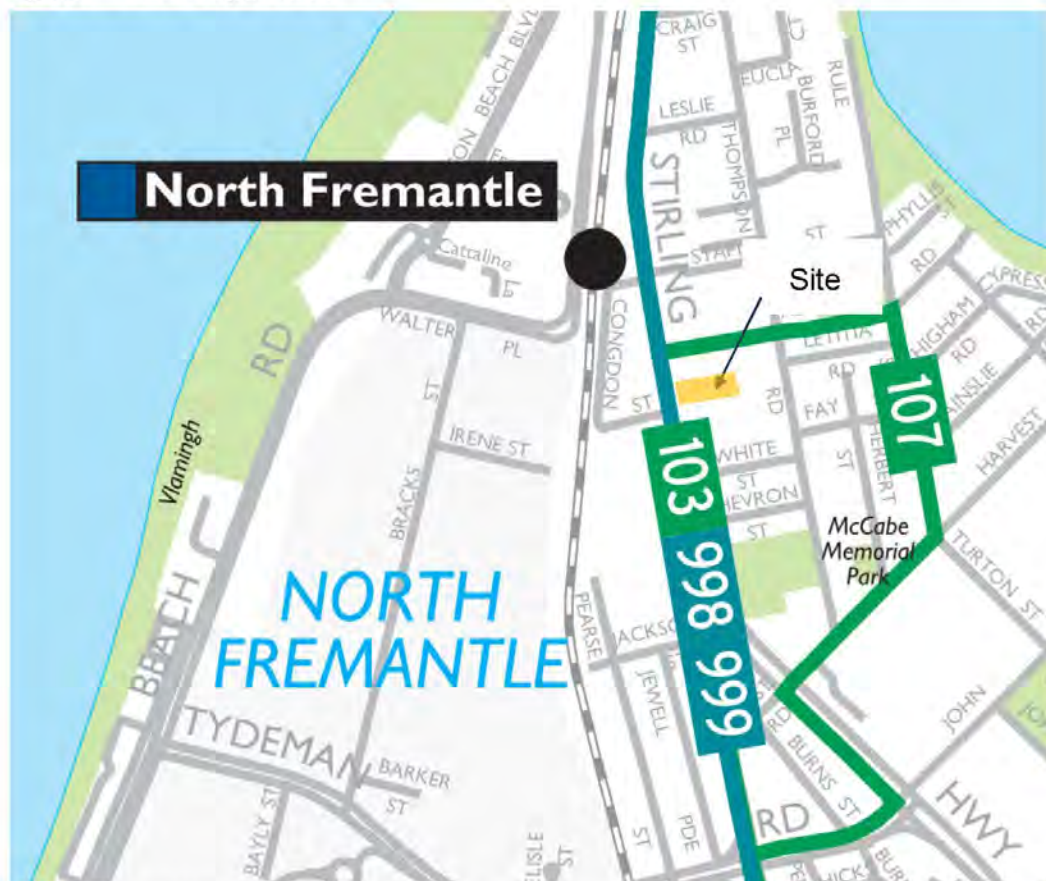




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**Figure 2-7** shows the routes of the public bus services in the vicinity of the Site. Bus Route 107 and 103 provide connections to the Fremantle Station. Additionally, Bus Route 107 provides services to Elizabeth Quay Bus Station. The frequencies of the bus routes are summarised in **Table 2-2**. Bus Route 107 only provides services to Cottesloe Station on weekends and to Elizabeth Quay Bus Station on weekdays.

Figure 2-7 Public Transport Facilities



Source: Transperth (2021)

Table 2-2 Bus Service Frequency

| Bus Route | Route Description             | Frequency                          |                                  |
|-----------|-------------------------------|------------------------------------|----------------------------------|
|           |                               | Weekdays                           | Weekends                         |
| 107       | To Elizabeth Quay Bus Station | 20-60 minutes (7:10 AM – 6:39 PM)  | -                                |
| 107E      | To Cottesloe Station          | -                                  | 60 minutes (10:00AM – 7:00PM)    |
| 103       | To East Perth                 | 10-30 minutes (6:32 AM – 11:22 PM) | 30-60 minutes (7:59AM – 10:50PM) |





## 2.7 Existing Traffic Volume

Existing weekday traffic volumes were sourced from *Main Roads Western Australia's Traffic Map* and is given in **Table 2-3**.

Table 2-3 Traffic Volume

| Road Name                                         | Date      | Average Two-Way Daily Traffic Volume | Average Two-Way AM Peak Traffic Volume | Average Two-Way PM Peak Traffic Volume |
|---------------------------------------------------|-----------|--------------------------------------|----------------------------------------|----------------------------------------|
| Stirling Highway (North of Queen Victoria street) | 2015/2016 | 39,054                               | 3,481                                  | 3,362                                  |

## 2.8 Crash Assessment

A search of the *Main Roads WA Reporting Centre* for crash data was undertaken. This search covered all recorded traffic accidents between 1 January 2016 and 31 December 2020 for the following roads and intersections surrounding the site:

- > Alfred Road & Alfred Road (midblock)
- > Stirling Highway and Alfred Road

The crash data obtained are given in **Table 2-4**, **Table 2-5** and **Table 2-6**.

Table 2-4 Alfred Road (Midblock crash)

| Type of Crash (RUM Code) | Fatal | Hospital | Medical | Major Property Damage | Minor Property Damage | Total Crashes |
|--------------------------|-------|----------|---------|-----------------------|-----------------------|---------------|
| Hit Object               | -     | -        | -       | 1                     | -                     | 1             |
| <b>Total</b>             | -     | -        | -       | 1                     | -                     | 1             |

Table 2-5 Stirling Highway (midblock)

| Type of Crash (RUM Code) | Fatal | Hospital | Medical | Major Property Damage | Minor Property Damage | Total Crashes |
|--------------------------|-------|----------|---------|-----------------------|-----------------------|---------------|
| Rear End                 | -     | -        | 4       | 12                    | 8                     | 24            |
| Hit Pedestrian           | -     | 1        | -       | 1                     | 2                     | 4             |
| Hit Object               | -     | -        | -       | 1                     | -                     | 1             |
| Sideswipe Same Direction | -     | -        | -       | 2                     | 3                     | 5             |
| Right Angle              | -     | -        | -       | 4                     | 3                     | 7             |
| Right Turn Thru          | -     | -        | -       | 1                     | -                     | 1             |
| Unspecified              | -     | -        | 1       | -                     | 2                     | 3             |
| <b>Total</b>             | -     | 1        | 5       | 21                    | 18                    | 45            |

