



Additional information

Planning Committee

Wednesday 1 June 2022 6pm



Table of Contents

PC2206-1	SOLOMON STREET, NO. 45 (LOT 40) FREMANTLE – ADDITIONS (THREE STOREY) AND ALTERATIONS TO EXISTING SINGLE HOUSE (TG DA0553/21).....	2
PC2206-2	ELLEN STREET, NO.53 (LOT 1), FREMANTLE – TWO STOREY ADDITIONS TO EXISTING RESIDENTIAL BUILDING – CS DA0506/21.....	6
PC2206-3	HULBERT STREET, NO. 22 (LOT 116), SOUTH FREMANTLE - SECOND STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (ED DA0038/22)	79
PC2206-4	BARNETT STREET, NO.4 (LOT 19), FREMANTLE – ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE – CS DA0025/22	96
PC2206-5	LILLY STREET, NO.2A (LOT 2), SOUTH FREMANTLE – TWO STOREY SINGLE HOUSE – CS DA0455/21.....	99

**PC2206-1 SOLOMON STREET, NO. 45 (LOT 40) FREMANTLE –
ADDITIONS (THREE STOREY) AND ALTERATIONS TO
EXISTING SINGLE HOUSE (TG DA0553/21)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Solomon Street



Photo 2: Rear of existing dwelling as viewed from 47 Solomon Street



Photo 3: Rear yard of 45 Solomon Street



Photo 4: Rear of 45 Solomon Street as viewed from existing rear deck of 47 Solomon Street

**PC2206-2 ELLEN STREET, NO.53 (LOT 1), FREMANTLE – TWO STOREY
ADDITIONS TO EXISTING RESIDENTIAL BUILDING – CS
DA0506/21**

Additional Information 1 – Site Photos



Photo 1: Rear of subject site as viewed from Stirling Street



Photo 2: Subject site – existing dwelling (No.53 Ellen Street)



Photo 3: Stirling Street looking north past No.2 Stirling Street

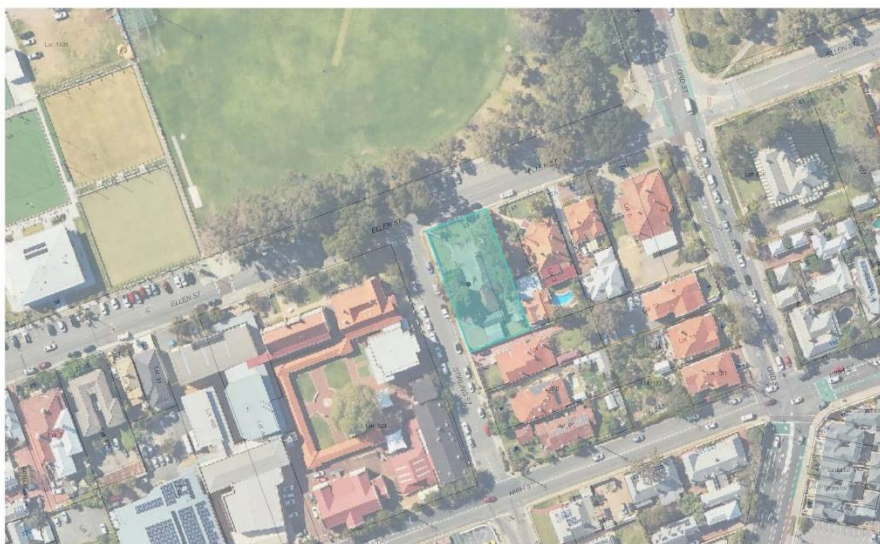


Photo 4: Stirling Street looking south towards No.2 Stirling Street

Additional Information 2 –Heritage Assessment

Heritage Impact Assessment – REV 1

Address: 53 Ellen Street
Application number: DA 0506/21
Proposal: Two Storey additions and alterations
Requesting officer: Catherine Sullivan
Date: 10/05/2022



53 Ellen Street, CoF ESRI Mapping, 10/05/2022

INTRODUCTION

The purpose of this heritage impact assessment is to assess the changes to the place that are proposed in revised drawings received for DA 0506/21 on the 29/4/2022 and the affect that they will have upon the heritage values of 53 Ellen Street. The proposed changes to 53 Ellen Street include:

- Two storey alterations and additions
- Modification of rear of existing house

The heritage comment on the original proposal found that the two storey alterations and additions had a negative impact on the heritage values of the place and the heritage streetscape.

The revised drawings made minor alterations to the original scheme including:

- Increasing the setback on Stirling Street from 1.5m to 2.5m
- Reducing the height of the additions by 0.4m



HERITAGE LISTINGS

State Register of Heritage Places

53 Ellen Street, Fremantle is not included in the State Register of Heritage Places, however the place is adjacent to a State heritage listing place – a referral to DPLH Heritage is required.

Inherit

Inherit Database number - 1625

City of Fremantle Heritage List and LHS

Heritage List - YES

Local Heritage Survey – management category Level 2 Level 2

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- City of Fremantle Internal Heritage Assessment, 21 January 2022
- Meeting with Architects, 18 March 2022

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

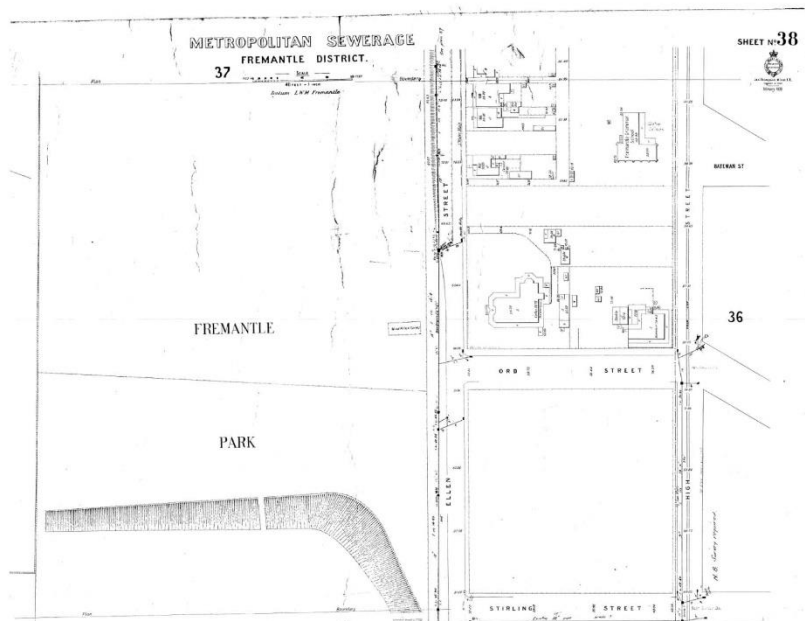
BACKGROUND

Historical Information

Ellen Street was named for Ellen Mangles of Woodbridge, Surrey, England, wife of Sir James Stirling, the first Governor of the Swan River Colony.

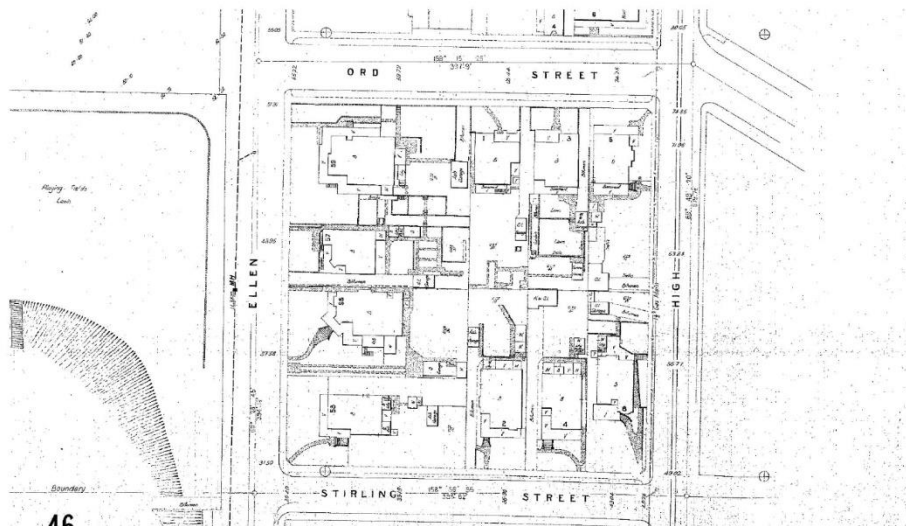
The early development of Fremantle was slow with most residents continuing to live within the bounds of the original townsite drawn up in the 1830s and 40s and close to their place of work. In the late 1880s and 1890s the population of Fremantle expanded following the discovery of gold in Coolgardie and larger rural lots to the south and east of Fremantle along the roads that led to Mandurah, Perth and the Canning District were subdivided for residential development. Fremantle Merchants who had benefitted from the economic growth of the Gold Rush began to move away from their businesses in the town to the elevated land in the new subdivisions where they could enjoy the sea breezes and views of the river and ocean. Well elevated blocks in Ord Street, Hampton Road and Ellen Street were developed at this time and large houses on spacious blocks can be seen on the PWDWA Sewerage Plans of the era.

The block bounded by Ellen, Stirling, Ord and High Streets where 53 Ellen Street is located is within the area to the east of the town which was developed during the Gold Rush however it was not developed until after 1916.



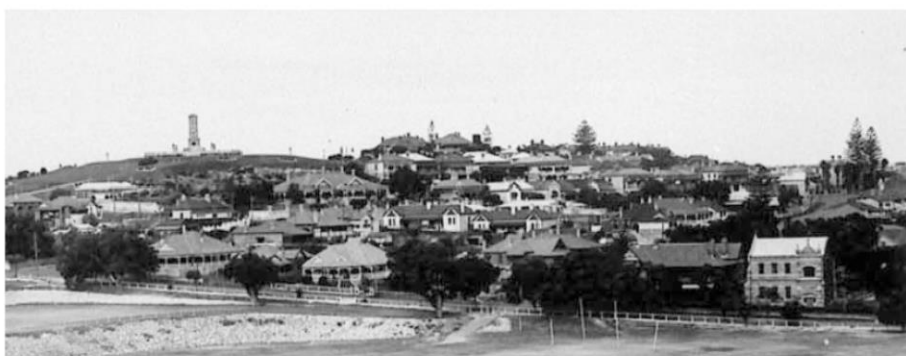
Metropolitan Sewerage Plan PWDWA 2038, 1909

The block where 53 Ellen Street is located is vacant but the block to the east of Ord Street is largely developed with housing including the substantial Samson House and Lenaville and Girton Girls School.



Metropolitan Sewerage Plan PWDWA 2038 – 1950s

The block where 53 Ellen Street is located was fully developed between 1913 and 1930. All these houses remain today.



Looking across Fremantle Park from the Bushells Building, Queen Victoria Street to Ellen Street with other Goldrush era residential streets climbing up the ridge towards Monument Hill. Christian Brothers College is the two storied building to the right across the park. The two houses clearly visible at the left are 59 Ellen Street, and 55 Ellen Street with 57 and 52 Ellen Street obscured by trees lining the park. The Monument is in the centre background.
Photograph 1722 Local History Centre, Fremantle Library.

The land on which house 53 Ellen Street stands was vacant in 1919/20 and owned by James Pridham. In the following rate period ownership changed to Mrs F. G. Balfour and in 1921/22 ownership changed again to Trustees of the Methodist Church.

In 1923/24 a Manse was built and occupied by Rev Charles Jenkins. By 1930/31, Rev Eric Nye was living in the manse and by 1938/39 Rev William Ernest Freeman was the tenant. The house has had several changes of number. It was originally known as number 73 and changed in 1938/39 to number 41 before finally becoming 53 Ellen Street in the early 1950s. The house is on Lot 1 of 525.

The house remained in its original form until sometime between 1985 and 1999 with an extension to the rear and an alteration of the rear section of the roof line occurring at this time.



1965



1985



1999



Physical Description

53 Ellen Street stands on the corner with Stirling Street. It is elevated above street level and overlooks Fremantle Oval to the north.

The block in which 53 Ellen Street is located was completely developed with 10 houses between 1916 and the early 1930s. These houses have a different character to those developed earlier in the Gold Rush Era which tend to be constructed from limestone and are usually sited closer to the front boundary of the property. George Seddon in his book *Looking at Old Suburbs*, describes this block as 'remarkably uniform' in character and records that "all the houses were built within two decades in much the same style – brick and tile with porch or verandah, a kind of scaled down, late version of Federation with some Californian Bungalow detail."¹ The ten houses in this block have all been retained and are largely intact creating significant streetscapes on Ellen, Stirling, High and Ord Streets. All the houses in this block, except for 6 Stirling Street, are included on the Heritage List. All the houses in Ellen Street plus 2 Stirling Street are graded as management category Level 2 places with the remainder being level 3 places.

53 Ellen Street is a substantial single storey brick and tile house designed in the Federation Bungalow Style with some later Interwar Californian Bungalow details. The complex hipped and gabled tile roof with decorative half timbered gable ends and roughcast rendered chimneys is a dominant feature of the composition and extends out over the verandahs that line the north and west sides of the building. Original veranda detailing with decorative paired timber posts and fretwork brackets supported on roughcast rendered plinths is extant on the west verandah around the entry steps but has been replaced with simple brick piers on the Ellen Street side.

The walls of the house have rusticated limestone foundations, a face brick dado and rough cast render above. The verandah extends two sides and is supported by masonry piers. The timber casement windows and panelled front door with multi-paned glass above are extant. A brick and tile extension to the rear of the building is rendered on the west wall to match the original building.

The house is set well back on the site and aligns with the established street setbacks in both Ellen and Stirling Streets. The large front garden is enclosed with a low face brick wall and the rear with high corrugated asbestos sheet fences and brick walls. There are several late date garages to the rear of the site facing Stirling Street.

¹ George Seddon and Barbara Haddy, "Looking at an Old Suburb, A Walking Guide to Four Blocks of Fremantle, 1970" UWA Press



53 Ellen Street, Google maps, 21/12/2021



Ellen Street streetscape, Google maps, 2015, with smaller street trees.



Rear of 53 Ellen and 2 Stirling Street



Ellen Street looking towards Fremantle Park



IMPACT ASSESSMENT

Statement of Significance

The impact of the proposed development of 53 Ellen Street was assessed against the following values identified in the statement of significance for the place as recorded in the Local Heritage Survey:

The place is a good example of a rendered masonry residence in the Inter War Californian Bungalow style, representing the expansion of Fremantle in the Post World War I period.	Medium impact
The place contributes to a substantially intact late nineteenth and early twentieth century streetscape close to the centre of Fremantle.	Major impact

Impact on Significance

The impact of the proposed development of the place was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Medium 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	Major impact
Representativeness	No discernible impact		

Heritage Impact Comments

53 Ellen Street is included on the Heritage List and has a management category of Level 2 as it of Considerable Significance within the context of the City of Fremantle. It is part of a significant group of five adjacent Level 2 places that form significant streetscapes on Ellen and Stirling Streets and part of a block of 10 largely intact heritage listed houses of similar architectural style, set in generous front gardens which were all constructed within two decades in the Inter-War period. 53 Ellen Street, together with 55, 57 and 59 Ellen Street and 2 Stirling Street are an important part of the backdrop to the south-east side of Fremantle Park and contribute to the character of this important urban space.

The primary concern with this proposal is the size and bulk of the two storey extension at the rear of the house and the way it projects considerably forward from the established street setback on Stirling Street. The large projecting extension will be clearly visible from the Ellen / Stirling corner and will break the continuity of the largely homogenous heritage streetscape in Ellen Street. While trees currently conceal some of the heritage houses when looking up Ellen Street, they should not be considered a permanent screen to new development as trees are dynamic elements that change, grow and die.

The heritage advice provided on the original scheme submitted for this application recommended that the proposal should not be supported because of the negative impact of the large two storey additions on the heritage streetscape in Stirling Street and to a lesser degree in Ellen Street. It raised three main issues:

1. The proposed addition is set forward of the prevailing setback in Stirling Street.



2. The bulk and scale of the addition will have a negative impact on the Stirling Street streetscape.
3. The lack of articulation to the largely blank Stirling Street façade.

However, it made it clear that the demolition of the rear part of the building and construction of a new two storey extension in the rear of the existing house was in principle acceptable if the impact on the heritage streetscape could be substantially reduced. A meeting was later held with the applicants to discuss the heritage concerns and how the scheme could be modified to reduce the impact on the streetscape. For example, officers suggested that a three storey building located behind the established setback in Stirling Street would have less impact than a two storey proposal with a 1500mm setback from the street.

Revised drawings were received on 29/4/2022. The modifications made to the scheme are minor and have not adequately addressed the issues raised in the first assessment. To be acceptable the upper floor would need to be setback in line with the established streetscape on Stirling Street.