Table 2-6 Alfred Road – Stirling Highway Intersection

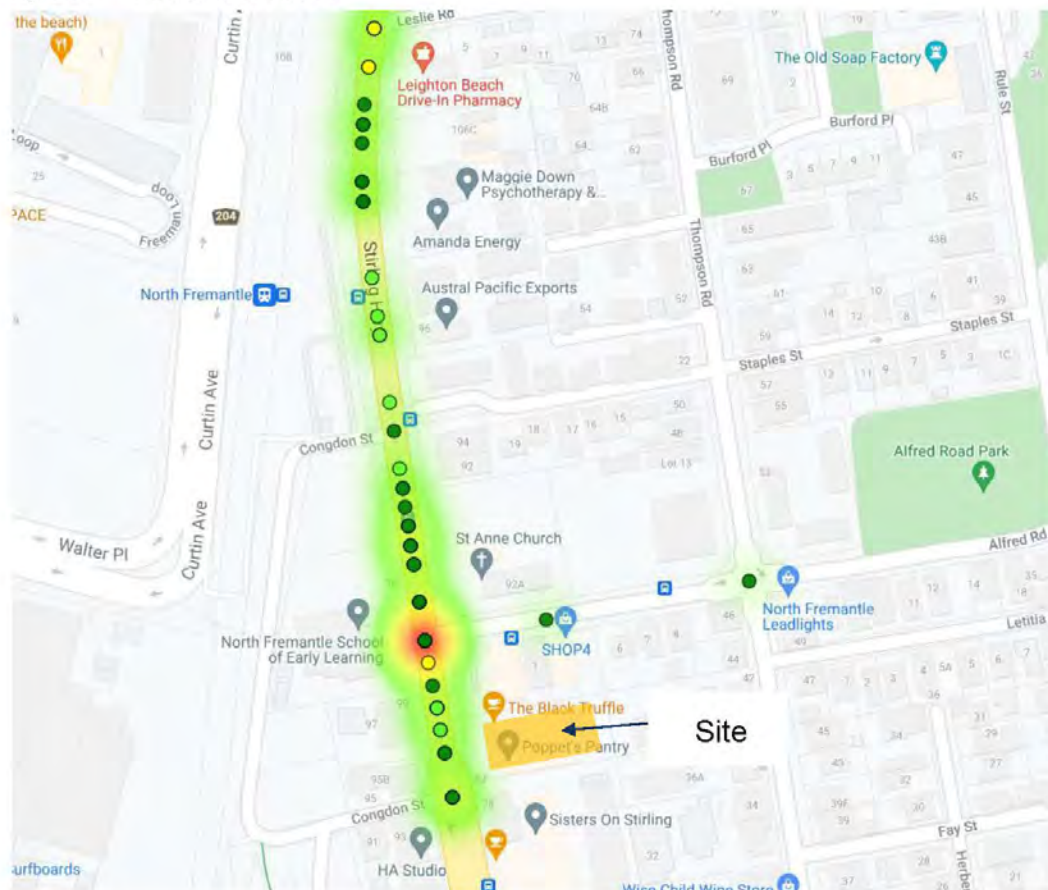
| Type of Crash (RUM Code) | Fatal | Hospital | Medical | Major Property Damage | Minor Property Damage | Total Crashes |
|--------------------------|-------|----------|---------|-----------------------|-----------------------|---------------|
| Rear End                 | -     | -        | 6       | 19                    | 3                     | 28            |
| Sideswipe Same Direction | -     | -        | -       | -                     | 1                     | 1             |
| Right Angle              | -     | -        | -       | 1                     | -                     | 1             |
| <b>Total</b>             | -     | -        | 6       | 20                    | 4                     | 30            |



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A summary of the crash locations in the vicinity of the Site is presented in **Figure 2-8**.

Figure 2-8 Recorded Crash Locations



### 3 Proposed Development

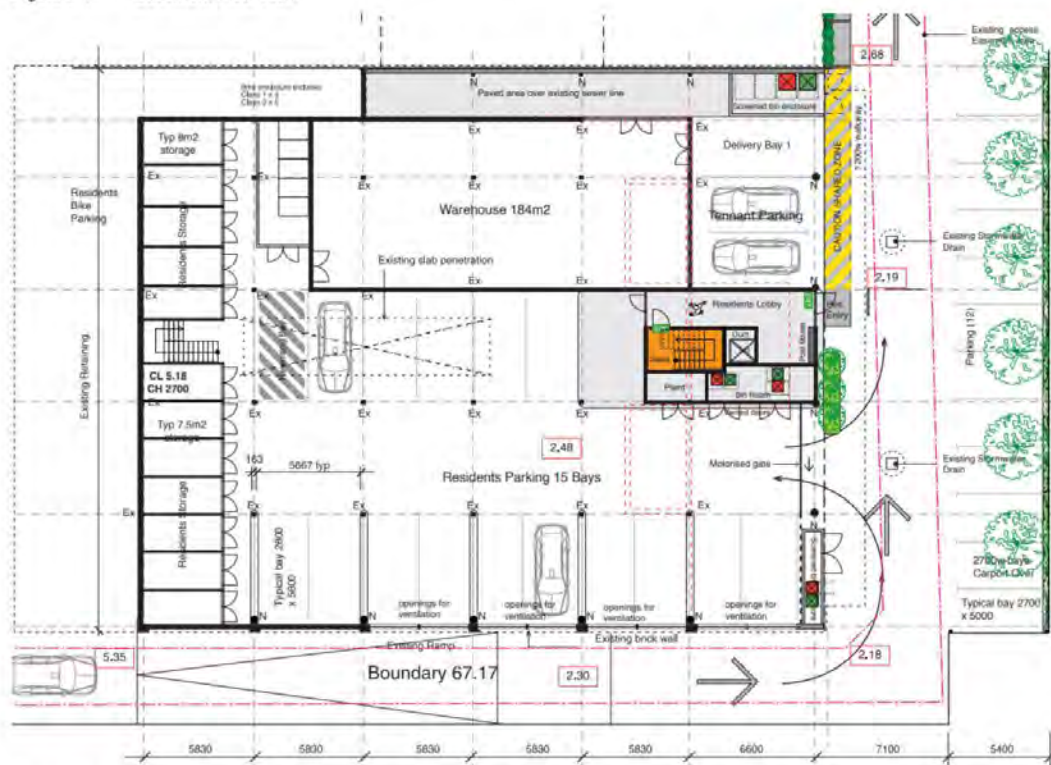
#### 3.1 Proposed Development

The proposal is for a two-storey mixed-use development, comprising of the following site-specific design components:

- > 2 (1-bedroom) Residential Apartments;
- > 10 (2-bedroom) Residential Apartments;
- > 184m<sup>2</sup> Warehouse;
- > 540m<sup>2</sup> Showroom;
- > 391m<sup>2</sup> Shop;
- > 47 car parking bays; and
- > 3 delivery bays.

The layout of the proposed development at the Site is shown below in **Figure 3-1 - Figure 3-3**. Larger versions of the Site layout plans are attached in **Appendix B**.

Figure 3-1 Basement Floor Plan



Source: United Studio (2021)





Transport Impact Assessment  
Proposed Mixed-Use Development - No. 82-84 Stirling Highway, North Fremantle

Figure 3-2 Ground Floor Plan



Source: United Studio (2021)

Figure 3-3 First Floor Plan



Source: United Studio (2021)

### 3.2 Site Access

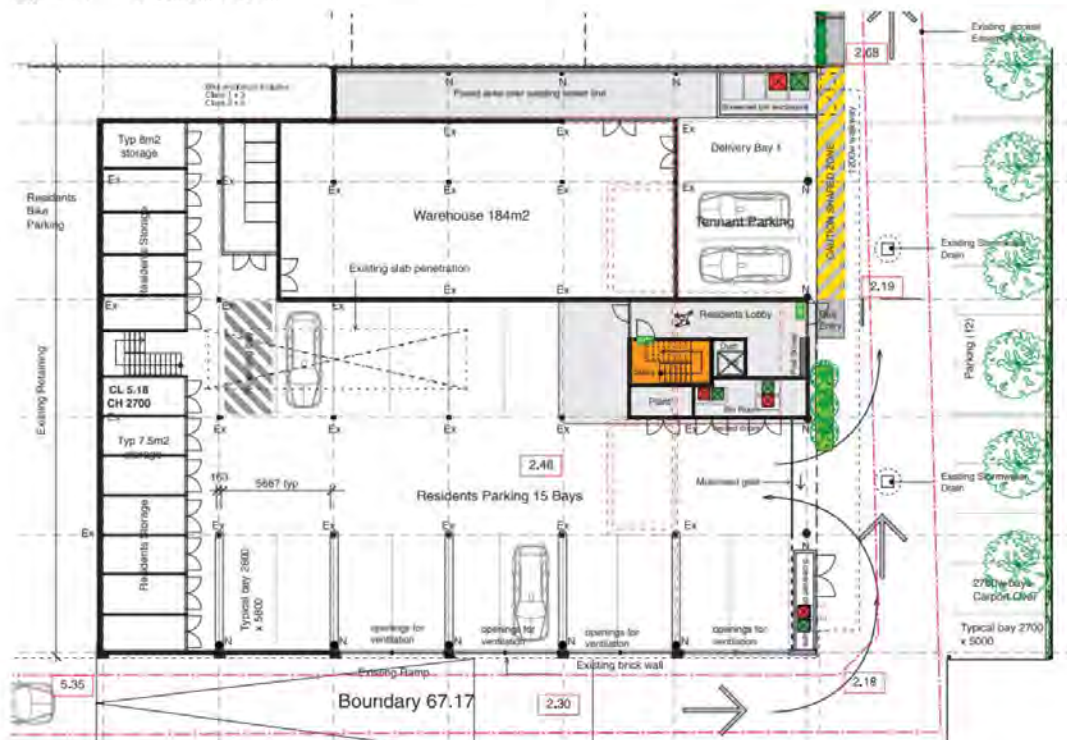
The existing Site consists of two access points from Stirling Highway to the west and one access point from Alfred Road to the north. **Figure 3-4** shows that the proposed development will retain two access points only, with the northern crossover being closed along Stirling Highway. Note that despite the fact the lot from which the site accesses Alfred Road (Lot 5) is not included within this development, access will still be permitted.

The southern access point leads to an easement which will be operating under a one-way traffic conditions, flowing from the west to the east. Heavy vehicles such as delivery trucks and waste trucks shall enter the Site from Stirling Highway and exit the Site from the Alfred Road access. Relevant signs and line marking are to be installed within the Site to delineate on site traffic flow.

Swept path analysis has been conducted for both passenger vehicles and waste trucks to ensure vehicles are able to access the Site. The potential swept path of passenger vehicles are shown in **Figure 3-5** and **Figure 3-5** and swept path of a waste truck servicing the Site is shown in **Figure 3-6**.

Importantly, swept paths for the waste vehicle show the truck is unable to turn at the rear of the property without encroaching on to 4 of the proposed car parking bays. To ensure the waste truck can adequately manoeuvre through the Site, it is recommended that these bays provide signage indicating that they must be vacant during waste collection days/times.

Figure 3-4 Basement Carpark



Source: United Studio (2021)



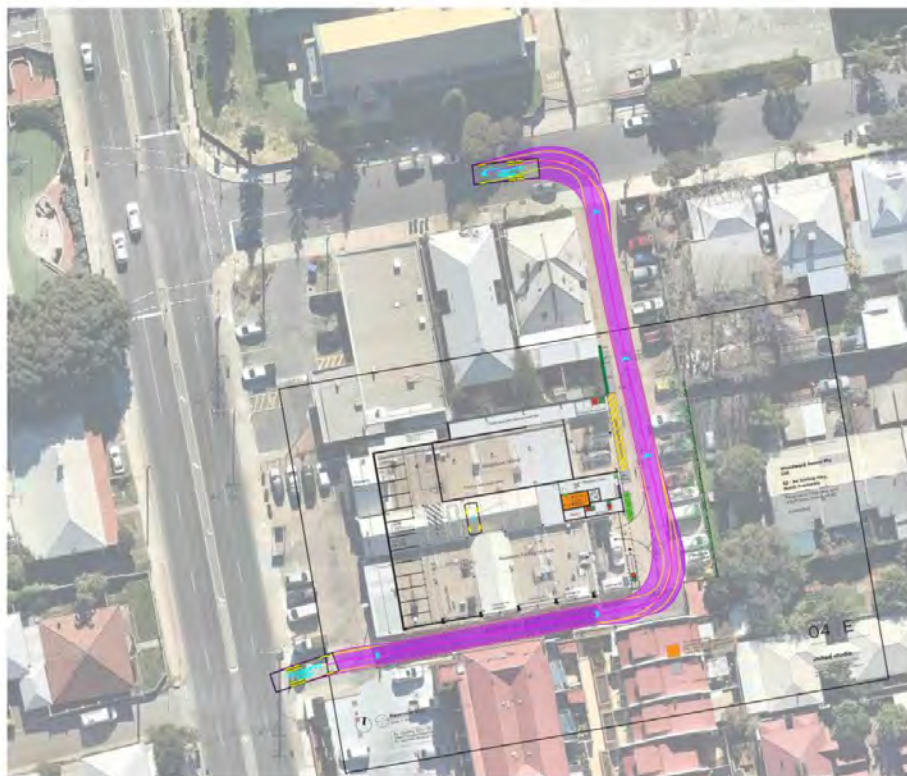


Transport Impact Assessment  
Proposed Mixed-Use Development - No. 82-84 Stirling Highway, North Fremantle

Figure 3-5 Passenger Vehicle Swept Path



Figure 3-6 Waste Truck Swept Path







### 3.3 Car Parking Provision

The Statutory parking requirements, in accordance with the *City of Fremantle Local Planning Scheme No. 4* and *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments*, have been considered in the context of the proposed development and are summarised below in **Table 3-1**. For more information regarding car parking, please refer to the Development Application.

Table 3-1 Car Parking Requirements and Provision

| Proposed Land Use   | Requirements                                                                                      | Yield             | Parking Required                                   | Parking Provided                                 |
|---------------------|---------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------|--------------------------------------------------|
| Residential         | 1-bedroom dwelling<br>(0.75 bay per dwelling)                                                     | 2                 | 2 bays                                             | 47 bays                                          |
|                     | 2+bedroom dwellings<br>(1 bay per dwelling)                                                       | 10                | 10 bays                                            |                                                  |
| Residential Visitor | 1 bay per 4 dwellings<br>1 bay per eight dwellings for<br>the 13 <sup>th</sup> dwelling and above |                   | 3 bays                                             |                                                  |
| Showroom            | 1 bay per 50m <sup>2</sup> gla<br>(minimum of 4 spaces)<br><br>Plus 1 delivery bay                | 405m <sup>2</sup> | 9 bays<br>(+ 2 delivery bay)                       |                                                  |
| Warehouse           | 1 bay per 100m <sup>2</sup> gla<br><br>plus 1 delivery bay                                        | 138m <sup>2</sup> | 2 bays<br>(+ 1 delivery bay)                       |                                                  |
| Shop                | 1 bay per 20m <sup>2</sup> gla<br>(minimum 2 bays)                                                | 293m <sup>2</sup> | 15 bays                                            |                                                  |
| <b>Total</b>        |                                                                                                   |                   | <b>44 bays<br/>(including 3 delivery<br/>bays)</b> | <b>47 bays<br/>(including delivery<br/>bays)</b> |

\*For this assessment, NLA is assumed to be 75% of the GLA.

A total of 47 parking spaces are proposed on-site, which includes 3 delivery bays. 26 car bays are proposed on the basement level with 1 delivery bay, whilst 18 car parking bays are proposed on the ground floor with 2 delivery bays.

As shown above, the parking provision within the Site meets the parking requirement set out in the *City of Fremantle Local Planning Scheme No. 4* and *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments*.

Up to 11 parking bays exist within the front of the Site. However, it is noted that Stirling Highway will be widened and upgraded in the future, with the amended road reserve encroaching on these parking bays. This will lead to a loss of the 11 parking bays, leading to an excess provision of 2 parking bays.

However, due to the road upgrade not being in Main Roads current 4-year forward estimated construction program and is considered as a long-term proposal, the parking bays would still be available within the site to augment the parking provision.



### 3.4 Bicycle Parking Provision

The statutory requirements for bicycle parking in relation to the proposed development at the Site, is defined in the *City of Fremantle Local Planning Scheme No.4* and *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments* and have been summarised below in **Table 3-2**.

Table 3-2 Proposed Bicycle Parking Provision

| Land Use            | Bicycle Parking Requirements | Yield         | Bicycle Parking Required | Bicycle Parking Provided |
|---------------------|------------------------------|---------------|--------------------------|--------------------------|
| Residential         | 0.5 space per dwelling       | 12 apartments | 6 spaces                 | 11 spaces                |
| Residential Visitor | 1 space per 10 dwellings     |               | 2 spaces                 |                          |
| Showroom            | Not applicable               |               |                          |                          |
| Warehouse           | Not applicable               |               |                          |                          |
| Local Shop          | Not applicable               |               |                          |                          |
| Total               |                              |               | 8 spaces                 | 11 spaces                |

11 bicycle spaces are provided on-site. 4 bicycle racks are provided on the ground floor for visitors of the residential apartments, with an additional 3 bays provided for the Shop and Showroom uses, within an enclosed bike store. For residents, additional bike parking may be provided using proposed storage spaces which are allocated to each apartment.