Further notes:

The CBC campus is located on the west side of Stirling Street opposite 53 Ellen Street. The character of CBC is quite different to the Inter-War era block where 53 Ellen Street is located due to the age of the heritage buildings and the history and development of the site. This campus should not be used as a model for development at 53 Ellen Street.

The Heritage Council was asked to comment on this scheme because of its potential impact on the heritage values of the adjacent State Heritage listed place, CBC Fremantle, which is included on the state register. Their comments are related to the impact on the heritage values of CBC only not on 53 Ellen Street or the other surrounding City of Fremantle Heritage listed properties in the same block..

RECOMMENDATIONS:

Generally this proposal is NOT supported on heritage grounds.



Additional Information 3 – DA Submission and Management Plan

PS ref: 7672

26 November 2021

City of Fremantle
PO Box 807
FREMANTLE WA 6959

Attention: Justin Lawrence, Coordinator Statutory Planning

Dear Sir,

**APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED TWO STOREY ADDITION TO EXISTING RESIDENTIAL BUILDING (WYN CARR
HOUSE)
LOTS 1 & 200 (53 & 53A) ELLEN STREET, FREMANTLE**

Planning Solutions acts on behalf of Uniting WA, the registered proprietor of Lots 1 & 200 (53 & 53A) Ellen Street, Fremantle (**subject site**). We are pleased to present this application seeking development approval for a proposed two storey addition to the existing Residential Building (Wyn Carr House) on the subject site, with associated car parking, access, landscaping and heritage building improvements.

With regard to the above, please find enclosed:

1. City of Fremantle Application for Development Approval Form signed by the applicant/landowner.
2. MRS Form 1, signed by the applicant/landowner.
3. A copy of the Certificate of Title applicable to the subject site (**Appendix 1**).
4. A copy of the development plans prepared by Cox Architecture, including site plan, floor plans, elevations, perspectives, and landscape concept plan (**Appendix 2**).
5. Wyn Carr House Management Plan (**Appendix 3**).

The application fee of \$4,270 has been calculated in accordance with the City's Fees and Charges Schedule 2021-2022, based on an estimated cost of development being \$1,500,000. We kindly ask that you contact us for payment of the required application fee.

The following submission discusses various matters pertaining to the proposal, including:

- Background
- Site details
- Proposal
- Town planning considerations

DEVELOPMENT APPROVALS
DOCUMENTS RECEIVED

27 January 2022



Level 1, 251 St Georges Tce, Perth WA
(08) 9227 7970
GPO Box 2709
Cloisters Square PO 6850

admin@planningsolutions.com.au
www.planningsolutions.com.au
ACN 143 573 184 ABN 23 143 573 184
Planning Solutions (Aus) Pty Ltd

CITY OF FREMANTLE
These Plans Form Part of

DA0506/21

27 January 2022



1 BACKGROUND

1.1 Wyn Carr House site history

Wyn Carr House is a historic Fremantle property constructed in 1923 as a Minister's residence for the Fremantle Wesley Mission. In 1978, the Fremantle Methodist Mission Welfare Committee, in consultation with the City of Fremantle, elected to repurpose the property to support the growing need for a women's refuge in Fremantle.

Uniting WA took over the running of Wyn Carr House in 2006, and the residential building continued to operate as a women's refuge until 2019. In July 2019, Uniting WA made the decision to close the service due to changes in service delivery and the building deemed unsuitable for housing vulnerable women.

1.2 Uniting WA – Wyn Carr House project

Uniting WA and Housing All Australians are working together to deliver a transformational change to this historic residential building, recognising the increasing need to provide medium term, transitional accommodation to women who are homeless, or at risk of homelessness. The fastest growing cohort of women at risk are women over the age of 55. With this in mind, Uniting WA is committed to the redevelopment of Wyn Carr House in a way that honours the heritage of the building and residential services that have operated from the site historically.

With Uniting WA's expertise in service delivery, the transformation of Wyn Carr House will create an exceptional and dignified space for at-risk women over 55 to access the support they need. This important project aligns best practice in design to deliver purpose built accommodation, with a deep respect and appreciation for the history of Wyn Carr House and its surrounds.

Refer **Appendix 3**, Wyn Carr House Management Plan for more details regarding the project.

1.3 Engagement with City of Fremantle

Consultation and pre-lodgement engagement has occurred with the City of Fremantle (**City**) with respect to the proposed development. On 8 September 2021, Planning Solutions and Cox architects attended a meeting with senior officer at the City to present the initial design concepts and receive feedback on the proposal.

In summary, no objections were raised in relation to the proposed redevelopment of Wyn Carr House and the City officer confirmed their 'in principle' support for the proposal, comprising additions to an existing 'Residential Building' land use and development.

The outcomes of the meeting have informed the refinement and finalisation of this development application, including provision of supporting information relating to the proposed operations and management of Wyn Carr House (refer **Appendix 3**, Wyn Carr Management Plan).

1.4 Previous approvals

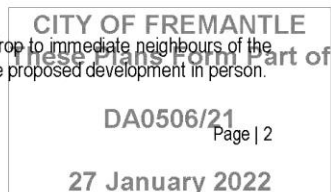
On 3 July 1995, the City issued a determination notice for a 'one storey addition attached to an existing residential building' on the subject site (City ref: DA128/86).

On 22 November 2021, Planning Solutions received advice from the City confirming the subject site has an existing land use being a 'Residential Building' as defined in LPS4 and the R-Codes.

1.5 Consultation with neighbours

Consultation and pre-lodgement engagement has occurred with the adjoining property owners of Wyn Carr House with respect to the proposed development.

In early September 2021, representatives of Uniting WA carried out a letter drop to immediate neighbours of the subject site, with an invitation to attend an information session and discuss the proposed development in person.





On 22 September 2021, Uniting WA hosted a meeting at the Wyn Carr House site, where the initial design concepts were presented, and attendees were invited to provide feedback on the proposed development. The meeting was attended by both adjoining neighbours, being the landowners of No. 55 Ellen Street and No. 4 Stirling Street, Fremantle. It is understood none of the attendees raised any major concerns with respect to the proposed redevelopment of Wyn Carr House. However, various matters were discussed at the meeting in relation to the proposed operations, management plans, and boundary wall/building height.

The matters raised by the adjoining property owners are addressed in this supporting submission.

2 SITE DETAILS

2.1 Legal description

The Certificate of Title for the subject site is a 'multi-lot title'. Refer to **Table 1** below for a description of the land subject of this development application.

Table 1 – Lot details

Table 1 – Lot details				
Lot	Plan/Diagram	Volume	Folio	Area
1	4320	718	139	842m ²
200	34591			420m ²
Total site area				1,262m ²

There are no title limitations, interests, encumbrances or notifications that affect this application.

Refer **Appendix 1** for a copy of the Certificate of Title.

2.2 Local context, land use and topography

The subject site is located within the municipality of the City of Fremantle (**City**), approximately 0.8km from Fremantle city centre and approximately 20km south-west of the Perth city centre.

The subject site fronts Ellen Street to the north and Stirling Street to the west, which connects the site to High Street and surrounding regional road network.

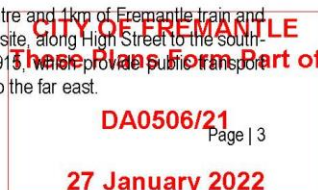
The subject site is owned by UnitingCare West (now Uniting WA) and contains an existing residential building, being the historic Wyn Carr House.

The subject site is surrounded by the following mix of land uses:

- Single storey residential development abuts the subject site to the east and south.
- Christian Brothers College (**CBC**) is located opposite the subject site to the west.
- Fremantle Park (open space reserve) is located opposite the subject site to the north, with Fremantle Leisure Centre and Fremantle Lawn Tennis Club located beyond to the north and south-west.

Beyond its immediate extents and adjoining properties and streets, the subject site is widely surrounded by a mix of residential and non-residential development, and various community, educational and cultural facilities. Including, Fremantle Arts Centre to the north and John Curtin College of the Arts to the north-east. The site is also within 600m walking distance of social service facilities such as, Centrelink.

The subject site is located within 800m walking distance of Fremantle city centre and 1km of Fremantle train and bus station. Bus stops are located within 200m walking distance of the subject site, along High Street to the south-east of the site. The subject site has access to Bus Routes 160, 502 and 913, which provide public transport connections to Fremantle train station to the west and Bullcreek train station to the far east.





Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

In terms of topography, the subject site generally slopes down from the south-east corner of the site towards both street frontages, being Stirling Street to the west and Ellen Street to the north. The site has a high point of 12.07m AHD in the south-east corner of the site, and slopes down to a low point of 8.83m AHD in the north-west corner. Refer **Appendix 2**, development plans which contains a site feature survey.

Refer **Figure 1**, aerial photograph, and **Photographs 1–7** below depicting the subject site and surrounds.



Figure 1: Aerial photograph (subject site outlined in yellow dashed line)



Photograph 1: Wyn Carr House (subject site) viewed from Ellen Street, looking south

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page | 4
27 January 2022



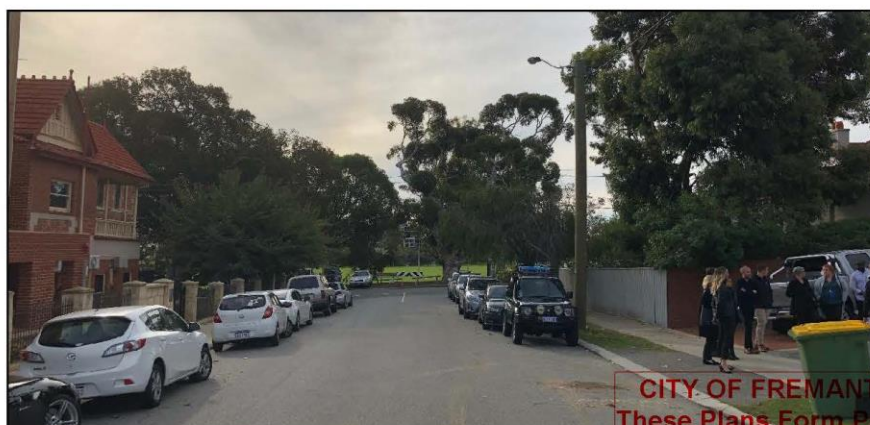
Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)



Photograph 2: Wyn Carr House (subject site) viewed from corner of Ellen Street / Stirling Street, looking south-east.



Photograph 3: Ellen Street streetscape, looking west, with subject site on left.



Photograph 4: Stirling Street streetscape, looking north, with subject site on right.

CITY OF FREMANTLE
These Plans Form Part of

DA0506/21
Page | 5

27 January 2022



Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)



Photograph 5: Christian Brothers College, Stirling Street frontage, viewed from subject site looking south-west.



Photograph 6: Subject site southern boundary and rear of property, viewed from Stirling Street, looking east, with adjoining property (No. 4 Stirling Street) on the right.



Photograph 7: Subject site eastern boundary, viewed from Ellen Street, looking south, with adjoining property (No. 55 Ellen Street) on the left.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page | 6
27 January 2022



3 PROPOSAL

This application seeks approval for a proposed two storey addition to the existing Residential Building (Wyn Carr House) on the subject site, and associated car parking, access, landscaping and heritage building improvements. The proposal seeks to redevelop, upgrade and expand the existing residential building on site to provide a fully integrated temporary accommodation and support services for women at risk of homelessness. Specifically, the proposal involves the following:

- Expansion of the existing residential building use and development over the southern portion of the site.
- Demolition of a portion of the existing buildings at the rear of the site.
- Retention of, and upgrades to, the existing Wyn Carr House heritage building, with internal rooms to be used for administration/office purposes and provision of support care services for future residents.
- Construction of a new two storey residential building addition along the site's southern boundary, and associated amenities, car parking, and landscaping.

The new development proposed for the subject site comprises a new two storey, 12 bed temporary accommodation residential building, and associated administration, landscaping, car parking and access. The proposal comprises high quality design features that is responsive to its context, and will produce a considered and appropriate design outcome which will work well within the social, economic, environmental and heritage context of its location.

Refer **Figure 2** below, perspective of the proposed development prepared by Cox architects.



Figure 2: Perspective of proposed development

The particulars of the proposed new development are listed in **Table 2** below:

Table 2 – Development summary

Development Aspect	Development Particulars
Stage 1 – Wyn Carr House upgrades	The proposed Stage 1 development involves the following: • Retention and upgrades to the existing Wyn Carr House building, including re-purposing of existing internal spaces for office/administration purposes and support care services for residents (proposed flexible spaces for use by staff and residents).
Stage 1A – Wyn Carr House addition	The proposed Stage 1A development involves the following: • Demolition of existing buildings in the middle portion of the site, which were developed as late additions to original Wyn Carr House building in 1905, and are in poor condition, and not considered to have any heritage value.

CITY OF FREMANTLE
 These Plans Form Part of
DA0506/21
 Page | 7
27 January 2022



Wyn Carr House Development Application
 Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

Development Aspect	Development Particulars
Stage 2 – New residential building, car parking and access	- Construction of a new building addition to the existing and upgraded Wyn Carr House building, comprising a covered courtyard and flexible space. The new building has been specifically designed to provide a linkage between the original building and new residential building, being common areas and active spaces for future residents and staff. The proposed Stage 2 development involves the following: - Demolition of existing buildings on the rear of the site (single garage, garage/shed and garden shed), which are in poor condition and not considered to have any heritage value. - Construction of a new two storey residential building addition along the site's southern boundary, containing the following components – <u>Ground floor:</u> - Three separate living areas for shared use (common areas). - Open plan kitchen and dining area for shared use. - Laundry and toilet for shared use. - Office/computer room for shared use. <u>First floor:</u> 12 single bedrooms, each with an ensuite. - Construction of three (3) car parking bays for staff, to be accessed via Stirling Street (note, it is not anticipated future residents will own a car or require use of a car bay). - Existing crossover on Stirling Street to be removed and replaced with a new crossover, which will provide direct access to the proposed on-site car bays.

The proposal also includes provision of high quality landscaping on the subject site along street frontages and throughout internal courtyards and gardens. Existing mature trees located on-site are to be retained where possible. Details of the proposed landscaping is provided in the enclosed set of development plans.

Refer **Appendix 2** for a copy of the Development Plans depicting the proposed development and landscaping.

3.1 Operations

Two support staff will be on duty at the house Monday to Friday, between 8.30am to 4.30pm. Support staff will also be available on-call after hours and at weekends, including public holidays. Access to the property is limited to the Uniting WA staff and visiting support providers.

Refer **Appendix 3**, Wyn Carr Management Plan, detailing the proposed operations and management.

4 TOWN PLANNING CONSIDERATIONS

4.1 Metropolitan Region Scheme

The subject site is zoned 'Central City Zone' under the Metropolitan Region Scheme (**MRS**). The proposed development is consistent with the provisions of the MRS and warrants approval accordingly.

4.2 City of Fremantle Local Planning Scheme No. 4

4.2.1 Zoning

Pursuant to the provisions of the City's Local Planning Scheme No. 4 (**LPS4**), the subject site is zoned 'Residential' and located within 'Local Planning Area 2 – Fremantle' (**LPA2**). The site has an applicable density code of R35.

Refer **Figure 3**, LPS4 Zoning Map below.





Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

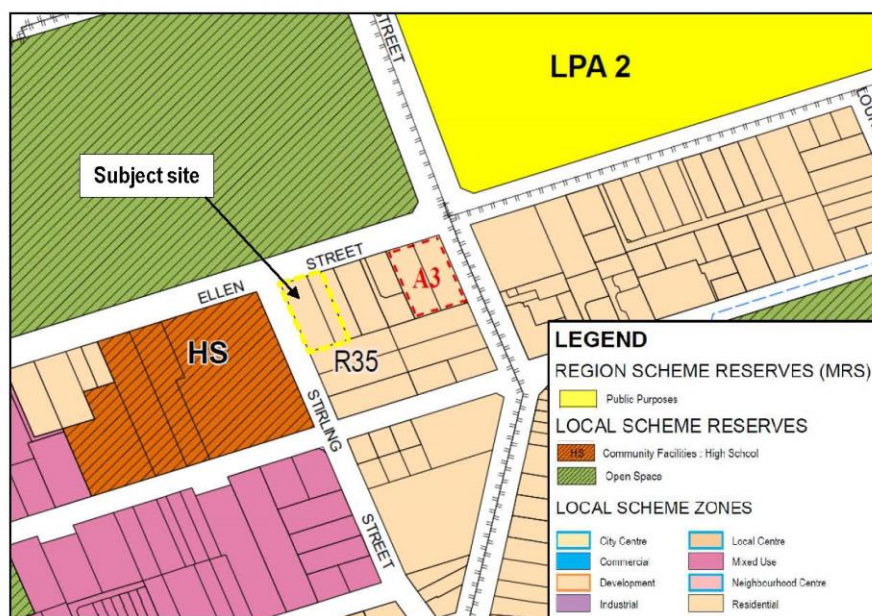


Figure 3: LPS4 Zoning Map

4.2.2 Zone objectives

Clause 3.2.1 (a) of the LPS4 sets out the objectives for the Residential zone, as follows:

Development within the residential zone shall-

- (i) *Provide for residential uses at a range of densities with a variety of housing forms to meet the needs of different household types, while recognising the limitations on development necessary to protect local character,*
- (ii) *Safeguard and enhance the amenity of residential areas and ensure that development, including alterations and additions, are sympathetic with the character of the area,*
- (iii) *Encourage high standards of innovative housing design which recognise the need for privacy, energy efficient design and bulk and scale compatible with adjoining sites,*
- (iv) *Recognise the importance of traditional streetscape elements to existing and new development,*
- (v) *Conserve and enhance places of heritage significance the subject of or affected by the development, and*
- (vi) *Safeguard and enhance the amenity of residential areas by ensuring that land use is compatible with the character of the area.*

The proposal seeks to redevelop, upgrade and expand the existing Wyn Carr House residential building on the subject, which formerly operated as a women's refuge until the decision was made by Uniting WA to close the facility in 2019 due to changes in service provision and building conditions. The proposed redevelopment of Wyn Carr House is entirely consistent with the historical use of the site, and will provide temporary accommodation and support services for women over the age of 55 at risk of homelessness, responding to an increased demand for these services.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page | 9
27 January 2022



Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

The proposed development provides for a high quality design outcome, including modern building facades and landscaping that will complement the existing Wyn Carr House building and surrounding residential context, contributing positively to the amenity of the subject site and streetscapes. The proposed additions to the existing building on site have been designed responsively and sympathetically to the character of the area, being appropriate in scale and taking design cues from the recent additions to the CBC buildings located opposite. The proposal includes retention of the existing heritage building on site, and upgrades and improvements that will conserve and enhance this place of heritage significance.

Having regard to the above, the proposal is consistent with the objectives of the Residential zone and considered entirely appropriate for the site.

4.2.3 Land use permissibility

The proposed development will provide temporary accommodation for women at risk of homelessness. The residents do not require constant supervision however, support staff will be on duty at the house Monday to Friday, between 8.30am to 4.30pm, and support staff will also be available on-call after hours and at weekends, including public holidays. The proposed activities are entirely consistent with the previously approved 'Residential Building' land use on the subject site, which is defined as follows under LPS4 and the R-Codes Volume 1:

Residential building

A **building** or portion of a building together with rooms and **outbuildings** separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- temporarily by two or more persons; or
- permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

A Residential Building is a 'A' use within the Residential zone, meaning the use is not permitted unless the Council has exercised discretion and granted approval after giving special notice (advertising). The proposal seeks to redevelop, upgrade and expand the existing residential building on site to facilitate the development of a fully integrated temporary accommodation care facility. Specifically, the proposal comprises the development of a 12 bed residential building to be used as temporary accommodation by women over the age of 55 at risk of homelessness. The proposed redevelopment of Wynn Carr House will provide for improved facilities to meet the current needs of residents, whilst responding to the increasing demand for transitional housing and associated support services in the local community.

Based on the above, it is considered the proposed Residential Building use and development is entirely appropriate for the site and warrants approval under LPS4.

4.2.4 Development requirements

Part 4 of LPS4 sets out the general development requirements applicable to any development on land within the Scheme area. Clause 4.2.2 of LPS4 states:

Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the R-Codes is to conform to the provisions of those Codes.

Further, clause 4.3.1 of LPS4 sets out provisions relating to special application of R-Codes and relationship to Schedule 7 (Local Planning Areas), as follows:

Where there is inconsistency between the R-Codes and provisions contained in Schedule 7 (local planning areas) the provisions of Schedule 7 shall prevail to the extent of the inconsistency.

An assessment of the proposal against the relevant provisions of the R-Codes Volume 1 is provided in section 4.3 of this submission below, with an assessment of the relevant Schedule 7 provisions provided below.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page | 10
27 January 2022



4.2.5 Local Planning Area requirements

Schedule 7 of LPS4 sets out the following development requirements for Local Planning Area 2 – Fremantle (LPA2) where the subject site is located. The only requirement relevant to the proposal relates to height, with clause 2.1 stating that the height requirements for development within the Residential zone is to be as *per Residential Design Codes and special application under clause 4.4*. The assessment of the R-Codes height requirements in **section 4.3** below, confirms the proposed development is compliant with the applicable 7m maximum height requirement.

Owing to the above, the proposed development is considered consistent with the relevant LPA2 requirements and warrants approval accordingly.

4.2.6 Car parking

Clause 4.7 and Table 2 of LPS4 sets out the vehicle parking requirements for all use classes. An assessment of the vehicle parking requirements for a Residential Building is provided in **Table 4** below.

Table 3 – LPS4 car parking assessment

Use class	Car parking requirement	Provided	Compliant
Residential Building	1: guest bedroom plus 1: caretaker/on-site manager	Proposal: 12 guest bedrooms 2 staff on site at any one time 3 staff car bays Calculations: 12 + 2 = 14 car bay requirement 14 – 3 = 9 bay shortfall proposed	Variation (discretion required)

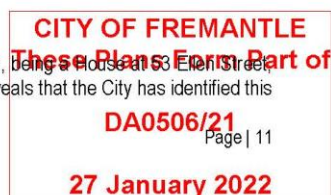
As shown in Table 4 above, the proposal comprises a shortfall of 9 car bays for a Residential Building land use. Notwithstanding, the proposed car parking arrangements is considered acceptable for the following reasons:

- The proposal seeks to provide temporary accommodation for homeless women, or women at risk of homelessness. Based on this, it is not anticipated the guests of the facility will own a car, or require access to a car bay.
- Uniting WA is an experienced service provider in this field, and the proposed development has been specifically designed to accommodate the intended future operations and needs of the facility including car parking provision.
- Access to the property will be limited to the Uniting WA staff and visiting support providers, and the three proposed car bays will be sufficient to accommodate the two staff on site at any one time, plus an additional support provider/visitor if required.
- The subject site is located in close proximity to Fremantle city centre, and within 200m walking distance of public transport (bus services) along High Street, which provides an alternate transport option for staff and residents if required.
- There is public parking along Ellen Street, and on-street parking bays along Ellen Street and Stirling Street adjoining the subject site, which can accommodate any parking overflow if required.

For the reasons outlined above, the proposed car parking arrangements are considered acceptable and warrant approval accordingly.

4.2.7 Heritage

The subject site is included as a place on the City of Fremantle Heritage List, being Wyn Carr House at 53 Ellen Street, Fremantle. A review of the State Heritage Office of WA's inHerit database reveals that the City has identified this





Wyn Carr House Development Application
 Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

'Level 2' place as *being of considerable cultural heritage significance in its own right within the context of Fremantle and its conservation is a priority.*

The proposed development includes the retention of, and upgrades to, the existing Wyn Carr House building on the subject site, which will contribute positively to the conservation of this heritage building. The proposed new additions have also been designed to be compatible with and sympathetic to the character of the existing building and surrounding context, taking design cues from the recent additions to the adjoining historic CBC buildings.

Based on the above, the proposal is considered consistent with the City's intent for this heritage listed property.

4.3 State Planning Policy 7.3 – Residential Design Codes Volume 1

State Planning Policy 7.3 Residential Design Codes Volume 1 (**R-Codes**) provides a basis for control of residential development throughout Western Australia. Part 5 of the R-Codes applies to the proposal to the extent it provides a framework for assessing the built form of the development. **Table 4** below provides an assessment of the proposal against the relevant 'deemed-to-comply' provisions of the R-Codes. Where a design element does not meet the 'deemed-to-comply' provision, it is assessed against the corresponding 'design principle' of the R-Codes.

Table 4 – Assessment against the relevant provisions of the R-Codes Volume 1

R-Codes provision (R35)		Provided / Comments		Compliance
5.1 CONTEXT				
5.1.2 Street setback				
Primary street	Minimum 4m	Ellen Street (northern boundary) Existing primary street setback is to be maintained which is greater than 4m.		✓
Secondary street	Minimum 1.5m	Stirling Street (western boundary) 1.5m setback provided to Stirling Street.		✓
5.1.3 Lot boundary setback				
Side boundary setbacks	Eastern boundary			
	Lower floor	Nil (refer cl. 5.1.3, C3.2iii, of R-Codes)	Wall length, no major openings = approx. 14m Wall height = approx. 2.97m above NGL Setback = Nil	✓
	Upper floor	2m	Wall length, no major openings = approx. 14m Wall height = approx. 7m above NGL Setback = Nil	Design principle assessment
	Southern boundary			
Rear boundary setbacks	Lower floor	1.5m	Garage wall, no major openings = approx. 7.3m Building wall, with major openings = approx. 15.5m Overall wall length = approx. 23.5m Wall height = approx. 2.97m above NGL Setback = 4.42m (building) / nil for garage	Design principle assessment
	Upper floor	6.4m	Wall length, with major openings = approx. 23.5m Wall height = approx. 7m above NGL Setback = 2.5m	Design principle assessment
5.1.4 Open space				
Minimum open space	45%	Approx. 50%	CITY OF FREMANTLE ✓	

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
 Page | 12
27 January 2022



Wyn Carr House Development Application
 Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

5.1.6 Building height			
Top of external wall (concealed roof)	7m (Category B)	Approx. 7m above NGL	✓
5.2 STREETScape			
5.2.1 Setback of garages and carports			
Minimum garage setback	Garages and carports set back 1.5m from a secondary street.	Garage is setback of 1.5m.	✓
5.2.2 Garage width			
Maximum garage width	A garage door and supporting structures shall not occupy more than 50% of the lot frontage.	Compliant	✓
5.2.3 Street surveillance			
	- Street elevation to address the street with clearly definable entry points visible and accessed from the street. - At least one major opening from a habitable room faces the street.	Compliant.	✓
5.2.4 Street walls and fences			
Front fences	Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.	Compliant.	✓
5.2.5 Sightlines			
Vehicle access sightlines	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences and other structures adjoin vehicle access points where a driveway meets a public street.	Compliant.	✓
5.3 SITE PLANNING AND DESIGN			
5.3.1 Outdoor living areas			
Outdoor living area	- Minimum 24m² outdoor living area. - Behind the street setback area. - Minimum dimension of 4m. - Minimum two-thirds of the required area without permanent roof cover.	Compliant.	✓
5.3.2 Landscaping			
Landscaping	Landscaping of common property and communal open spaces in accordance with C2 i. – x.	Compliant.	✓
5.3.3 Car parking			
NA - refer to LPS4 car parking assessment			
5.3.4 Design of car parking spaces			
Car parking design	Car parking spaces to be designed in accordance with AS2890.1	Car bays to accord with AS2890.1	✓

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
 Page | 13
27 January 2022



Wyn Carr House Development Application
 Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

5.3.5 Vehicular access			
Access	Access to onsite car parking spaces to be provided from a secondary street where no right-of-way or communal street exists	Compliant.	✓
5.3.7 Site works			
Excavation or filling	- Excavation or filling between the street and building or 3m from street alignment (whichever the lesser) shall not exceed 0.5m except where necessary to provide for pedestrian or vehicle access, drainage or natural light for a dwelling. - Filling behind a street setback line limited by compliance with building height and setback requirements. - Excavation or filling should not be more than 0.5m above the natural ground level, within 1m of lot boundary.	Compliant.	✓
5.3.8 Retaining walls			
Retaining wall setbacks	Maximum 0.5m in height located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping.	Compliant.	✓
5.3.9 Stormwater management			
Stormwater management	All water draining from roofs, driveways, communal streets shall be directed towards gardens, sumps or rainwater tanks within the development site.	Development will comply with the relevant stormwater requirements.	✓
5.4 BUILDING DESIGN			
5.4.1 Visual Privacy			
Overlooking	Major openings and unenclosed outdoor active habitable spaces setback: 4.5m for bedroom/studies; 6m for other habitable rooms; 7.5m to unenclosed outdoor active habitable spaces.	The development does not propose major openings or active habitable spaces that overlook any part of any other adjoining residential property, except along the southern elevation. However, all upper level windows on southern elevation comprise frosted (visually impermeable) glass to ensure no impacts on visual privacy.	✓
5.4.2 Solar access for adjoining sites			
Maximum percentage of overshadowing to lots to the south	Should not exceed 35% of adjoining site area at midday, 21 June.	Compliant. – refer to overshadowing plan included in DA plans showing approx. 16% coverage of adjoining property to the south.	✓

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
 Page | 14
27 January 2022



Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

4.3.1 R-Codes design principle assessment

This section provides an assessment against the relevant 'design principles' of the R-Codes Volume 1, specifically in relation to the lot boundary setbacks identified as non-compliant in R-Codes assessment table above.

Lot boundary setbacks

The proposed development comprises a two storey building with a maximum wall height of approximately 7m above NGL. As noted in **Table 4** above, the proposed development comprises the following variations to the minimum setback requirements:

- Eastern (side) boundary upper wall has a Nil setback in lieu of the minimum 2m setback requirement.
- Southern (rear) boundary lower wall has a Nil setback in lieu of the minimum 1.5m requirement.
- Southern (rear) boundary upper wall is setback 2.5m in lieu of the minimum 6.4m requirement.

Design principle

P3.1 Buildings set back from boundaries or adjacent buildings on the same lot so as to:

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

P3.2 Buildings built up to boundaries (other than street boundaries) where this:

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.*

Design response and justification

- The impact of bulk is minimised through the design of the building, comprising articulation and the proposed lot boundary setback variations only affecting less than a third of the length of the lot boundaries, except the southern boundary upper wall which extends the length of the boundary. However, this upper wall contains an area of recession which breaks up the mass and reduces the impact of bulk.
- The proposed development is compliant with the applicable height, visual privacy, solar access, and street boundary setbacks requirements, ensuring the proposal will have no significant impact on the amenity of adjoining properties.
- The finished site levels mean the proposed two storey development will be a similar height to the existing buildings on the adjoining property to the east, with the impact being the equivalent of a single storey building built up to the site boundary if the existing site levels on the adjoining property were used.
- In addition, the adjoining property to the east that may be affected by the proposed eastern boundary setback variation does not appear to have any active or habitable spaces along this boundary that will be impacted.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page | 15
27 January 2022



Wyn Carr House Development Application
 Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

- The adjoining property to the south that may be affected by the southern boundary upper wall setback variation also does not have any active or habitable spaces along this boundary, with this portion of the property comprising an existing driveway.
- The proposed development comprises a site responsive design which seeks to retain and conserve the existing heritage building on site and optimise the use of the site. Uniting WA has confirmed the proposed redevelopment and repurposing of the Wyn Carr House site must provide for a minimum 12 bed facility in order to be a viable and cost-effective venture for this organisation. The proposed site layout including the design, massing and positioning of the new residential building at the rear of the site, has been informed by the site's heritage constraints, Uniting WA's operational needs and desire to provide a high quality, best practice facility that meets the needs of future residents, as well as compliance with the street setback requirements to ensure the development is consistent with, and would have no adverse impact on the adjoining Stirling Street streetscape.
- The overall proposal will contribute positively to the prevailing and future development context and streetscape, through its proposed retention and improvements to the existing Wyn Carr House building on site, as well as the high quality design and landscaping features that will contribute positively to the amenity of the subject site and surrounding area.

In conclusion, the proposed lot boundary setbacks to the southern and eastern boundaries are considered to comply with the relevant design principles of the R-codes Volume 1 and should be supported accordingly.

4.4 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) aims to address design quality and built form outcomes in Western Australia. It seeks to deliver broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the state.

The policy applies to all levels of the planning hierarchy and encourages early and ongoing discussion of design quality matters during all stages of the development process, including concept design and pre-lodgement. **Table 5** below provides an assessment of the proposal against the design principles of SPP 7.0.

Table 5 – SPP 7.0 design principle assessment

Design Principle and Objective	Comment
1. Context and character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The subject site benefits from its location and setting in Fremantle, providing easy access to the city centre, natural green spaces and amenities in the area. The proposed development is designed to respond to its context, reflecting a residential character in scale and architectural features, and being compatible and sympathetic to the character of the area and existing development in the area, including the adjoining properties.
2. Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	The proposal adopts an emphasis on quality landscaped areas, both at street level and within the site itself through the provision of varied landscaping within the primary street setback area, around the building and within internal courtyards. The proposed landscaping will contribute positively to the amenity of the subject site and adjoining streetscapes.
3. Built form and scale Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	The development proposes a two-storey building height, which is consistent with both the surrounding context and development requirements for the site, creating a seamless integration between the surrounding context of built form. The proposed redevelopment is also designed to respond to its broader context with the use of materials reflecting the natural and built environment in the area.