The proposed development also provides an End of Trip facility (two unisex showers) on the ground floor to accommodate the cyclists.



## **4 Changes to Surrounding Area**

### **4.1 Road Network**

It was noted that Stirling Highway will be upgraded in the future, according to Stirling Highway Carriageway Pattern Plan 1.7221. The widening of Stirling Highway will encroach onto the existing Site. However, no concrete date or plan has been set for construction. MRWA advised approx. 11 parking bays will be lost and should not be included in the development provision calculations. MRWA did concede however that no concrete date had been set for the widening and may be far into the future.

The WAPC only requires assessment to the 10-year horizon and it is expected that the widening work may not be undertaken within the 10-year window, therefore the existing parking bays can be used during this time and should be considered available.

### **4.2 Pedestrian/Cycle Networks**

Cardno has contacted the City of Fremantle and was advised there will not be changes to the surrounding pedestrian and cycle networks.

### **4.3 Public Transport Services**

Cardno has contacted the relevant authorities and there were no changes planned for the surrounding public transport network or services.





## 5 Integration with Surrounding Area

### 5.1 Surrounding Attractors/Generators

The major traffic generators around the Site will be the surrounding residential area, with attractors including the Early Learning School, St Anne Church, Alfred Road Park and other commercial facilities near the Site.

### 5.2 Proposed Changes to Surrounding Land Use

The *City of Fremantle Town Planning Scheme No. 4* does not indicate any significant changes to the zoning or land use in the area.

### 5.3 Level of Accessibility

The Site is located on Stirling Highway which is a primary distributor road providing major regional and inter-regional traffic movement and easy access from surrounding suburbs. Main access to the Site is proposed to be via Stirling Highway into the basement car park. Public transport access is via bus routes 103 and 107. The bus stop fronting the development on Alfred Road before Stirling Highway is one-minute walk away. The bicycle boulevard stretches along Rule Street with sealed shoulders (100 m away) and high-quality shared paths (400m away) near the Site.

## 6 Analysis of Transport Network

### 6.1 Analysis Parameters

#### 6.1.1 Assessment Years and Time Period

As identified in the WAPC's *Transport Impact Assessment Guidelines: Individual Developments* (August 2016), it is recommended that, for analysis purposes, the appropriate assessment years include the year of full opening of the development and 10 years after full opening.

A conservative growth rate of 2.0% per annum has been adopted based on recorded traffic volumes on Stirling Highway.

#### 6.1.2 Key Intersection

A SIDRA analysis has been undertaken for the intersection of Stirling Highway and Alfred Road as shown below in **Figure 6-1**.

Figure 6-1 Key Intersection



Source: Metromap, 2021



### 6.1.3 Signal Phasings

Signal phasing and timing for Stirling Highway/Alfred Road intersection has been referenced using the existing signal phasing provided by MRWA through (Intersection Diagnostics Monitor) IDM data.

## 6.2 Development Trip Generation

Trip generation for the proposed development has been calculated by utilising the trip generation rates from the Institute of Transportation Engineering (ITE) "Trip Generation" 10<sup>th</sup> Ed and WAPC.

**Table 6-1** and **Table 6-2** represents the trip generation rate and the estimated trip generation of the proposed development.

Table 6-1 Trip Generation Rate and Directional Distribution

| Land Use                       | Source  | Trip Generation Rate             |                                  | AM Directional Distribution |     | PM Directional Distribution |     |
|--------------------------------|---------|----------------------------------|----------------------------------|-----------------------------|-----|-----------------------------|-----|
|                                |         | AM                               | PM                               | IN                          | OUT | IN                          | OUT |
| Multifamily Housing (Low-Rise) | ITE 220 | 0.56 trips per unit              | 0.67 trips per unit              | 28%                         | 72% | 59%                         | 41% |
| Shop (Non-Food)                | WAPC    | 1.25 trips per 100m <sup>2</sup> | 4 trips per 100m <sup>2</sup>    | 80%                         | 20% | 50%                         | 50% |
| Showroom                       | ITE 715 | 1.9 trips per 100m <sup>2</sup>  | 1.8 trips per 100m <sup>2</sup>  | 89%                         | 11% | 15%                         | 85% |
| Warehouse                      | ITE 150 | 0.22 trips per 100m <sup>2</sup> | 0.24 trips per 100m <sup>2</sup> | 65%                         | 35% | 24%                         | 76% |

Table 6-2 Estimated Trip Generation of the Proposed Development

| Land Use                       | Yield             | Trip Generation |     |           |     |
|--------------------------------|-------------------|-----------------|-----|-----------|-----|
|                                |                   | AM Peak         |     | PM Peak   |     |
|                                |                   | IN              | OUT | IN        | OUT |
| Multifamily Housing (Low-Rise) | 12 Apartments     | 2               | 5   | 5         | 3   |
| Shop (Non-Food)                | 391m <sup>2</sup> | 4               | 1   | 8         | 8   |
| Showroom                       | 540m <sup>2</sup> | 9               | 1   | 1         | 8   |
| Warehouse                      | 184m <sup>2</sup> | 1               | 1   | 1         | 1   |
| <b>Total</b>                   |                   | <b>24</b>       |     | <b>35</b> |     |

The proposed development will generate approximately 24 trips during the AM peak and 35 trips during the PM peak. This level of additional trips is considered low and will have no material impact to the road network.



### 6.3 Development Traffic Distribution

It was observed during the site visit that right turn movement from Stirling Highway onto Alfred Road have been prohibited during the AM peak. Additionally, it was observed that approximately 10% of the total vehicles accessed the existing site did so by doing a right turn movement from Stirling Highway into the existing car park. It is estimated that the proposed development will have a similar traffic distribution to the existing site. The potential traffic distribution of the proposed development is shown in **Figure 6-2**.

Figure 6-2 Traffic Distribution



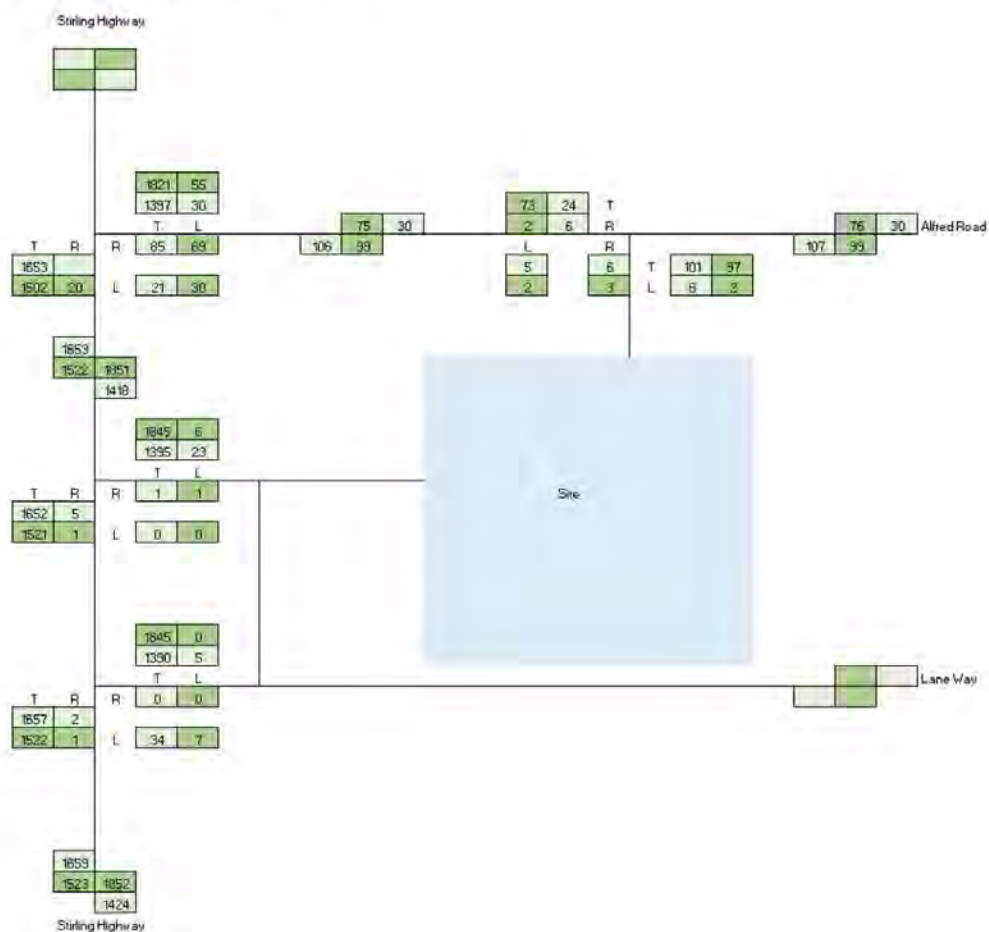


## 6.4 Background Traffic

Background traffic volumes were sourced from existing MRWA SCATs data for the Stirling Highway and Alfred Road intersection and supplemented by on site manual counts and queue length observations for calibration.