CITY OF FREMANTLE
These Plans Form Part of

DA0506/21
 Page | 16

27 January 2022

Additional Information – Planning Committee
1 June 2022



Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

Design Principle and Objective	Comment
4. Functionality and build quality Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.	Functionality is at the core of the proposed design to ensure the needs of its users are met. The arrangement of private and communal spaces maximises the users ease of use and adaptability to be used for a range of purposes. An emphasis on good quality and robust building materials will ensure that the building remains resilient to wear and tear from its intended use.
5. Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	Sustainability is a major focus for Uniting WA, and to this end, a range of ESD measures to be implemented as part of the development application. The proposed development has been designed to maximise winter sun access and cross ventilation where possible, to reduce energy consumption. In addition, the proposed development will deliver social benefits through provision of much needed temporary accommodation and associated support services for women at risk of homelessness, of which there is growing demand for in the local area.
6. Amenity Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	All rooms have been designed to provide amenity for future residents, with each room having a private en suite and outward outlook to nature. The proposed development also includes active and passive communal living areas that overlook landscaped areas, providing a connection with nature and high amenity environment for residents.
7. Legibility Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	The proposed development is highly legible, and easy to navigate for both staff, residents and visitors to the site. The main entrance to Wyn Carr House is clearly identifiable from Ellen Street, and the new buildings have been specifically designed to integrate with, and connect to, the existing Wyn Carr House building that is to be retained and used for administration and resident support care associated with the residential building use.
8. Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	The proposed development has been specifically designed to optimise the safety and security of future residents, with privacy and security being an important consideration in the design of the facility for future residents who require support services. The upgraded Wyn Carr House building will provide opportunity for passive surveillance of the adjoining public realm, with a balcony out the front and major openings along both street frontages overlooking Ellen Street to the north and Stirling Street to the west.
9. Community Good Design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	Whilst the building is designed as transitional accommodation for women requiring support services, the design encourages strong social interaction for its residents and staff through the provision of numerous indoor and outdoor communal spaces.
10. Aesthetics Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the sense.	The building is architecturally designed and will be built using high quality materials that will create an attractive and inviting place that contributes positively to the local character of the area. The building, while maintaining a consistent building height of two storeys, provides a high degree of variety and visual interest through its varied façade treatments. High quality landscaping will also enhance the amenity and appearance of the building, with landscaping provided along site boundaries and within internal courtyards.

Having regard to **Table 5** above, the proposal appropriately addresses the SPP 7.0 design elements and warrants approval accordingly.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
 Page | 17
27 January 2022



Wyn Carr House Development Application
Lots 1 & 200 (53 & 53A0 Ellen Street, Fremantle)

5 CONCLUSION

This application seeks approval for a two storey addition to the existing Residential Building (Wyn Carr House) on the subject site, and associated car parking, access, landscaping and heritage building improvements. The proposal will provide much needed temporary accommodation and support services for women aged over 55 at risk of homelessness. This proposal responds to the growing need for transitional accommodation and support services in the local community, and will be appropriately managed and operated by the landowner and not-for-profit service provider, Uniting WA.

In summary, the proposal is justified and appropriate for the following reasons:

- The proposal is consistent with the relevant provisions and requirements of the City of Fremantle Local Planning Scheme No. 4 and local planning framework.
- The proposed Residential Building use is entirely consistent with the historical use of the site.
- The proposal will provide for a high quality design outcome, and has been designed to integrate with, and be complementary to, the existing heritage building onsite and local context.
- The proposal will have no adverse impact on the amenity of the surrounding area.

For the reasons outlined above, we respectfully request this application for development Approval be considered on its merits and favourably determined by the City of Fremantle.

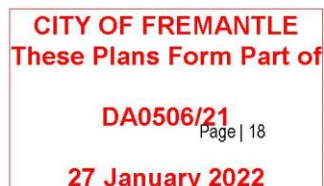
Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ingrid Maher'.

INGRID MAHER
SENIOR PLANNER

211111 7672 DA submission letter - Wynn Carr House





Uniting

Wyn Carr House Management Plan.

Thursday 4 November 2021

Version control

Version	Date	Revisions by	Comments
1.1	30/07/2021	Gayle Mitchel	Original DRAFT Version
1.2	16/09/2021	Lauren Major	Review & consolidate DRAFT with comments
1.3	4/11/2021	Troy Morse	Updates to DRAFT from DA review

P 1300 663 298 | F 1300 663 528 | ABN 75 467 729 203 | GPO Box 874, Perth WA 6838 | unitingwa.org.au

Uniting WA respectfully acknowledges the Noongar people as the Traditional Custodians of the land on which we provide our services. We recognise their unique and spiritual connection to Country and waters. We value the oldest continuing culture in the world and pay our respects to Elders past and present.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
27 January 2022

Uniting

Wyn Carr House

Winifred (Wyn) Emily Carr was well known to the Fremantle community through her lifelong dedication to supporting women and children. She was a youth club leader for teenagers, a Girl Guide Leader and a hospital, prison and home visitor. She established the Thrift Shop next door to the Fremantle Wesley Church to support the work of the Church's Welfare Committee, and worked tirelessly and with kindness in the City of Fremantle. She is still remembered with fondness by many people in the community. Wyn Carr passed away in 1977.



Wyn Carr house is an historic Fremantle property constructed in 1923 as a minister's residence for the Fremantle Wesley Mission. It served as the minister's residence from 1923 until 1978 when the Fremantle Central Methodist Mission Welfare Committee, after consultation with the City of Fremantle, elected to repurpose the property to support the growing need for a women's refuge in Fremantle. Wyn Carr House opened in May of 1978.

In 2006 Uniting WA (then UnitingCare West) took over the running of Wyn Carr House. The property continued to operate as a women's refuge until July of 2019 when changes to the delivery of services to combat family and domestic violence, and the condition and

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
27 January 2022
Page 2 of 8

Uniting

suitability of the building for housing vulnerable women, contributed to the decision to close the service.

It is clear, however, that there is a need to provide medium term, transitional accommodation to women who are homeless, or at risk of homelessness, for a variety of factors including family and domestic violence. The fastest growing cohort of women at risk are women over the age of 55. With this in mind, Uniting is committed to the redevelopment of the property in a way that honours the heritage of both the building and the services that have operated from Wyn Carr house. Uniting's ownership of the property and existing engagement and shared history with the Fremantle community, creates a unique opportunity for a sustainable impact for women in this high-risk group.



Source: Landgate



Source: Landgate



Source: Landgate



Source: Landgate

The Reimagining of Wyn Carr House

Uniting WA and Housing all Australians (HAA) are working together to deliver a transformational change to this historic property.

HAA was established to facilitate a private sector voice, through a commercial lens, to advocate that the provision of housing for all Australians is fundamental economic infrastructure upon which to build a successful and prosperous economy. HAA are harnessing the power of commercial expertise across a range of industries, all contributing on a pro bono basis, to make this project a reality.





Together with Uniting's expertise in service delivery, the transformation of Wyn Carr house will create an exceptional and dignified space for women to access the support they need.

This important project aligns best practice in design to deliver purpose built accommodation, with a deep respect and appreciation for the history of Wyn Carr house and it's surrounds.



The Program

The Wyn Carr House transitional housing program will support older women whose accommodation options have been limited by the increase in rental costs, lack of affordable housing, and limited government and social housing.

The site will contain two main buildings which are intrinsically linked to support the participants during their stay by providing accommodation, shared living areas and multi-purpose flexible use rooms from which the tenants engage with wrap around support services and capacity building workshops.





Uniting

The new accommodation building will consist of 11 standard single bedrooms and 1 Disability Accessible bedroom. Each of the 12 bedrooms are provided fully furnished with an ensuite included in each bedroom. The ground floor includes shared spaces and amenities including kitchen, laundry, computer room and 3 separate shared living areas for use by the participants during their stay. The Women accommodated at Wyn Carr House can stay up to 12 months, or until they secure stable and affordable housing.

The heritage building is configured to include 4 multi-purpose flexible workshop and capacity building rooms with access to outdoor spaces, these spaces are provided for use by staff and visiting support services when engaging with the tenants. The heritage building also includes a staff room and end of trip facility for use by staff and visiting service providers.

Wyn Carr House will work within Uniting's already successful Homeless Accommodation Support Service (HASS) program guidelines and staff structure. The HASS program currently accommodates 34 people in transitional accommodation across Perth, including 8 in the purpose built Wilf Sargent House in South Fremantle.

The Wyn Carr operational team will include the following roles:

The Practice Lead is responsible for the implementation of Uniting's Transitioning from Homelessness strategy. The Practice Lead ensures service quality and contemporary best practice support is implemented at Wyn Carr and across the Uniting Transitioning from Homelessness service pathway.

The Operations Lead provides management support across the Transitioning from Homelessness service pathway. The Operations Lead will provide clear vision and direction on service delivery, create a work plan that enables high performance, and define and measure key performance outcomes in partnership with the support team to improve service outcomes.

The Service Lead will provide support to Wyn Carr Support Workers in managing daily tasks; ensuring the service is running smoothly, providing guidance in crisis management, and supporting the team for effective service delivery.

Support Workers will provide trauma informed support to individuals that are accommodated in Wyn Carr House. Once a person has been assessed as a good fit for Wyn Carr House, support workers will provide safety, security, and work on building trust and rapport. Support workers will develop and implement a person-centered case plan that is strength based.

The aim is to address the drivers of each individual's homelessness so the cycle can be broken. Support workers will provide a wide range of practical supports, advocacy and links to specialised services in the community.

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page 5 of 8
27 January 2022



Uniting

Hours and days of operation

Wyn Carr house will be a home for up to 12 women at a time, as they are supported to find secure, safe accommodation and transition out of homelessness.

Monday to Friday, 8.30am to 4.30pm, a maximum of 2 support workers will work at Wyn Carr House to support the tenants. The Service and Operations Leads will also be available for added support on an as needs basis.

On-call staff will be available after hours and weekends, including public holidays. The primary contacts after hours are the Uniting Practice and Operation Leads.

Residents and neighbours of Wyn Carr House have access to the after hours service for support or to report emergency property repairs.

Only services which provide support to the residents will be delivered from the property. Access to the property is limited to the Uniting Team, visiting specialist support providers and residents.

Intake, assessment, case management and expectations

Intake and assessments happen offsite and only when a place in the program has become available.

Once the intake assessment has been completed, and the client is considered a good fit for the program, a support worker will work alongside the client to transition them into Wyn Carr House. The support worker's role is initially to work intensively with the client to determine their immediate needs, and make their transition into the property successful.

The Case Management process utilises a range of resources and models to work with the client in a person centered way, this ensures that each resident's needs, strengths and circumstances can be closely considered and integrated into the support they receive. This supports people's ability to safely reside in a shared living space, whilst actively working towards transitioning out of Wyn Carr House into safe, secure long term accommodation.

An important focus of the program is building the capacity of participants to secure and maintain independent and stable long term accommodation, and build positive connections within the community. During the intake and assessment process the support workers discuss with the clients the expectation to participate in case management and onsite capacity building workshops to develop their capacity for independent living.

During their stay participants will be obliged to contribute to the property's upkeep through maintaining the property and gardens, daily cleaning and keeping the property presentable. Residents will also be expected to pay a percentage of their income towards rent, this creates solid expectations for independent living in the future.

Support Workers in the HASS program use a trauma informed lens and give consideration to why someone might present with complex issues. However, safety and quality service

CITY OF FREMANTLE
These Plans Form Part of
DA0506/21
Page 6 of 8
27 January 2022



Uniting

delivery is paramount to the success of the program. Each program participant is required to sign and adhere to the Client Engagement Agreement.

The points below are non-negotiable and will result in an exit from the HASS program

- Physical violence, abuse in any form or threatening behavior
- Lack of respect for staff, other residents, and neighbours at any time
- Returning to the property under the influence of drugs or alcohol, or using illicit substances on the property
- Intentional damage to the property or the surrounding community.

Incidents

Uniting investigates all serious incidences occurring at our properties, or as requested by external stakeholders. As per the *Uniting Practice Guideline to Incident Management, Reporting and Investigation*, Uniting shall:

- Investigate the incident
- Implement risk mitigation strategies to prevent recurrence
- Debrief staff and encourage the utilisation of EAP services
- Monitor and review effectiveness of implemented risk mitigation strategies
- Continuously improve risk mitigation strategies
- Communicate the outcomes of an investigation to an external stakeholder as necessary and within privacy requirements

Uniting has been operating the HASS program for over 11 years at multiple locations across the Perth metro area. In that time we have only one reported complaint by a member of the local community.

The Property

The property comprises of a new 2 level residential building and an existing heritage listed adjoined by a secure courtyard. The grounds are fully landscaped to include native plants and productive gardens.

The ground floor of the new build includes shared living areas, communal kitchen, laundry and access to the outdoor clothes hanging courtyard and 3 car carport facing Stirling Street. The first floor includes 12 bedrooms, each with a dedicated ensuite. One bedroom and ensuite achieves compliance to Disability Accessible standards. Access to the first floor and bedrooms is via stairs and a lift.

The property includes a pre-existing heritage listed building which has been refurbished to include internal and external workshop and capacity building spaces to support the residents during their tenancy. A staff room is provided for administration purposes and an end of trip facility is provided.





Uniting

A courtyard connects the new and old buildings to provide a safe and secure shared outdoor space.

Asset and Facility Management

The Uniting Asset and Facility Management team manages all maintenance tasks relating to Wyn Carr House. Maintenance tasks include preventive and reactive maintenance, cyclical testing, and certification to Local Government and Australian Standards. Maintenance tasks are carried out by appropriately qualified external contractors.

Maintenance, testing and certification tasks are performed on fire fighting and monitoring systems, emergency lighting, vertical transportation, RCD testing, grease trap and waste removal, CCTV, and building access and alarm system.

Deep cleaning tasks are outsourced to a service provider. Everyday cleaning is carried out by residents with the support of the HASS staff. Uniting maintains records relating to maintenance tasks.

We are Uniting

Uniting WA provide community services including children, family and foster care services, NDIS disability, advocacy and mental health services, as well as financial wellbeing, homelessness and housing support.

The Uniting team supports people experiencing complex challenges throughout the Perth metro area and in the Great Southern.

You can find out more about us on our website – www.unitingwa.org.au

Contact us

Please contact us if you have any questions, concerns or would like to learn more about our important work and how you could contribute.

During business hours, speak with:

-Lauren Major (Business Growth and Community Engagement) on 0400 900 846 or lauren.major@unitingwa.org.au

- Troy Morse (Strategic Asset Management) on **0466 619 353** or troy.morse@unitingwa.org.au



Additional Information 4 – Applicant’s Additional Submission

PS ref: 7672
City ref: DA0506/21

7 April 2022

City of Fremantle
PO Box 807
Fremantle WA 6959

Attention: Catherine Sullivan, Planning Officer

Dear Madam,

**RESPONSE TO CITY’S REQUEST FOR FURTHER INFORMATION
PROPOSED TWO STOREY ADDITION TO EXISTING RESIDENTIAL BUILDING
LOTS 1 & 200 (53 & 53A) ELLEN STREET, FREMANTLE**

Planning Solutions acts on behalf of Uniting WA, the registered proprietor of Lots 1 & 200 (53 & 53A) Ellen Street, Fremantle (**subject site**).

We refer to the email from the City of Fremantle (**City**) dated 2 March 2022 outlining the City’s preliminary assessment comments and request for further information relating to the above-mentioned proposal. We also refer to the meeting with planning and heritage officers of the City on 18 March 2022, where the City’s preliminary feedback and possible design responses were further discussed.

The following submission addresses various matters raised by the City in their email and at the meeting in March 2022, comprising a written response and the following additional supporting information:

1. A set of architectural drawings depicting proposed modifications to the development plans, including an increased secondary street setback from 1.5m to 2.5m, and reduced building height by 400mm, along with additional perspectives and overshadowing diagrams (**Attachment 1**).
2. A briefing note prepared by the project team comprising additional information addressing the feedback received from City officers on 18 March 2022 (**Attachment 2**).

The above-mentioned additional information and modifications to the development plans are detailed within this submission further below.

RESPONSE TO CITY’S ASSESSMENT COMMENTS AND REQUEST FOR FURTHER INFORMATION

A written response to the matters raised by the City in their email dated 2 March 2022 is provided in **Table 1** below, including information relating to the proposed modifications to the development plans.