For a robust assessment, a conservative growth rate of 2% per annum has been applied to background traffic of the future years. **Figure 6-3** to **Figure 6-5** show the traffic distribution of existing background traffic (2018), estimated opening year (2019) and future year (2029) respectively.

Figure 6-3 Existing Background Traffic (2021)





Transport Impact Assessment  
Proposed Mixed-Use Development - No. 82-84 Stirling Highway, North Fremantle

Figure 6-4 Opening Year Background (2023) + Development Traffic

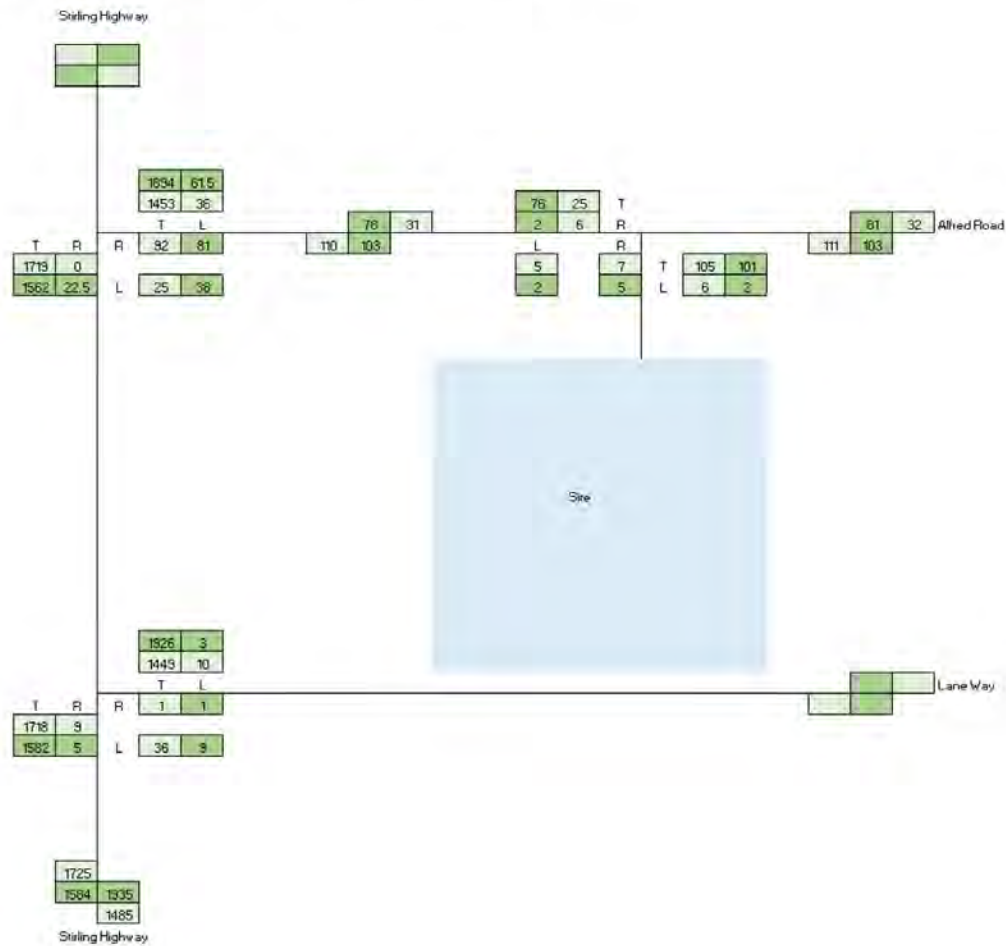
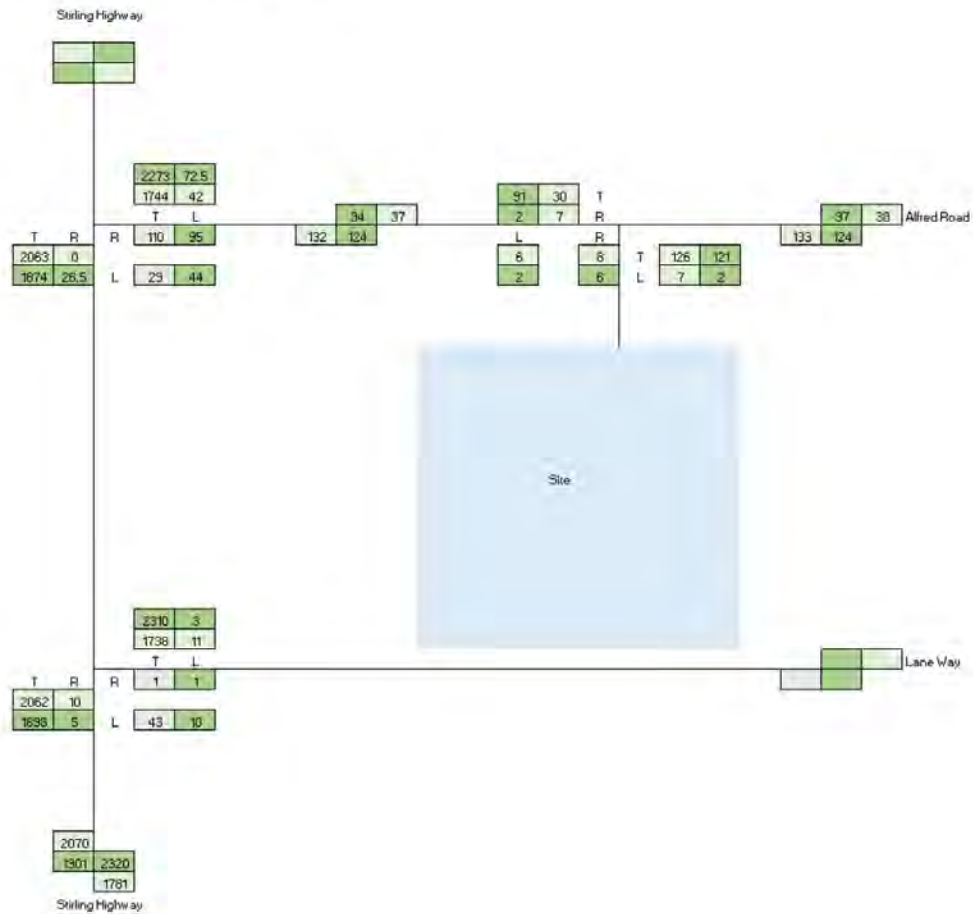






Figure 6-5 Future Background Traffic (2033)





## 6.5 Intersection Performance

SIDRA results for each approach are presented below in the form of Degree of Saturation (DOS), Average Delay, Level of Service (LOS) and 95th Percentile Queue. These characteristics are defined as follows:

- > **Degree of Saturation (DOS):** is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The theoretical intersection capacity is exceeded for an signalized intersection where  $DOS > 0.90$ ;
- > **95% Queue:** is the statistical estimate of the queue length up to or below which 95% of all observed queues would be expected;
- > **Average Delay:** is the average of all travel time delays for vehicles through the intersection. An signalised intersection can be considered to be operated at capacity where the average delay exceeds 55 seconds for any movement; and
- > **Level of Service (LOS):** is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. The different levels of service can generally be described as shown in **Table 6-3**.