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING
PS

Level 1, 251 St Georges Terrace, Perth WA
(08) 9227 7970
GPO Box 2709
Cloisters Square PO 6850

admin@planningsolutions.com.au
www.planningsolutions.com.au
ACN 143 573 184 ABN 23 143 573 184
Planning Solutions (Australia) Pty Ltd

Table 1 – Response to City's request for further information

Comments	Response
ADVERTISING SUBMISSION	
<i>In principle we do not object to the use of the building. However we do strongly object to the bulk and scale of the proposal, particularly on the southern boundary. The application states that the overshadowing only affects 16% of the property area, it actually affects the natural light to 100% of the living areas of the adjacent property, and therefore the amenity of the property. The report states that No.2 Stirling St does not have any habitable spaces on the northern side, but this is incorrect as all of the living areas are on the northern side of the dwelling.</i>	The non-objection to the proposed land use is noted. As outlined in the original application submission, the proposal is compliant with the applicable overshadowing requirements. Specifically, the R-Codes state that overshadowing should not exceed 35% of the adjoining site area at midday on 21 June, and the proposed development will only affect 16% of adjoining site area at this time. Please see enclosed additional overshadowing diagrams for further information. We also note the revised plans show an increased secondary street setback of 1m, and reduced building height by up to 400mm. While the overshadowing is already compliant, the reduced building footprint and height will reduce the impact of overshadowing on the adjoining southern property further.
<i>There is insufficient car parking on site to cater for the number of residents. It is judgemental and incorrect to assume that residents (or guests) will not own cars. When the refuge operated previously, there were constantly car parking issues. This is exacerbated by the nearby CBC school and limited timeframes for onstreet car parking. It is noted that these car bays are mostly paid parking, which may not be an option for residents.</i>	As outlined in the original application, it is not anticipated the future residents of Wyn Car House will own cars or require access to car parking, being homeless or at risk of homelessness. This is based on Uniting WA's similar and existing Wilf Sergeant House in South Fremantle, which has no resident or visitor parking provided and has no known issues with parking resulting from the operations there.
<i>The southern boundary setback looks to be closer than what was shown to residents in September 2021. The 'recession' is minor and doesn't assist in reducing the impact on the amenity of the neighbouring occupiers.</i>	We have reviewed the concept plans that were shown to the adjoining residents in September 2021 and can confirm the current set of plans show the same southern boundary setbacks as the concepts (there have been no changes).
<i>The 3D images do not show an accurate perspective of the proposed addition in relation to the existing house at No.2 Stirling Street. The angle of the perspective provided is misrepresentative of what is on site.</i>	Refer to enclosed set of architectural drawings which include additional perspectives of the proposed development in its setting.
<i>The previous facility had 24 hour care on site, with a Manager/Social Worker always in attendance and contactable in the event of any issues. We were assured by the Uniting church that this would again be the case, but the submission says only certain hours.</i>	As detailed in the original application, Wynn Carr House will have two support staff on duty Monday to Friday, between 8:30am and 4:30pm, and support staff available on-call after hours, including public holidays. This means future residents will have access to support workers 24 hours a day, seven days a week.
<i>It is also noted that the submission refers to the adjoining property as No.4 Stirling Street, it is actually No.2 Stirling St.</i>	Noted (typo in DA submission).
HERITAGE	
<i>State Heritage Office have advised they have no objection to the proposal in relation to its impact on the State Heritage listed buildings across the road at CBC.</i>	Noted
City of Fremantle internal Heritage comments: <i>The proposed partial demolition of sections of the house and outbuildings can be supported as they are generally later additions to the property.</i> <i>A two storey addition to the rear could be supported in principle however:</i>	While the original proposal is compliant with the applicable secondary street setback requirement under the R-Codes, the client and architect have considered the City's comments, reviewed the development plans and design brief, and sought to address the issues raised by the City as much as possible. On review, it was found the internal rooms could be reduced in size slightly to achieve a reduced building footprint and increased street setback, without compromising the therapeutic design principles that are at the heart of the proposal. In addition, the

Comments	Response
<i>The proposed two storey additions in their current form are NOT supported.</i> <i>The issues with the current proposal relate to the impact of the additions to Stirling Street streetscape:</i> <i>1. The proposed addition is set too far forward of the prevailing street setbacks.</i> <i>2. The bulk and scale of the addition will have a negative impact on the Stirling Street streetscape.</i> <i>3. Further articulation of the Stirling Street façade to respond to the existing heritage buildings in the street is also recommended.</i>	building height has been reduced by 400mm to further reduce the impact of the proposal on the adjoining property and streetscape. In response to the City's heritage officer comments, the development plans have been modified as follows: - increased secondary street setback of between 1m-1.2m (i.e. ground floor setback increased from 1.5m to 2.7m, and upper floor setback increased from 1.5m to 2.5m); and - reduced building height by approx. 400mm. The above-mentioned design changes will make the new building more compatible with the prevailing street setbacks, and reduce the impacts of bulk and scale on the Stirling Street streetscape than the original proposal, whilst maintaining the fundamental design principles that have been used to inform the design of the development. As outlined in the original application, the proposed development has been specifically designed to respond to its context, including its heritage context, and retain the heritage values associated with the subject site and area (noting that the proposal is supported by the State Heritage Office). This includes retaining and restoring the existing heritage building on-site, retaining the existing mature trees along streetscapes where possible, and incorporating various design features which will reduce the impact of bulk and scale on the Stirling Street streetscape, including the design of the boundary fence and planter to soften the edges/interface, and the undercroft car park being designed to minimise the impact on the adjoining streetscape and maintain sightlines to the adjoining property where possible. However, it is also critical the development provides for a therapeutic environment that supports future residents' respite and wellbeing. And any further reductions to the size of the new building or rooms, or number of bedrooms, will undermine the proposed operations and best practice therapeutic design and service model, and make the project unviable. Please find enclosed an additional information submission which outlines the design process and provides further information in support of the proposal (refer Attachment 2), and copy of the modified development plans which details the increased secondary street setback (refer Attachment 1). It is also noted that the proposed development is situated on a corner block, and whilst the existing heritage building on-site has a secondary street setback that is consistent with the adjoining property's primary street setback to Stirling Street, it is not considered fair or reasonable to apply a primary street setback requirement to the proposal along both street frontages.
PLANNING ASSESSMENT	
<i>Partial demolition of a heritage listed building – This is supported by the City's Heritage team</i>	Noted.
Boundary Walls – south/east <i>The City has previously raised concern over the two storey boundary wall on the eastern side, and these concerns (of the upper floor primarily) remain. The City would request</i>	The proposed new building has been designed to accommodate 12 residents, as required to make this not-for-profit, community service project viable, and deliver a high standard of care. Should the building be reduced in size any further than shown on the



Comments	Response
<i>that the upper floor portion of wall should be moved away from the boundary.</i>	enclosed amended development plans, the project will become unviable. We also submit the proposed eastern boundary wall variation is acceptable for the following reasons: • The finished site levels mean the proposed two storey development along the eastern boundary will have a similar height to the adjoining single storey building. • It is understood the adjoining neighbour to the east has no objection to the proposal. • It is also understood the adjoining property to the east that may be affected comprises non-habitable rooms. • The design has been amended to provide for an increased secondary street setback to Stirling Street and the development cannot concede any more floor space and remain viable. • The site is constrained by its heritage status and corner location, and moving the building away from the eastern boundary would result in a reduced secondary street setback, which we understand would not be supported by the City due to the impacts on Stirling Street streetscape. As outlined above, any further reduction in the size of the building or rooms, or number of bedrooms, would make the project unviable. Based on the above, the proposed eastern boundary wall variation is considered acceptable and warrants the City's support accordingly.
Visual privacy – east <i>The windows on the northern side of the two storey addition, do create some overlooking of the neighbour at No.55 Ellen St. This should be able to be resolved with a similar treatment to the windows of the southern side.</i>	The applicant and proponent would have no objection to this being a condition of approval.
Car and bicycle parking <i>It is noted that fully compliant car parking is not possible to be achieved on site, however given the concerns from the submission, and the lack of free on street car parking, this is something the City is still considering.</i>	The project architect has confirmed that bicycle parking can be accommodated on-site (number of bays to be confirmed), and we would have no objection to detailing these on an amended set of plans prior to determination, and/or the City requiring an agreed number of bicycle bays as a condition of approval. With respect to car parking, it is not anticipated future residents will require car parking bays, and the proposed development has been designed to accommodate the required number of car bays for Wyn Carr House staff and visitors. As outlined in the original application, the proposed car parking shortfall is also considered acceptable for the following reasons: • Access to the property will be limited to Uniting WA staff and visiting support providers. Three car bays is considered sufficient to accommodate the maximum two staff on-site at any one time, plus one visiting support provider. • The subject site is located in close proximity to public transport services, including bus services along High Street (within 200m walking distance) and Fremantle train station is within 1km of the subject site. • There is a public car parking area along Ellen Street, and on-street parking bays on Stirling Street and Ellen Street, which can accommodate any visitor parking if required, noting that peak visitor periods are unlikely to conflict with peak CBC pick up and drop off times.

Comments	Response
Fencing – Secondary Street <i>The plans are not 100% clear on heights of the proposed wall on Stirling Street, but it does appear to be higher than the usually supported 1.8m high fence. Being a secondary street, a solid fence can be supported but the heights should be bought in line with the height requirements of a secondary street fence.</i>	The design of the fencing along Stirling Street has been informed by the height of the adjoining property's existing boundary wall to the south, and the need to provide a private and secure internal courtyard for the wellbeing of future residents. The fence design also responds to the topography of the site, which slopes down from south to north along Stirling Street. Refer to enclosed amended development plans which shows the consistent fence datum between the proposed fence and existing fence of the adjoining southern neighbour.
STIRLING STREET STREETSCAPE	
<i>It is noted that as Stirling Street is the secondary street for this property, therefore under the R-Codes, 1.5m setback would be compliant from a purely planning assessment. However, given No. 53 Ellen St, and No.2 Stirling Street are both Level 2 Heritage Listed property's, consideration on the impact of the proposal on both heritage dwellings also needs to be considered.</i>	Noted. We also note the secondary street setback has been increased to address the City's comments relating to heritage and impacts on streetscape (refer above and enclosed amended development plans).
<i>It would be beneficial for a streetscape plan to be provided to show how the heights correlate to the adjacent property to the south (No.2 Stirling St)</i>	Refer to enclosed architectural drawings which includes additional perspectives showing the proposed development in its setting.
<i>With the proposed 1.5m setback from Stirling Street, the City has concern that the proposed building does impact No.2 Stirling St due to being so much further forward.</i>	The enclosed amended plans show an increased street setback to Stirling Street, and reduced building height, which will lessen the impact of the proposed development on No.2 Stirling Street. A greater field of view and sightline to the adjoining southern property will now be present along Stirling Street.
<i>It is noted that there are no major openings facing onto Stirling Street, it is recommended that additional windows facing towards the street may be beneficial in improving the streetscape elevation.</i>	The proposed development has been designed in accordance with therapeutic design principles and to provide for optimal living spaces for future residents, including creating a sense of security and privacy. For these reasons, there have been no windows provided on the Stirling Street elevation.
OVERSHADOWING	
<i>Whilst the overshadowing may be compliant in terms of the R-Code deemed to comply requirements. Elected Members have previously raised concerns over similar situations. Given the submission received, this is something they are likely to have concerns with.</i>	The proposed development is significantly below the maximum 35% overshadowing permitted under the R-Codes, with the proposal only affecting 16% of the adjoining property's site area on 21 June. The proposed development is therefore considered acceptable from an overshadowing perspective.
<i>The City recommends providing further comment on how the design can be improved / does not impact the northern elevation and living areas of No.2 Stirling Street.</i>	It is also noted the amended development plans provide for a reduced building footprint and height, which will further reduce the overshadowing impacts on the adjoining properties and streetscape (beyond the original proposal's compliant 16%).
<i>A more detailed overshadowing plan showing which portions of the neighbouring property's living areas would likely assist.</i>	Refer to enclosed additional overshadowing diagrams which show the overshadowing of No.2 Stirling Street at various times during the summer and winter solstice.
WASTE MANAGEMENT PLAN	
<i>It is noted that no bin storage area shown on the plans and a Waste Management Plan does not appear to have been mentioned in the submission. This is something that should be addressed prior to any decision being made to ensure it can be satisfactorily be managed on site.</i>	The project architect has confirmed there is sufficient space on-site to accommodate the required bin store area, and would have no objection to detailing these on an amended set of plans prior to determination, and/or the City addressing this as a condition of approval.



CONCLUSION

In summary, the additional supporting information forming part of this submission package appropriately address the City's assessment comments. More specifically:

- The development plans have been amended to provide for an increased secondary street setback from the compliant 1.5m shown on the original development plans, to 2.7m on the ground floor and 2.5m on the upper floor. The increased street setback will reduce the impact of the proposed development on the adjoining properties and streetscape, whilst ensuring the therapeutic design principles at the heart of the proposal are maintained, and the project remains viable.
- The proposal has been designed responsively to its context and in accordance with best practice industry standards in terms of design and service provision, and aims to deliver a high standard of care for future residents. The proposal will also provide an essential and much-needed service to the local community.
- The proposal is supported by the State Heritage Office and the proponent has suitably addressed the issues raised by the City's internal heritage team as much as possible, whilst balancing Uniting WA's operational and design requirements.
- The proposal is generally compliant with the planning framework and consistent with the historical use of the site and its context, and will have no adverse impact on the amenity of the area.
- The proposed variations to the planning framework relate to car parking and the eastern boundary wall, have been suitably justified and demonstrated to be acceptable.

Based on the above, the proposed development is considered entirely consistent with orderly and proper planning. Accordingly, we respectfully request the application for development approval be considered on its merits and the City makes a favourable determination.

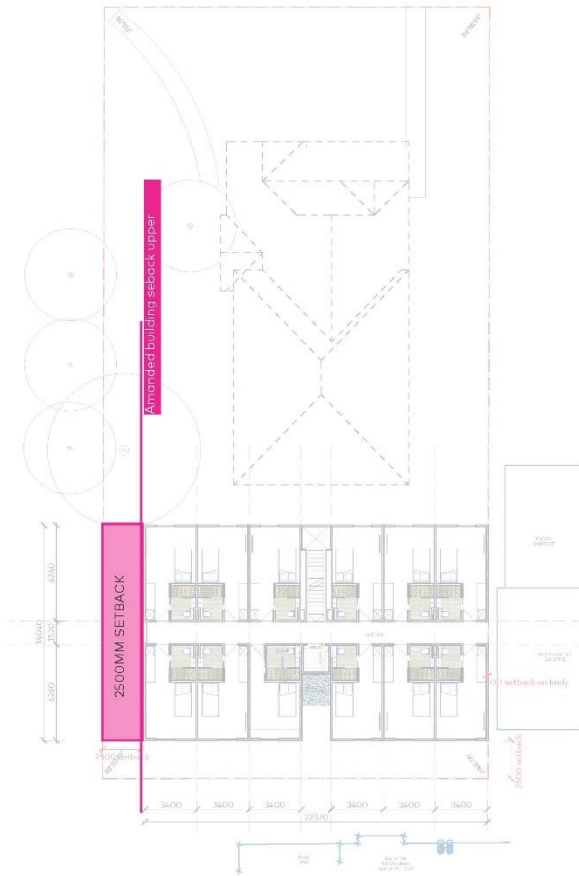
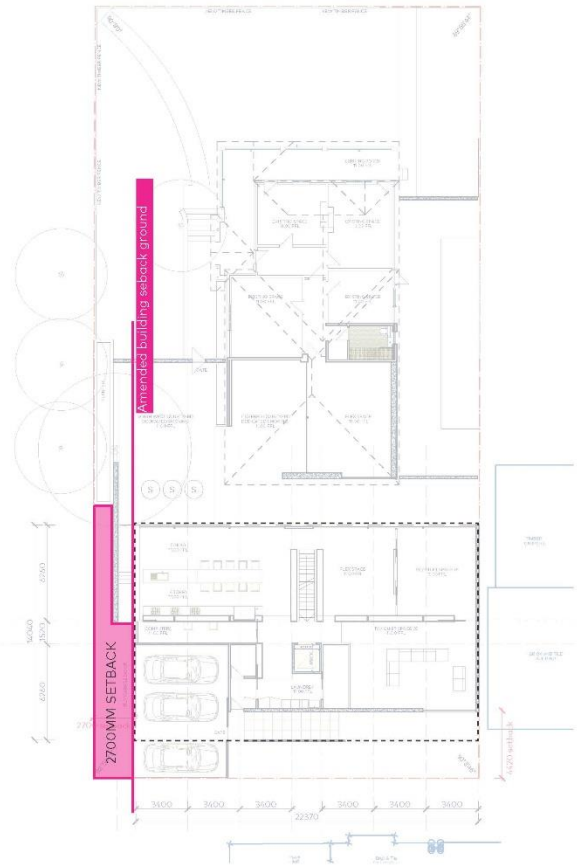
Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ingrid Maher'.

INGRID MAHER
SENIOR PLANNER

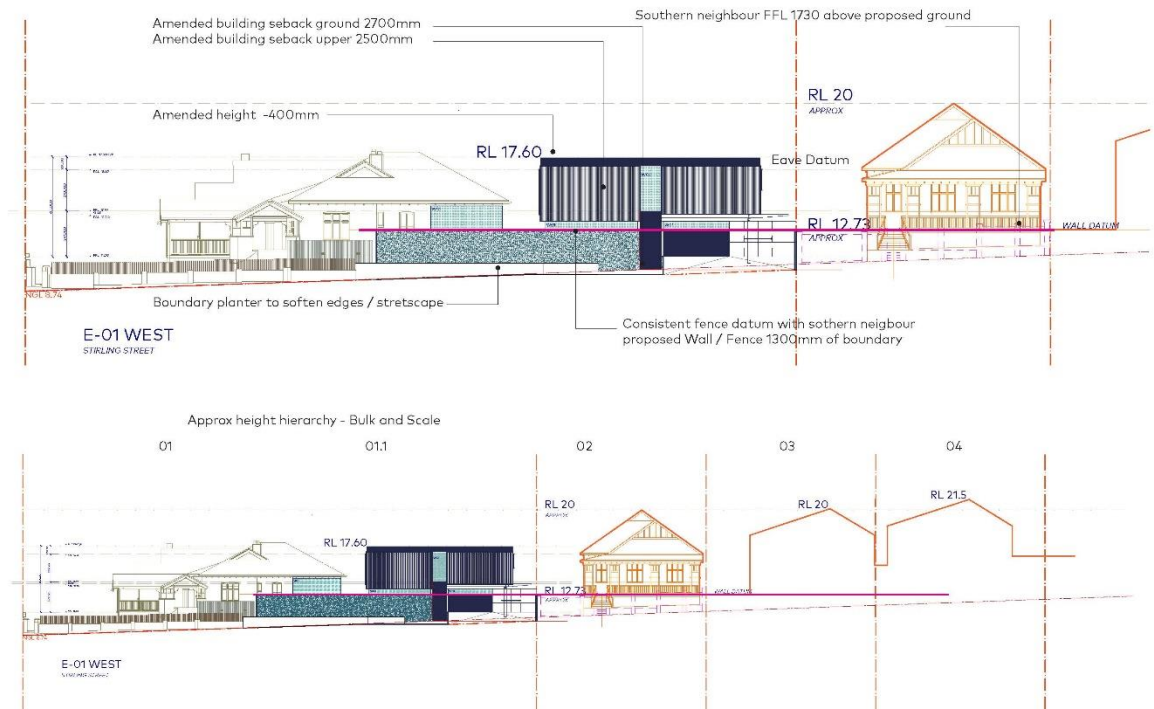
2204077672 Letter to City - RFI response

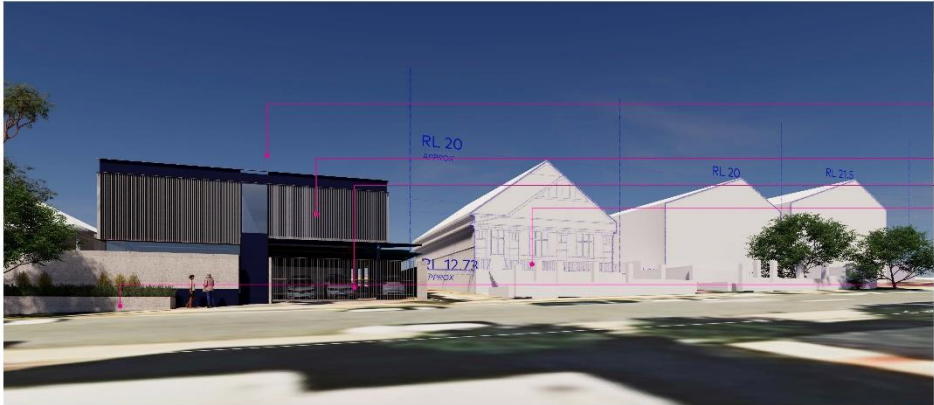


CITY OF
Fremantle



Additional Information – Planning Committee
1 June 2022





- Note : all adjoining properties heights are obtained from nearmaps and google data available to us and are approximates only
- Amended height -400mm
 - Amended building setback upper 2500mm
 - Amended building setback ground 2700mm
 - Southern neighbour FFL 17.30 / 1.73M above Wyn Carr proposed FFL 11.00
 - Boundary planter to soften edges / streetscape



- Wyn Carr Proposal
- primary heritage corner maintained / restored

Additional Information – Planning Committee
1 June 2022



Wyn Carr Amended Drawings
Bulk and Sacle / Obstructions



streetscape is not perceived in isolation / as a singularly. It's a multi-dimensional experience from number of vantage points along any given path / roadway
there are environmental , architectural and a multitude of obstructions that contribute to field of view

From the Ellen St approach the bulk of the proposal would be obstructed by the following

- Significant site tree
- COF Verge / street trees
- Property owner assets

The proposal would not be overly apparent until it was seen in context with CBC where the two contemporary buildings face off and provide scale , almost like a gate way to the heritage buildings further south

The same could be said from the Hight St approach there is a sensible point of intersection and change in architectural typology that only give weight to the building of the past
This is a point of intersection prior to east west movement along Ellen street as a primary heritage connector to and from Fremantle



Note : all adjoining properties heights are obtained form nearmaps and google data available to us and are approximates only

Wyn Carr Proposal

primary heriatge corner maintained / restored

CBC College contemporary building point of exchange



Wyn Carr Proposal

dominant heriatge addresses from high street limited interruptions from proposal

CBC College contemporary building point of exchange

Additional Information – Planning Committee
1 June 2022



Wyn Carr Daylight / Shadow Analysis
2022-03-17

winter solstice 22nd june

C O X

Additional Information – Planning Committee
1 June 2022



8am

winter solstice 22nd june

9am

Additional Information – Planning Committee
1 June 2022



10am

winter solstice 22nd june

11am

Additional Information – Planning Committee
1 June 2022



12pm

winter solstice 22nd june

1pm

Additional Information – Planning Committee
1 June 2022



2pm

winter solstice 22nd june

3pm

Additional Information – Planning Committee
1 June 2022



4pm

winter solstice 22nd june

5pm

Additional Information – Planning Committee
1 June 2022



Wyn Carr Daylight / Shadow Analysis
2022-03-17

summer solstice 22nd December

C O X



8am

summer solstice 22nd December

9am



10am

summer solstice 22nd December

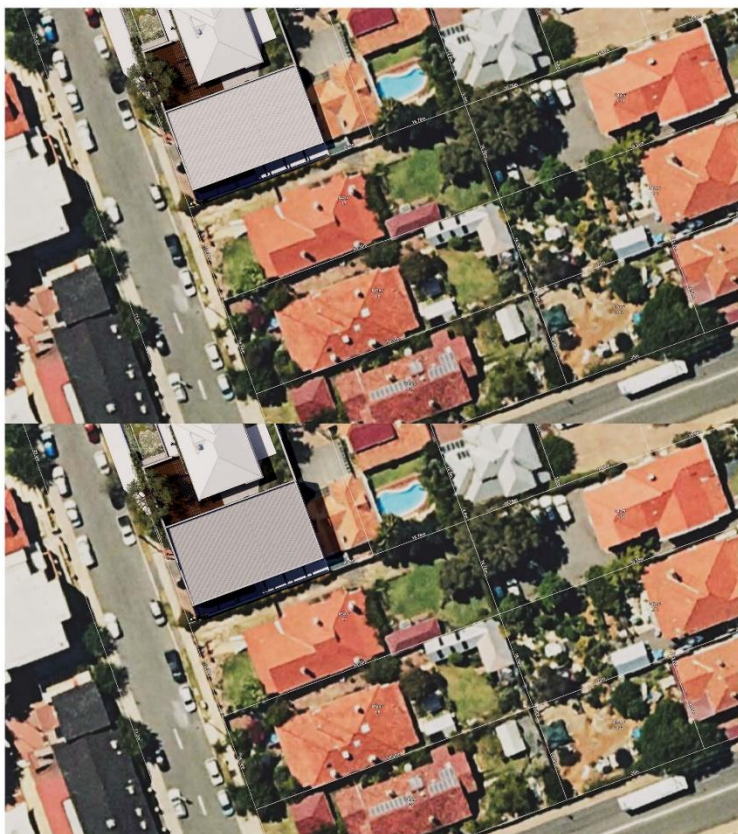
11am



12pm

summer solstice 22nd December

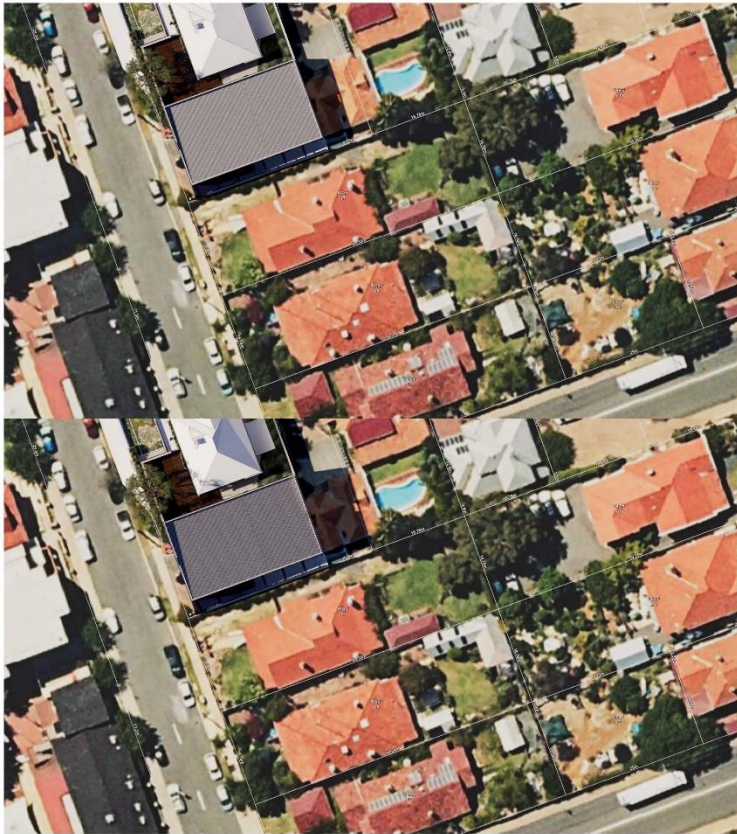
1pm



2pm

summer solstice 22nd December

3pm



4pm

summer solstice 22nd December

5pm



Additional information in support of DA0506/21

To:	City of Fremantle	Date:	7 April 2022
Attention:	Catherine Sullivan, Planning Officer	City ref:	DA0506/21
From:	Uniting WA & Planning Solutions	PS ref:	7672
Subject:	Wyn Carr House development application Lots 1 & 200 (53 & 53A) Ellen Street, Fremantle 6160 Proposed two storey addition to existing Residential Building		

The following submission provides additional information in support of the proposed Wyn Carr House development application (City ref: DA0506/21), following a meeting with officers of the City of Fremantle on 18 March 2022 (via Teams).

The following submission discusses various matters pertaining to the proposal, including:

- What the Wyn Carr House project is trying to achieve in terms of delivering an essential and much needed service to the local community, utilising best practice industry standard design and service delivery models.
- The importance of designing for a therapeutic outcome, which has been at the heart of the design process for this project. The therapeutic design principles applied to this project are included in Appendix 1.
- Lessons learnt from the existing Wilf Sargeant House facility in Fremantle, and the responsive design of the proposed Wyn Carr House development.
- How the new two storey addition has been designed to integrate with the existing Wyn Carr House building, Stirling Street streetscape and adjoining CBC building, and responds to its heritage and built form context.
- Information relating to the SHERP project funding.
- Response to the feedback received from City officers on 18 March 2022, outlining the actions taken to address the City's comments relating to the secondary street setback and perceived impacts of bulk and scale. As requested, the plans have been modified to provide for an increased secondary street setback and reduced building footprint and height, resulting in reduced impacts of bulk and scale, without comprising the design intent for the Wyn Carr House project.

The additional information provided within this submission seeks to demonstrate the importance of this project for the local community and explain how the proposed design has been informed by the needs of future residents, and responds to the surrounding context, as well as the feedback from City officers. In summary, the proposal comprises a high quality, responsive design and service delivery model that will be an asset to the local community. Importantly, the proposed development is generally consistent with the planning framework and surrounding context, and will have no adverse impact on the amenity of the surrounding area.



1 Homelessness for women aged 55 and above – A crisis among us.

Access to safe and secure housing is a fundamental human right and yet, the number of homeless persons aged 55 and above in Australia is rising¹, with women over 55 the fastest-growing cohort of homeless people in Australia between 2011 and 2016².

The number of older homeless women in Australia increased by 31% between 2011 and 2016³ – almost double the growth rate for all people experiencing homelessness in Australia. Additionally, experts recognise that due to the “hidden” nature of older women’s homelessness, these figures may not represent the full extent of the issue today⁴.

Since the 2016 Census, along with the impact of COVID and escalating rental costs, the impact on very vulnerable older women has been extreme⁵.

The Australian Institute of Health and Welfare reported that of the 278,300 people Specialist Homelessness Services (SHS) assisted in 2020-2021, 60% were female and 13,300 were women aged 55 or older⁶. The main reasons older women seek assistance relates to domestic and family violence, housing issues and financial difficulties⁷ and nationally, 32% of older women seek SHS primarily due to reasons of domestic and family violence⁸.

The structural and compounding economic disadvantages faced by women are also among the contributing factors to homelessness. The gender pay gap, traditional gender roles – including women taking time out of the workforce to raise children and families – lower levels of financial literacy and working in fields associated with lower wages all compound across women’s working lives. The result is that, on average, women retire with AUD157,050 in superannuation, compared to AUD 270,710 for men and, shockingly, almost 35% of women approaching retirement (aged 60 to 64) have no superannuation at all⁹.

Often older women do not realise they are at risk, and they face additional challenges including a sense of shame and a lack of awareness of services they can access. Many women don’t self-identify as experiencing homelessness as they move between staying with children and relatives and house-sit to keep a roof over their head and it is only when they are forced to sleep in their car or worse, on the street, that they see their true plight.

While the number of older women accessing homelessness services is increasing, there are few existing services designed to meet the needs of older women¹⁰, who are often frightened to attend homelessness services as many of the other service users demonstrate antisocial behaviour. Innovative and collaborative solutions are needed to help support these women in need.

¹ <https://www.abs.gov.au/statistics/people/housing/census-population-and-housing-estimating-homelessness/latest-release>

² Older women’s Risk of Homelessness: Background Paper, page 15

³ <https://humanrights.gov.au/our-work/age-discrimination/publications/older-womens-risk-homelessness-background-paper-2019>

⁴ Older Women’s Risk of Homelessness: Background Paper, page 6

⁵ The Housing for the Aged Action Group (HRAAG) report produced with Social Ventures Australia (SVA)

⁶ <https://www.aihw.gov.au/reports/australias-welfare/homelessness-and-homelessness-services>

⁷ Older Women’s Risk of Homelessness: Background Paper, page 9

⁸ Older Women’s Risk of Homelessness: Background paper, page 14

⁹ Older Women’s Risk of Homelessness: Background Paper, page 11

¹⁰ Older Women’s Risk of Homelessness: Background Paper, page 9



2 Cohort to be supported

Once the development is complete, Wyn Carr House will support up to 12 women aged 55+ whose accommodation options have been limited by a lack of affordable housing and limited government and social housing. Women accommodated at Wyn Carr House will be supported for up to 12 months, or until they secure stable, affordable housing.

A Case Management process will utilise a range of resources and models to support residents in a person-centred way and ensure that each resident's needs, strengths and circumstances can be closely considered and integrated into the support they receive.

The program will build the capacity of residents to independently secure and maintain stable accommodation, and develop positive connections within the community.

3 Designing for a therapeutic outcome

In March 2021, Uniting WA engaged Cox Architecture as the lead design consultants for this project. The team at Cox architecture in conjunction with Uniting WA's Transitioning from Homelessness team applied a therapeutic approach to the restoration of the historic Wyn Carr House and the design of the new accommodation and shared living building. Throughout the design process, a major focus area for the team is to deliver a project which supports the delivery of Uniting's trauma informed support service model.

Design decisions were informed by national and international literature on trauma informed and therapeutic design, site visits to exemplar transitional accommodation projects and Uniting's recently completed Tranby centre refurbishment. Critical operational input was provided by Uniting's team who deliver the successful HASS model in various residential settings in Highgate, Mount Lawley and South Fremantle. To aid Uniting's articulation of the therapeutic design objectives and outcomes the design principles in Appendix 1 were developed.

To compliment the theoretical literature the entire project team visited the historic Wilf Sergeant House in South Fremantle. This property was extensively developed in 2015 and was one of Perth's first purpose built transitional accommodation premises for people experiencing homelessness, or those who are at imminent risk of homelessness. Uniting has successfully managed this site since 2016 supporting over 50 individuals from Fremantle and the surrounding areas to transition into long term stable housing.

The site visit to Wilf Sergeant House provided the design team opportunity to talk with staff about how the design positively or negatively impacts resident engagement and service delivery, they received input from residents about how aspects of design contribute towards their sense of wellbeing and connection to others and the architects were able to gain an understanding of the critical design features to replicate when approaching the Wyn Carr site.