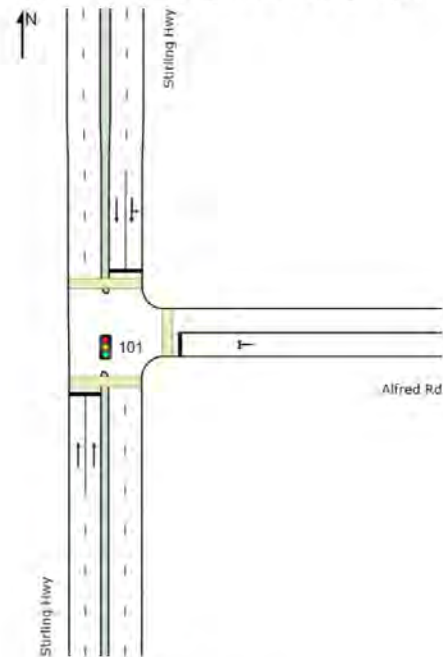
Table 6-3 Level of Service (LOS) Performance Criteria

| LOS | Description                                     | Signalised Intersection | Unsignalised Intersection |
|-----|-------------------------------------------------|-------------------------|---------------------------|
| A   | Free-flow operations (best condition)           | ≤10 sec                 | ≤10 sec                   |
| B   | Reasonable free-flow operations                 | 10-20 sec               | 10-15 sec                 |
| C   | At or near free-flow operations                 | 20-35 sec               | 15-25 sec                 |
| D   | Decreasing free-flow levels                     | 35-55 sec               | 5-35 sec                  |
| E   | Operations at capacity                          | 55-80 sec               | 35-50 sec                 |
| F   | A breakdown in vehicular flow (worst condition) | ≥80 sec                 | ≥50 sec                   |

### 6.5.2 Stirling Highway / Alfred Road Intersection

**Figure 6-6** represents the SIDRA layout for Stirling Highway and Alfred Road intersection.

Figure 6-6 SIDRA Layout for Stirling Highway / Alfred Road Intersection



### 6.5.3 Signal Phasings

Signal phasing data was obtained from SCAT's data provided by Main Roads WA and shown in **Figure 6-7**.

Figure 6-7 Signal Phasings







#### 6.5.4 SIDRA Analysis Results

The analysis results for all scenarios are shown below from **Table 6-4** to **Table 6-4**.

Table 6-4 Stirling Highway / Alfred Road – (2021)

| Intersection Approach | Weekday AM Peak |         |           |     |                        | Weekday PM Peak |           |     |                        |
|-----------------------|-----------------|---------|-----------|-----|------------------------|-----------------|-----------|-----|------------------------|
|                       |                 | DOS     | Delay (s) | LOS | Ave. Back of Queue (m) | DOS             | Delay (s) | LOS | Ave. Back of Queue (m) |
| South: Stirling Hwy   | T               | * 0.643 | 9.4       | A   | 204.1                  | 0.703           | 10.9      | B   | 196.0                  |
|                       | R               | 0.000   | 0.0       |     | 0.0                    | * 0.703         | 18.6      | B   | 164.1                  |
| East: Alfred Rd       | L               | 0.662   | 70.9      | E   | 50.5                   | 0.667           | 58.5      | E   | 37.9                   |
|                       | R               | * 0.662 | 70.9      | E   | 50.5                   | * 0.667         | 58.5      | E   | 37.9                   |
| North: Stirling Hwy   | L               | 0.551   | 13.8      | B   | 155.4                  | 0.750           | 15.5      | B   | 224.0                  |
|                       | T               | 0.551   | 8.3       | A   | 155.8                  | 0.750           | 10.0      | A   | 224.8                  |
| All vehicles          |                 | 0.662   | 11.0      | B   | 204.1                  | 0.750           | 11.8      | B   | 224.8                  |

Table 6-5 Stirling Highway / Alfred Road – (2023 + Development)

| Intersection Approach | Weekday AM Peak |         |           |     |                        | Weekday PM Peak |           |     |                        |
|-----------------------|-----------------|---------|-----------|-----|------------------------|-----------------|-----------|-----|------------------------|
|                       |                 | DOS     | Delay (s) | LOS | Ave. Back of Queue (m) | DOS             | Delay (s) | LOS | Ave. Back of Queue (m) |
| South: Stirling Hwy   | T               | * 0.676 | 10.3      | B   | 226.4                  | 0.745           | 11.9      | B   | 220.5                  |
|                       | R               | 0.000   | 0.0       |     | 0.0                    | * 0.745         | 20.3      | C   | 180.0                  |
| East: Alfred Rd       | L               | 0.670   | 70.0      | E   | 55.5                   | 0.802           | 61.6      | E   | 47.6                   |
|                       | R               | * 0.670 | 70.0      | E   | 55.5                   | * 0.802         | 61.6      | E   | 47.6                   |
| North: Stirling Hwy   | L               | 0.581   | 14.6      | B   | 171.8                  | 0.782           | 16.0      | B   | 245.2                  |
|                       | T               | 0.581   | 9.0       | A   | 172.3                  | 0.782           | 10.5      | B   | 246.1                  |
| All vehicles          |                 | 0.676   | 11.9      | B   | 226.4                  | 0.802           | 12.9      | B   | 246.1                  |



Table 6-6 Stirling Highway / Alfred Road (2033 + Development)

| Intersection Approach |   | Weekday AM Peak |           |     |                        | Weekday PM Peak |           |     |                        |
|-----------------------|---|-----------------|-----------|-----|------------------------|-----------------|-----------|-----|------------------------|
|                       |   | DOS             | Delay (s) | LOS | Ave. Back of Queue (m) | DOS             | Delay (s) | LOS | Ave. Back of Queue (m) |
| South: Stirling Hwy   | T | * 0.811         | 12.7      | B   | 336.4                  | 0.930           | 37.8      | D   | 500.9                  |
|                       | R | 0.000           | 0.0       |     | 0.0                    | 0.930           | 53.7      | D   | 357.9                  |
| East: Alfred Rd       | L | 0.796           | 73.6      | E   | 68.8                   | 0.936           | 73.4      | E   | 62.5                   |
|                       | R | * 0.796         | 73.6      | E   | 68.8                   | * 0.936         | 73.3      | E   | 62.5                   |
| North: Stirling Hwy   | L | 0.697           | 16.1      | B   | 241.1                  | 0.938           | 39.5      | D   | 524.4                  |
|                       | T | 0.697           | 10.6      | B   | 241.8                  | * 0.938         | 33.9      | C   | 526.3                  |
| All vehicles          |   | 0.811           | 13.9      | B   | 336.4                  | 0.938           | 37.1      | D   | 526.3                  |

#### 6.5.5 SIDRA Analysis Summary

- > The SIDRA analysis results show that the existing intersection has an overall LOS of B.
- > **Table 6-5** shows that that the traffic generation by the proposed development is expected to increase the overall delay slightly. However, the impact is expected to be insignificant.
- > **Table 6-6** indicated that the overall level of service is expected to decrease to LoS D in 10-year horizon. However, the main factor of this is expected to be the background traffic growth.
- > The delay on Alfred Road will generally be acceptable as the Stirling Highway has a long through movement phase.



## 7 Summary

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Assessment Guidelines for Developments: Volume 4 – Individual Development*.

The following conclusions have been made in regards to the proposed development:

- The Site is proposed a mixed-use development at the Site;
- The proposed development is estimated to generate 24 trips during the AM peak and 35 trips during the PM Peak. This level of additional trips is considered low and will have no material impact to the road network;
- The proposed development satisfies the parking requirement set out in the *City of Fremantle Local Planning Scheme No. 4* and *Residential Design Codes: Volume 2 – Apartments*;
- The widening of Stirling Highway is not in Main Roads current 4-year forward estimated construction program and is considered long term, therefore the parking bays to be lost could be included within the sites parking provision;
- The site is well connected by public transport, being nearby several bus spots and North Fremantle Train Station;
- SIDRA analysis results show that the Stirling Highway and Alfred Road intersection will perform satisfactory during the opening year of the proposed development; and
- SIDRA analysis shows LOS E for Alfred Road in 10-year horizon assessment. However, the overall intersection is expected to perform satisfactory with LOS B (AM) and LOS D (PM).



**PC2112-5 SCOTT STREET, NO. 36 (LOT 35), SOUTH FREMANTLE – ANCILLARY  
DWELLING ADDITION TO EXISTING SINGLE HOUSE (TG DA0362/21)**

**Additional Information 1 – Site Photos**





**Photo 3:** Development as existing across laneway

## Additional Information 2 – Heritage assessment

### Heritage Comment - Internal

**Address:** 36 Scott Street  
**Application number:** DA0362/21  
**Proposal:** Rear Ancillary Dwelling  
**Requesting officer:** Tom Geddes  
**Date:** 9/09/2021





### Heritage Area

The place is included in the South Fremantle Heritage Area.

The South Fremantle Heritage Area is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

### RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

### BACKGROUND

#### Historical Information

Scott Street was named for Captain Daniel Scott, the first Harbour Master and first chairman of the Fremantle Town Trust.

House, 36 Scott Street was built between 1915 and 1920. In 1919/20, Alfred Thomas was listed as the owner of the cottage. Thomas continued to own and reside in the house until c. 1930, when it was bought by Agnes and William Dewhurst. In 1929/30, the improvements on the lots (35 and 36) were described as 'residence' and 'shed'.

Between c. 1935 and the late 1950s, the property was owned and occupied by Evan Davies. It was then sold to Edward and Margaret Jackson, who retained ownership until the mid-1960s. House, 36 Scott Street has had a number of owners since that time.

A diagram dated 1954 shows an asbestos house with a half length front verandah and projecting front room. The adjacent lot (34 Scott Street) appears to have been used in association with the house. It contained a small stable building at this time.

This place was included in the "Heritage Study South Fremantle", prepared by John Taylor Architects, for the City of Fremantle, June 1993. It was also included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - BROWN -significant for making a positive contribution to the built environment of Fremantle.

A Heritage Assessment was prepared in Oct 2009 by the City of Fremantle for a DA submission to Council for proposed two storey additions and alterations to the existing house.

#### Physical Description

Scott Street runs in a westerly direction from Marine Terrace through to Hale Street towards the east. 36 Scott Street is located in the portion between Parmelia Street and Chester and on the northern side of Scott Street. The streetscape comprises predominantly of single storey houses built in the early twentieth century and some more recent development.

The single storey weatherboard and tile cottage has an asymmetrical facade and was constructed within the first decades of the twentieth century. The historical information held on the Municipal Heritage Inventory dates construction as 1920, but the physical evidence shows that the house appears to have been built prior to this date.

The walls are timber framed and painted weatherboard. There is a gabled roof gabled with no eaves and clad with tiles which are not original. The half verandah is under continuous tiled roof with timber posts.

The front facade is asymmetrical with a protruding front room with a timber window. Under the verandah is the front door and a timber framed window. There is a rendered masonry and metal fence to the front boundary and a small garden area behind.

A Heritage Assessment was prepared in Oct 2009 by the City of Fremantle for a DA submission to Council for proposed two storey additions and alterations to the existing house.



36 Scott Street, Street view, Googlemaps, 9/09/2021

## IMPACT ASSESSMENT

### Statement of Significance

|                                                                                                                                                                                                                                            |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| House, 36 Scott Street, a single storey house constructed dating from the early twentieth century with timber framing and weatherboard cladding and a hipped and gabled roof has cultural heritage significance for the following reasons: |                       |
| the place has some aesthetic value as a typical example of an Federation Bungalow that contributes to the quality of its setting along Scott Street and the surrounding area;                                                              | No discernible impact |
| the place has some historic value as an early twentieth century residence that demonstrates the settlement and development of the Fremantle area, and;                                                                                     | No discernible impact |
| it is representative of the typical workers' houses in the South Fremantle area.                                                                                                                                                           | No discernible impact |

### Impact on Significance

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

### Heritage Impact Comments

The proposed ancillary dwelling is located to the rear of the dwelling, is separate from the original dwelling and is not visible from the street. The impact is therefore minimal to both the existing dwelling and the streetscape.

### RECOMMENDATIONS:

Generally this proposal is supported on heritage grounds.



**PC2112-6 EDMUND STREET, NO. 94 (LOT 101) TWO, TWO STOREY GROUPED DWELLINGS (TG 0357/21 & DA0358/21)**

**Additional Information 1 – Site Photos**



**Photo 1:** Subject site as viewed from Edmund Street







**Photo 3:** Subject site as viewed from Edmund Street



**PC2112-7 CHESTER STREET, NO. 22 (LOT 93) SOUTH FREMANTLE -  
DEMOLITION OF EXISTING SINGLE HOUSE (TG DA0391/21)**

**Additional Information 1 – Site Photos**









**Photo 3: Subject building**





## Additional Information 2 – Heritage assessment

### Heritage Impact Assessment - Demolition

**Address:** 22 Chester Street  
**Application number:** DA0391/21  
**Proposal:** demolition of existing residence  
**Requesting officer:** Tom Geddes  
**Date:** 30/09/2021



22 Chester Street, Aerial photograph, CoF Intramaps, 30/09/2021

#### INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA DA0391/21 and the affect that they will have upon the heritage values of 22 Chester Street South Fremantle. The proposed changes include:

- Demolition of the existing residence and outbuildings.

#### HERITAGE LISTINGS

##### State Register of Heritage Places

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

##### Inherit

Inherit Database number – 22386

### **Heritage List and LHS**

22 Chester Street South Fremantle is not included on the City of Fremantle's Heritage List.

### **Heritage Area**

The place is included in the South Fremantle Precinct Heritage Area. The "South Fremantle Precinct" is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

### **RELEVANT PREVIOUS DEALINGS**

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

### **BACKGROUND**

#### **Historical Information**

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

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

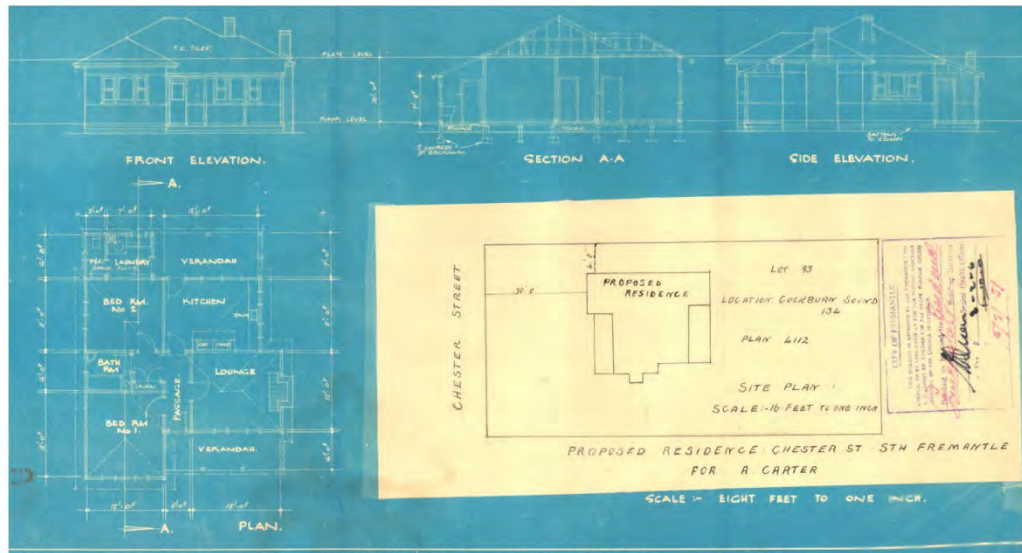
The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold.