Lessons from the Wilf Sergeant site visit:

- 1. Fit for purpose modern and contemporary design facilitates a sense of dignity leading to higher levels of engagement, self-respect and respect for others.**
 - A modern well-thought-out design creates a sense of safety and a place where people want to be.
 - Create spacious and separate living areas where people can interact, spend their relaxation time out of their bedrooms.



- The secure courtyard is viewable and accessed from the shared living areas creating a sense of space and light coupled with the real and perceived sense of being secure. Large openings which give access to the courtyard bring a sense that the gardens are part of the living areas and assist in creating a restorative environment. It was noted the Wilf Sergeant courtyard could be improved upon by increasing natural light and would feel more open if it was not surrounded by high walls.
- Each resident has their own bedroom with an ensuite giving residents a sense of ownership over their personal space creating self-respect and dignity. Residents are required to keep their room and ensuite clean and uncluttered.
- The residents maintain a property maintenance roster under a peer management model ensure the house jobs are adequately completed. Wilf Sergeant house has a strong peer presence which ensures when new residents join the house they are quickly brought into the house community and included into the roster of work
- Uniting staff and visiting services who work across multiple sites have observed that residents in this house adapt readily to the “house rules” and engage in capacity building activities quicker than when compared to residents of large, converted houses. Staff also observed they feel the design of this property is more homely and inviting which facilitates engagement in capacity building activities. Receiving this feedback from staff and residents confirmed what the literature speaks of, ie. modern fit for purpose architecture has a correspondingly positive affect on people’s sense of dignity and mental health.
- Wilf Sergeant house does not have enough storage to adequately store belongings when people move in or are preparing to move out. It is common for people to move with very few clothes and personal belongings. Due to insufficient storage it is difficult for staff to keep a variety of clothes onsite to help new residents with the transition. Similarly, when residents are preparing to move out there is insufficient storage to area for mattresses, fridges, couches and other belongings required to set up a house.
- **NOTE:** Uniting has operated the HASS service from this property since 2016 and over this time there are no recorded neighbourhood complaints or serious incidents and is one of the most successful sites.

Key Takeaways for the development of Wynn Carr House:

- Develop the Wynn Carr site with modern and contemporary architecture,
- Create individual bedrooms with ensuites,
- Create variety in the shared living spaces to cater for differing needs. Use subtle nature-based colour schemes and patterns to create calmness
- Ensure shared living areas have views of nature and open onto a secure courtyard.
- Ensure the courtyard has a real and perceived sense of security
- Take advantage of the north/west facing sloping site at Wyn Carr House to integrate a secure courtyard with high level views towards Fremantle Park.
- Create sufficient storage rooms which can be set up with a range of personal belongings such as clothes and personal care products to support new residents with their fresh start.
- Create sufficient storage rooms for the storage of large items required to support an existing resident with establishing their new home.



2. Bedrooms are designed equal and are located at a distance from shared living and communal areas to separate private spaces from shared spaces to facilitate cohesive shared living arrangements.

- Wilf Sergeant house has the bedrooms located on the first floor and shared living and communal areas on the ground floor. According to staff and residents this ensures communal living noises are kept at a distance from bedrooms. Staff pointed out there is a greater sense respect and fewer conflict due to noise amongst the residents of Wilf when compared to properties where the bedrooms and shared living areas are in proximity. Achieving this separation is highly beneficial in building and maintaining a sense of community, lessening the prevalence of negative and anti-social interactions.
- Bedrooms have abundant natural light, fresh air and are comfortably spacious. Bedrooms are to be sized to feel homely, secure and restful and are to be 15sqm to 18sqm in size plus ensuite. Room sizing is critical to creating a sense of home as each resident may remain at the site for up to 12 months.
- The Wilf Sergeant design included a variety of bedroom arrangements, some with small balconies and some with only an opening window. This outcome has a recurrent negative impact on the dynamics of the house due to a perceived lack of equality. This at times has led to negative incidents which affect the residents cohesiveness.

Key Takeaways for the development of Wynn Carr House:

- Locate bedrooms adjacent to each other and position them on the first floor away from the shared living areas.
- Provide adequate sound proofing between floors.
- Bedroom sizing is to incorporate enough space for a bed, fridge, wardrobe and writing desk and is to be between 15sqm to 18sqm in size.
- Large windows with opening sections are preferred to make the most of the prevailing Fremantle Sea breeze.
- The rooms and joinery are to be designed to discourage hoarding by not oversupplying storage areas.

3. Shared spaces are designed to be flexible and multipurpose

- Wilf Sergeant has three flexible and multi-purpose spaces plus a TV room and outdoor spaces. Staff and residents advised having choices over where to spend their leisure time outside of their bedroom facilitates choice and control and is helpful to their sense of belonging; residents can choose when they interact while having the space to remain separate. Having these spaces available for use at their leisure has led to residents purchasing items for the house including a pool table, dart boards and board games. These items have remained in the house and are continuing to be used by the current residents.

Key Takeaways for the development of Wynn Carr House:

- Create multiple internal and external shared living spaces separate to the kitchen and laundry spaces which encourage group gatherings and other spaces for use private and intimate conversations.



4 Design integration with Wyn Carr House, CBC building and Stirling Street streetscape

The Wyn Carr house has a strong history in the local area with an almost unbroken continuity of supporting vulnerable women in and around Fremantle since 1978. Uniting is committed to the redevelopment of the property in a way that honours the heritage of the building and the services that have previously operated from Wyn Carr House. Uniting's ownership of the property, combined with positive engagement and a shared history with the Fremantle community, present a unique opportunity to develop a best-practice facility from which to deliver person centred support to women in this high-risk group to achieve transformational change in their lives.

The design approach of the original house has taken into consideration the architecture of the era and retained the street presence of the building. Through the development Uniting will retain the extent of the original house, refurbish the interior elements including ceilings, ceiling roses, ornate cornices, fireplaces, remove the existing floor coverings and to expose the original floorboards. Externally the balcony facades will be restored to resemble the original woodwork, timber windows restored, and brick work re-pointed.

The addition of the new 12 bed accommodation building has intentionally been separated from the original house to ensure visual separation and architectural integrity is retained.

The new buildings façade has taken architectural cues from the 2014 addition to CBC college. The new accommodation building directly opposes the CBC addition on Stirling Street and whilst we understand and respect the significant role heritage and streetscape play in urban activation, we believe in this unique situation the overall heritage significance of the streetscape doesn't outweigh the generally compliant proposal and benefits this proposal will bring to future residents and the community.

In addition, this community-based project will provide shelter for those who are most vulnerable in our community and has been designed in accordance with industry best practice standards. In our view, the importance this, and delivering a therapeutic design model for future residents, should be an important consideration in decision making.

We also note that streetscapes are not perceived singularly, they are a multi-dimensional experience viewed from number of vantage points along any given accessway. In considering the proposal in its context, there are numerous environmental, architectural and physical obstructions that contribute to the field of view towards the new development, and will minimise the visual impact of the proposal on the Stirling Street streetscape. For example, from the Ellen Street approach to the site on Stirling Street, the bulk of the proposed development would be obstructed by the following:

- Significant site tree;
- Verge street trees; and
- Property owner assets.

In addition, it is considered the proposal would not be overly apparent on this approach considering the context with the new CBC building opposite, where the two contemporary buildings face off and provide scale, almost like a gate way to the heritage buildings further south.

The same could be said from the High Street approach to the site, where there is a sensible point of intersection and change in architectural typology that give weight to the buildings of the past.

In response to the City's feedback received at the meeting on 18 March 2022, the project architects have endeavoured to address their comments by way of increasing the secondary street setback and



reducing the bulk and scale of the new building, without detrimentally affecting the applied therapeutic design principles and client brief for the project.

Refer to enclosed set of architectural drawings which include perspectives of approaches to the proposed new development, and details of the proposed modifications to the development plans (increased setbacks etc).

5 Project Funding

In 2021, the Department of Communities released the Social Housing Economic Recovery Package (SHERP) and confirmed to Uniting WA that the Wyn Carr project is eligible for the SHERP Refurbishment funding stream and the SHERP New Build funding stream.

Uniting WA applied for and was successfully awarded funding under both SHERP funding streams for the Wyn Carr House project. The details of these announcements is provided below:

- In January 2022, Uniting WA was successfully awarded funding under the SHERP Refurbishment Stream; and
- On 7 April 2022, Uniting WA was successfully awarded funding under the SHERP New Build Stream.

The awarding of this funding demonstrates the Wyn Carr House project is supported by the Department of Communities, and the need for such services in the community.

6 Response to City of Fremantle Feedback

The project team's response to the City's preliminary assessment comments received via email on 2 March 2022, and feedback from the City's planning and heritage officers at the teleconference meeting held at 11:00am on Friday 18 March 2022 has been detailed within Planning Solutions response letter. A summary of the key points discussed at the meeting with City officers and the project team's response is provided below.

On 18 March 2022, the City of Fremantle officers advised:

- Whilst it is acknowledged the proposal achieves the minimum secondary street setback requirement of 1.5m, the proposed two storey addition sits too far forward from the prevailing Stirling Street setbacks and disturbs the streetscape.
- The bulk and scale of the proposed new building is not in keeping with the streetscape.
- The City has no objection to the proposed land use.
- The City has no in-principle objection to the proposed car parking shortfall based on Uniting WA's existing Wilf Sargeant House operations, subject to further justification being provided as part of the applicant's response submission.
- It is understood the adjoining property to the east that could potentially be affected by the proposed eastern boundary wall variation comprises uninhabitable rooms only.
- It will be necessary to demonstrate why the proposal requires the proposed number of bedrooms and layout, with a possible explanation of the design process, site constraints, operational requirements, and how the proponent has sought to minimise the impact on the adjoining properties and streetscapes (as part of the applicant's response submission).



A summary of the actions undertaken by the project architect to address the City's feedback and request for further information is provided below, outlining the architect's review process and proposed modifications to the development plans:

a. Secondary street setback:

The total floor area of the new accommodation building was reviewed to determine if the secondary street set back could be increased, recognising the length of the building running east/west directly impacts street set back.

Reviewing the bedroom size needed to include review of the therapeutic design principles to achieve a design outcome. As stated previously in this document, design guidance for bedroom location and size were taken from the Wilf Sergeant House design and staff and resident feedback during the initial site visit. The Wilf Sergeant House bedrooms measure 18.7sqm plus ensuite, with design guidelines for Wyn Carr House targeting a bedroom of between 15sqm and 18sqm. The layout of Wilf Sergeant House has all bedrooms located on the upper floor, and communal living areas and staff rooms on the ground floor, which has worked successfully for residents and staff from an operational and design perspective.

To reduce the overall first floor east/west length various bedroom and ensuite design options were prepared by the project architects (Cox Architecture). Through revision of bedroom width and lift shaft width, an increased secondary street setback of 2.5m to the upper floor was able to be achieved (from the previously proposed compliant 1.5m setback), without comprising the therapeutic design model. Overall, the east/west length of the building was reduced from 23.43m to 22.37m.

It is noted that reducing the size of bedrooms any further is likely to compromise the therapeutic design, and 12 number of bedrooms is the minimum to make the project viable.

Reconfiguration of the floor layouts was also considered in the review process, such as relocating bedrooms downstairs, however, it was determined this would not work from an operational or design perspective, based on the existing Wilf Sergeant House model.

b. Bulk and Scale:

The overall height of the new accommodation building was reviewed to determine if it could be reduced, to reduce the impacts of bulk and scale on the adjoining properties and streetscape. It is believed a height reduction of approximately 400mm could be achieved, noting that the overall height reduction is subject to a review of mechanical and hydraulic engineering services to occur during detailed design phase (ie. to be confirmed at detailed design stage).

Whilst overshadowing was determined by the City officers to be compliant, the reduced building footprint and height will assist with addressing any overshadowing concerns raised by neighbours.

Refer to enclosed set of amended plans detailing the above-mentioned modifications to the proposal, which have sought to address the City's comments, without comprising the therapeutic design principles that are necessary to deliver a best practice transitional housing model for the Wyn Carr House project.

Appendix A: Design Principles to inform the Design Process

Using the outcomes and recommendations of qualitative and quantitative studies relating to the mental, physical and emotional wellbeing of women who are transitioning from or are at risk of homelessness to establish a set of guiding principles to inform the design and decision-making process affecting design outcomes.

Table 1: Therapeutic Design Principles of the Wyn Carr Project

Principle	Intent	Outcome
Safety	To increase both the real and perceived sense of safety without creating a prison-like atmosphere.	• Good views of entrances • Install CCTV and access control systems • Provide safe and secure spaces • Provide secure connections between internal and external spaces • Provide motion sensitive lighting
Privacy	To provide a range of private areas, both real and perceived, of differing scales within the refuge without creating a sense of entrapment or isolation.	• Separate counselling and office spaces from accommodation • Provide small intimate spaces for quiet times • The level of privacy depends on the space, some spaces will need high levels of physical, visual and acoustic privacy such as bedrooms while others need basic interpersonal privacy such as shared living areas. • Provide multiple internal and external spaces for use
Dignity	To enable the development of a sense of self-worth, self-esteem, self-appreciation and self-confidence by providing considered, beautiful and healthy spaces within the site.	• Provide all spaces with abundant natural light • Provide all spaces with views to landscaping and nature • Provide good storage options for personal belongings • Create a sense of a 'resort' and being valued through abundant landscaping, places for reflection and harmonious spaces
Flexibility	To produce flexible, comfortable living arrangements that can be simply altered to suit women from diverse backgrounds without compromising comfort and a sense of dignity.	• Arrange bedrooms so that flexibility in allocating different people to the units is possible • Communal areas include smaller, adjoining spaces to allow for withdrawing to a protected area without being excluded from a communal activity. • Provide flexibility by including communal and smaller tables in dining rooms
Accessibility	To provide a facility that ensures equal access to a diverse range of physical, cultural, social and spiritual needs and promotes dignity and respect.	• Incorporate design principals to future proof the development for use by diverse groups • Incorporate the design of thresholds, steps, doors and bench heights according to access issues and AS1428.1:2009 • Accessibility standards should be integrated for all internal and external spaces.
Sustainability	To provide well-designed spaces that respond positively to environmental conditions in order to maintain comfort and increase the sense of wellbeing for users.	• Provide built spaces that respond to solar access and wind prevalence. • Design internal rooms for natural daylight access, ventilation and thermal performance • Locate trees or shade devices to west- and east-facing openings to control heat load in summer.



		• Create sustainable garden spaces to extend living area potential for all users and improve sense of wellbeing and mental health.
Therapeutic Space	To provide a series of spaces that promote consistency, predictability, healthy relationships and personal control to support the delivery of therapeutic care.	• Create a welcoming space that promotes safety and privacy, without impeding staff supervision • Reduce or remove excess visual stimuli — too much visual complexity can increase stress and anxiety • Promote connectedness to the landscape — ease of access to outdoors, natural light through windows and skylights • Create a balance between social spaces and private spaces
Sense of Home	A sense of home, or place attachment, is an emotional bond that forms between individuals and their important settings. It is thought to have implications for a sense of wellbeing.	• Create a welcoming entry — a positive sense of belonging starts with first impressions • Provide private areas and social spaces in the garden for quiet relaxation for both individuals and groups • Adaptability for different users' requirements — sleeping or eating arrangements for different cultural needs

**PC2206-3 HULBERT STREET, NO. 22 (LOT 116), SOUTH FREMANTLE -
SECOND STOREY ADDITIONS AND ALTERATIONS TO
EXISTING SINGLE HOUSE - (ED DA0038/22)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Hulbert Street



Photo 2: Subject site as viewed from 20 Hulbert Street (northern of subject site)



Photo 3: Subject Site as viewed from southern side of 24 Hulbert Street



Photo 4: Subject Site northern side setback area



Photo 4: Adjoining Southern Property (24 Hulbert) Front Setback Area

Additional Information 2 – City of Fremantle Heritage Assessment

Heritage Impact Assessment REV 1

Address: 22 Hulbert Street, South Fremantle
Application number: DA0038/22
Proposal: Upper floor addition
Requesting officer: Erik Dybdahl
Date: 20/04/2022



22 Hulbert Street, South Fremantle, Aerial photograph, CoF ESRI, September 2021

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in the revised drawings of 13 April 2022 for DA0038/22 and the affect that they will have upon the heritage values of 22 Hulbert Street and the South Fremantle Heritage Area. The proposed changes include:

- Demolition of rear of house, roof and retaining walls to front garden
- Construction of a new upper floor addition over the existing house
- Modification of front verandah and façade of house

HERITAGE LISTINGS

State Register of Heritage Places

The place is NOT on State Register - referral to DPLH not required



Inherit

Inherit Database number – No place record exists

Heritage List

The place is not included on the City of Fremantle's Heritage List.

Heritage Area

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

Local Heritage Survey

The place is not included in the Local Heritage Survey.