The Chester family were early settlers, and one of the sons had a butchering business. Lots 12, 13, 26, 70 and 75 were subdivided by John Chester. From 1887 until about 1930, the area around Douro Road was known as Chesterfield. Chester Street was originally known as William Street; in 1901/02, the name was changed to Lloyd Street and from c. 1901, Chester Street.

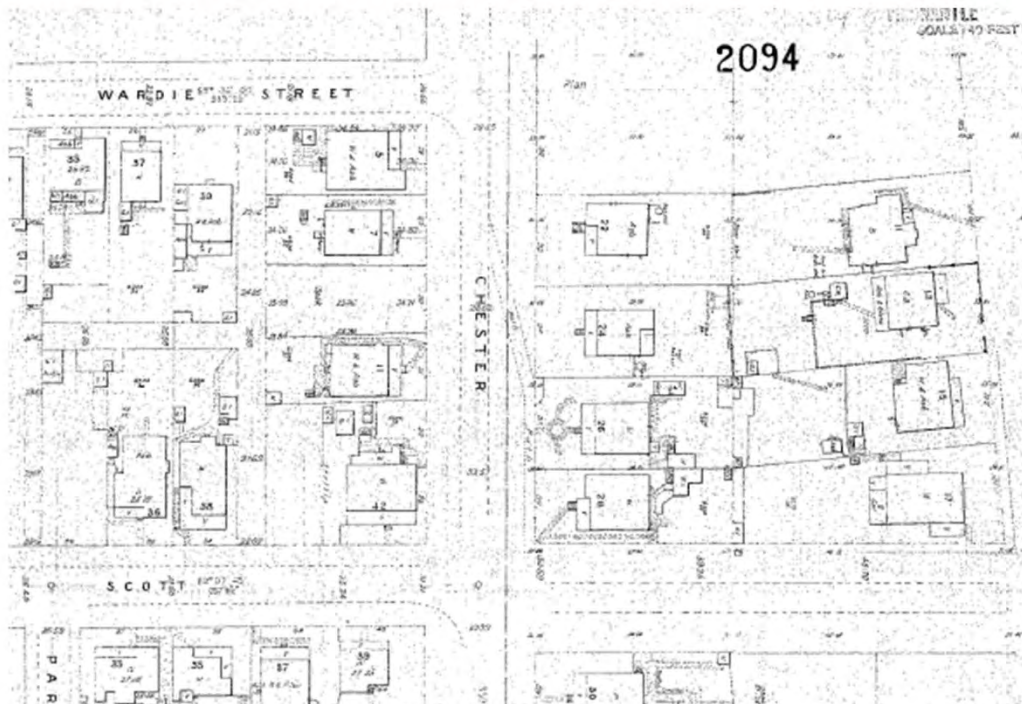
22 Chester Street was not listed in the WA Post Office Directories which ceased publication in 1949. In 1950 Location 134, Lot 93, 22 Chester Street was owned by Albert Gilbert Samuel Carter and Mary Carter. In 1951 a proposal was submitted by the Carter's for the construction of a single storey timber framed and tile residence to the City of Fremantle.

By 1952 John Edward Brosnon a labourer owned the property until his death 1983.

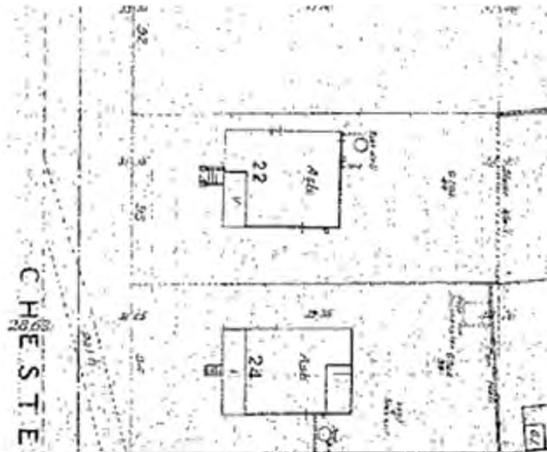




Proposed house plans submitted to the City of Fremantle dated 1951.



Metropolitan Sewerage plan dated 1954 shows 22 Chester Street.



Detail of Metropolitan Sewerage plan dated 1954 showing the house was constructed from asbestos.



22 Chester Street, Archival aerial photograph 1953, CoF ESRI,

### Physical Description

South Fremantle Precinct is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), the shoreline across to Healy Road (southern most boundary), north along Mather Street, east along Annie Street, and York Street (eastern boundary).

The Chester Street streetscape comprises of some places constructed during the early decades of the twentieth century and some new development. The neighbouring property at 24 Chester Street is a substantial two storey development built about 2000 and 20 Chester Street is single storey house with undercroft on the northern side appears to have been constructed during late 1960s.

House, 22 Chester Street is a single storey timber framed and flat fibrous sheet clad residence with a low brick wall to the front setback. The house is elevated and setback from the road. The hipped and gabled roof is clad with concrete tiles and there is a projecting front room with an awning over the front window. Brick central steps lead to the front door and verandah which is under the main roof. The verandah has been partially infilled. There is a face brick chimney to the rear.



22 Chester Street, Street view, Googlemaps, 25/02/2020

## IMPACT ASSESSMENT

### Statement of Significance

The impact of the proposed demolition of 22 Chester Street on the South Fremantle Precinct area has been assessed against the heritage values of the heritage area:

|                                                                                                                                                                                                                                                                                                           |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The area is significant for:<br>its concentration of mainly modest workers accommodation dating from the Victorian and Federation periods | Minor impact          |
| its cultural diversity resulting from successive periods of migrant settlement in the area;                                                                                                                                                                                                               | No discernible impact |
| its industrial focus on the industries relating to seafaring including fishing and boat-building along Marine Terrace;<br>its former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks;                                             | No discernible impact |
| its expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.                                                                                                                                                                    | No discernible impact |



### Impact on Significance

The impact of the demolition of 22 Chester Street has been assessed using the heritage values set out in the ICOMOS Australia Burra Charter, 2013:

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

### Heritage Impact Comments

The proposed demolition of 22 Chester Street requires consideration as to the impact of the loss of the heritage values of the place within the South Fremantle Heritage Area and the Chester Street streetscape.

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

Within the near vicinity of 22 Chester Street are numbers 5, 26 and 28 Chester Street which are included on the City of Fremantle's Heritage List. These places were constructed in the early 1930s. This section of Chester Street does not comprise of an intact group of houses.

The house at 22 Chester Street is a modest early 1950s timber framed house that does not meet the threshold for inclusion on the Heritage List. The place has limited heritage significance as an example of typical early 1950s residence that comprises part of the post war development of South Fremantle.

The place is not located within a group of similar character houses and is situated within an area of mixed development. Therefore 22 Chester Street does not contribute to the character of a significant streetscape within the heritage area and the demolition of the place will not reduce the identified significance of the South Fremantle Precinct.

### RECOMMENDATIONS:

Generally this proposal is supported on heritage grounds on the condition that:

1. Prior to commencement of work, an archival record is to be made of the building to be demolished and submitted to the City of Fremantle for approval, and shall include:
  - a) Measured drawings
    - i. A site plan prepared at 1:200 scale,
    - ii. floor plan(s) of the building 1:100 scale
    - iii. four elevations prepared at 1:100 scale.
  - b) Record Photographs. High quality digital colour photographs to be taken of the building (once vacated). Photos are to be clearly labelled

- with a description of what is depicted in the photograph and the date taken. A plan at 1:100 scale is to be provided to show the position, direction and number of each photograph. Photos to include:
- i. A general/overall photo of the building to be demolished;
  - ii. Photos of each of the four elevations;
  - iii. Internal photos of all rooms; and
  - iv. Photos of any architectural features.
- c) Documentary evidence
- i. Certificate of title

**PC2112-9 SOUTH TERRACE, NO. 382 (LOT 2 PLAN 561) – CARPORT ADDITION  
TO EXISTING SINGLE HOUSE (ED DA0367/21)**

**Additional Information 1 – Site Photos**

**Photo 1:** Subject site and location of propose carport as viewed from Orient Street





**Photo 3:** Subject site and location of propose carport as viewed from Orient Street