The Management Category is N/A

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Revised drawings received 13 April 2022

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

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

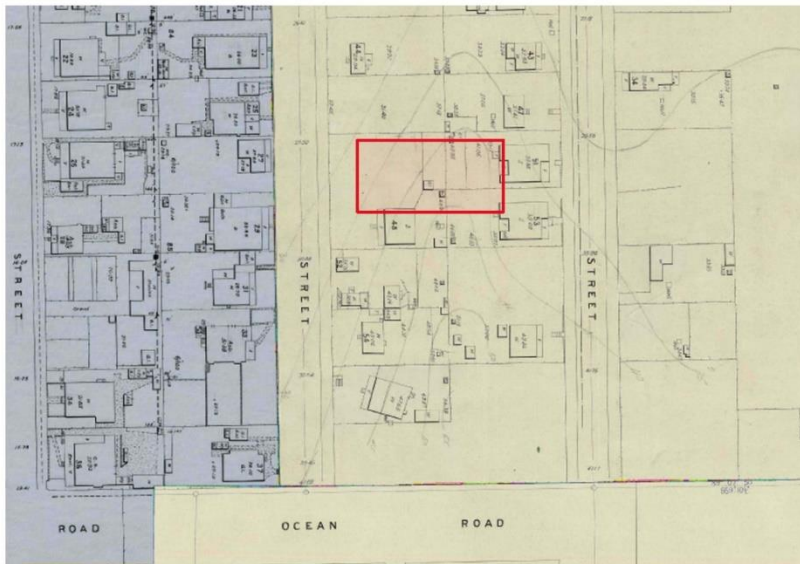
South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Dourou Road. East of this subdivision, the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

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

The area around Hulbert Street was subdivided by John Thomas in 1896. The street was originally called Jane Street. It was changed in honour of an accountant named Hulbert who lived in Jane Street for a time and worked at the smelting works.

Individual property history

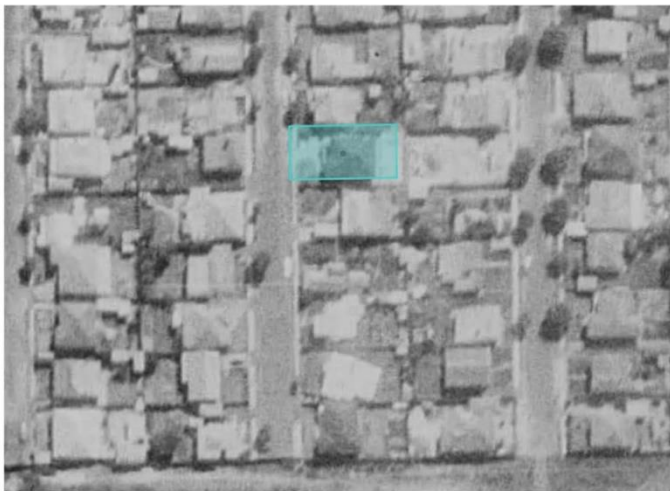
Historical information in the Inherit Database on the adjacent property, 24 Hulbert Street, records that 22 Hulbert Street was for many years part of 24 Hulbert Street. At this time 22 and 24 Hulbert Street were known as 48 Jane Street. Rate Records show that a house was constructed on 24 Hulbert Street in 1897 but Sewerage Plan 2100 from c. 1905 show that 22 Hulbert remained largely undeveloped. Aerial photographs from Landgate indicate that 22 Hulbert Street remained undeveloped for many years until the existing house was constructed between 1965 and 1974.



22 Hulbert Street shown on Metropolitan Sewerage Fremantle District, undated



22 Hulbert Street, Aerial photograph 1965, CoF ESRI



22 Hulbert Street, Aerial photograph 1974, CoF ESRI

Physical Description

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

Hulbert Street is one block long and runs north-south from Douro Road to Hollis Park. 22 Hulbert Street is located on the eastern side of the street. A limestone ridge on the eastern side of the street means that the houses are elevated above street level and on the west side they are level with or lower than street level.

There is a cluster of late nineteenth to early twentieth century heritage listed houses in the centre of the street around 22 Hulbert Street but these are mostly on the lower western side of the street. There are several two storey late twentieth century houses on the eastern and western sides of the street.

22 Hulbert Street is a Late Twentieth Century single storey brick and tile house with an undercroft garage. It shows many of the design features popular at this time including a hipped roof with boxed eaves, low horizontal lines, horizontal format timber windows, a feature corner window and a recessed porch with a wrought iron balustrade. The original bi-chromatic brickwork has been rendered on the front façade and an extension has been constructed to the rear of the house. The house sits well within the context of the heritage streetscape with its form, massing and scale reflecting the surrounding single storey traditional development while still showing the stylistic influences of its own era of development.



22 Hulbert Street with adjacent development, Google Streetview November 2021.
The house on the left hand side of 22 Hulbert Street dates from the 1930s and is included on the City of Fremantle Heritage List. The house on the right is not on the Heritage List.



22 Hulbert Street, Google Streetview November 2021



IMPACT ASSESSMENT

22 Hulbert Street is a modest late Twentieth Century house that does not meet the threshold for inclusion on the Heritage List and does not contribute to the heritage value of the South Fremantle Heritage Area as described in the statement of significance for the place.

Statement of Significance for the South Fremantle Heritage Area

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed development of the place (revised plans 13/4/22) was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

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

Heritage values

The impact of the proposed development (revised plans 13/4/22) of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

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

Heritage Impact Comments

The existing house at 22 Hulbert Street is not an individually significant heritage place and does not contribute to the character of the South Fremantle Heritage Area so altering this building is acceptable as it will not reduce the significance of the place.

While the historic streetscape character of Hulbert Street is mostly single storey on the western side of the street, on the eastern side where 22 Hulbert is located there are some two storey houses, including the house immediately to the south off 22 Hulbert Street, and



a number of places that are elevated above street level on an undercroft garage. The mixed building heights on this side of the street is enhanced by the natural topography of the land..

The impact of the second storey addition to 22 Hulbert Street on the streetscape is reduced by being set back on the 1960s building line behind the setback of the 1930s and late nineteenth century development in this street. The modification of the front balcony has reduced the impact of these additions on the streetscape character.

RECOMMENDATIONS:

The alterations proposed under DA0038/22 are acceptable from a heritage perspective because they will have little impact on the significance of the South Fremantle Heritage Area.



**Additional Information 2 – Applicant's Written Responses to Further
Information/Revised Plan Request**

Additional Information – Planning Committee
1 June 2022



22 Hulbert St, South Fremantle WA 6162
APPLICATION for PLANNING APPROVAL

Page 1

5/4/22

CITY OF FREMANTLE
PO Box 807
Fremantle 6959

ATTN: Planning Department

RE: APPLICATION FOR PLANNING APPROVAL: ALTERATION & ADDITION TO A SINGLE DWELLING
ADDRESS: 22 HULBERT STREET, SOUTH FREMANTLE, WA 6162

Hi Erik,

Thank you for your email of 15.03.22, outlining certain non-compliances and requesting further information.

We have made a number of amendments to the proposed design over the past weeks, in response to the concerns you have outlined, as well as those summarised by the owners of 24 Hulbert Street, through their planning consultant.

Please find attached these amended drawings as well as our written responses to items 1 - 6 from your email.

Amended drawings provided are:

- Perspectives	A.041A_B
- First Floor Plan	A.052_M
- Roof Plan	A.053_A
- Overlooking & Overshadowing	A.054_A
- Elevations	A.060_C
- Elevations	A.060A_A
- Elevations	A.061_C

1. Minimum Required Primary Street Setback (1st Floor)

Further to recent discussions, we have endeavoured to reduce the perception of bulk / scale of the first floor mass in the following ways:

- We have lowered the first floor parapet by 100mm.
- We have removed the roof over the first floor balcony.
- We have introduced visually permeable balustrading, shutters and fascia in an effort to 'lighten' the visual appearance of the first floor element.
- We have reduced the ground floor balustrade by 50mm.

We hope the above measures, together with the play of light and shadow, as well as operable first floor balcony shutters, will work collectively to mitigate the bulk of the addition as viewed from the street and neighbouring properties.

2. Maximum Building Height

LPS4 excludes those floors of a building from being considered a 'storey', if this floor is located 50% or more below natural ground level. Further to our recent discussion, we have amended our elevations to demarcate (as a dashed red line) the interpolated historical natural ground level. We substantiate this with extracts from original building drawings, which show the garage driveway 'carved out' of the land mass. An understanding informed by this historical drawing, as well as currently surveyed levels at the boundaries (on neighbouring properties) have helped inform the placement of this line.

The areas of red fill go on to show the percentage of structure below ground, which is demonstrated as being greater than 50%.

We, therefore, hope that you will agree to remove this floor from consideration as 'storey' in regards to the calculation of building height.



3. Overshadowing

An updated overshadowing diagram demonstrates compliance based on an amended roof form. We have worked together with the owners of #24 Hulbert to determine a reasonable compromise for both our clients and these owners, in respect to a solar window located on their northern elevation. These owners provided us with dimensions, setbacks, and floor levels that have allowed us to model the impacts of our proposal on this part of their home.

The amended drawings achieve a significant improvement to the solar access at noon on the winter solstice, as illustrated by the diagrams overleaf.

Amendments to the first floor roofline include:

- a) The parapet has been lowered by 100mm across the entire floor.
- b) The parapet has been angled down to the eastern elevation, by a vertical drop of 700mm (in addition to the 100mm drop per note 1).

Continued overleaf



Diagram 1: this shows the original scheme with an 800mm high parapet for the entire first floor. The shadow falls to the base of the solar window.

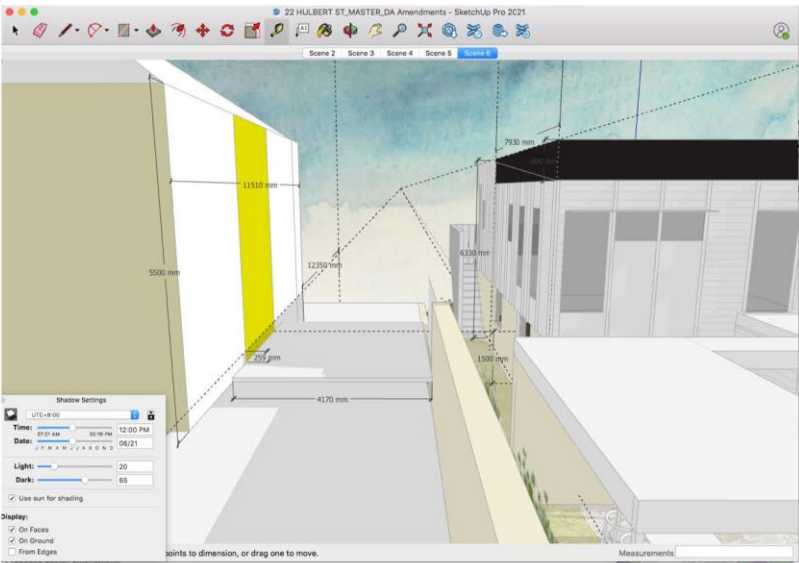
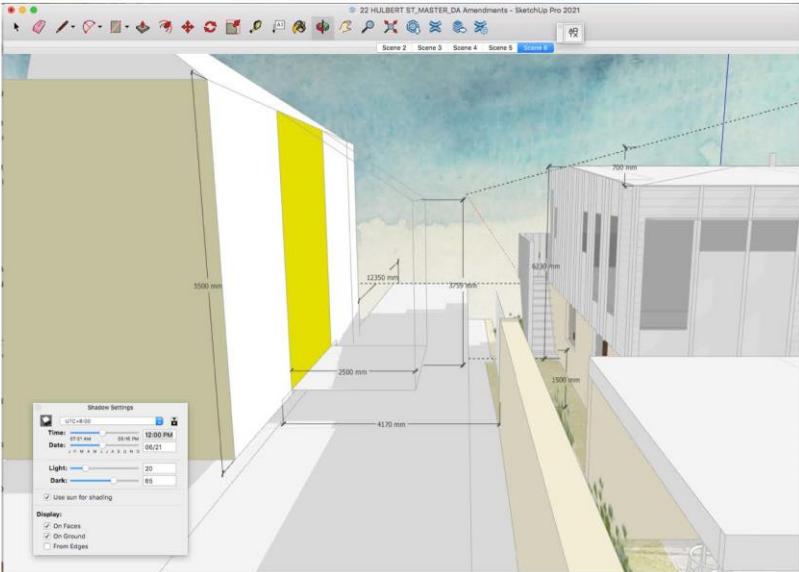


Diagram 2: this shows the improvement at the base of the solar window on the winter solstice, afforded by reducing the height of the parapet by 100mm and angling it down towards the SE corner. This diagram also shows the glassed in vestibule which was subsequently built.





4. Visual Privacy

These concerns have been addressed in the following ways:

- The southern bedroom windows have been made 1sqm in aggregate.
- The northern living room windows have been amended as drawn, with 2/3 of this window becoming high level. The remaining pane of glass is screened toward the East by a protruding mullion / fin. Some overlooking remains to the front yard of #20 Hulbert St, with no objections raised by these owners during the advertising period.
- The first floor terrace has been screened using operable shutters with 75% opacity, which restrict views to the NE by way of limited opening (to 90 degrees)
- Ground floor overlooking matches largely the status quo that has existed for many years. Again, we understand no objections were raised by these owners during the advertising period.
- Bathroom windows will be obscure.

5. Heritage Officer Comments

We trust our response to Item 1, also addresses the concerns raised by the Heritage Officer.

We observe that the eastern side of Hulbert is characterised primarily by its diversity, with single & double storey dwellings, varying setbacks and building styles. In light of this, it is our hope that the proposed alterations will be seen as consistent in the sense of contributing to this diversity. In terms of its immediate context, we believe the form and height of the proposed alterations creates a gradual transition between the buildings at numbers 20 & 24 Hulbert St.

6. Public Submissions

We note the submission made by owners of #24 Hulbert St, and hope that the amendments summarised above go a significant way to addressing their concerns.

As mentioned, we have worked with these owners, in an effort to find reasonable middle ground between the original submission and their request to lower the southern parapet to 5.5m above the ground floor level of #22 Hulbert St, for the first 6m from the SE corner, going westwards.

In response to this request, we have done the following:

- i) lowered the complete parapet to the first floor by 100mm.
- ii) created a sloping parapet that drops 700mm (in addition to the above 100mm) heading east.

The reason for proposing this solution is to maintain a 2.7m ceiling height to the master bedroom, dropping to 2.4m for the WIR and ensuite. The solution of a level 5.5m parapet for 6m from the SE corner, would require a bulkhead to be introduced to the master bedroom, which is not our clients' preference.

The proposed amendments (sloping parapet + 100mm overall drop) bring the overshadowing to #24 well within compliance. We therefore hope this can be considered a reasonable compromise.

Continued overleaf

**PC2206-4 BARNETT STREET, NO.4 (LOT 19), FREMANTLE –
ALTERATIONS AND ADDITIONS TO EXISTING SINGLE
HOUSE – CS DA0025/22**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Barnett Street



Photo 2: Subject site (western side – location of new addition)



Photo 3: Subject site looking towards No.2 Barnett Street



Photo 4: Existing driveways of No's 2 and 4 Barnett Street

**PC2206-5 LILLY STREET, NO.2A (LOT 2), SOUTH FREMANTLE – TWO
STOREY SINGLE HOUSE – CS DA0455/21**

Additional Information 1 – Site Photos



Photo 1 : Subject site as viewed from Lilly Street



Photo 2: Subject site as viewed from Lilly Street



Photo 3: Subject site looking towards No.2 Lilly Street



Photo 3: Subject site looking towards No.57 South Street



Photo 4: Adjacent property No.57 South Street



Photo 5: Lilly Street looking south



Photo 6: Lilly Street looking north



Additional Information 2 – Heritage Assessment



Heritage Impact Assessment

Address: 2a Lilly Street, South Fremantle
Application number: DA0455/21
Proposal: 2 Storey Single house
Requesting officer: Catherine Sullivan
Date: 20/05/2022



2 Lilly Street, South Fremantle, CoF ESRI Mapping, 26/11/2021

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0455/21 and the affect that they will have upon the heritage values of 2 Lilly Street, South Fremantle. The proposed changes include:

- 2 Storey Single house

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 - 21875



Heritage List and LHS

The Place is included on the City of Fremantle's Heritage List.

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

Note: This property is the subdivide rear portion of 57 South Street which is located on the corner of South Street and Lilly Street.

The proposed new development faces Lilly Street and is adjacent to Terraces Houses, 2 & 4 Lilly Street.

The place is located within the South Fremantle Heritage Area.

Historical Information

South Fremantle Heritage Area

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.

House, 57 South Street

House, 57 South Street was built between 1922 and 1930. In 1930/31, it was owned and occupied by Hugh Guthrie. In the 1950s, Barbara Guthrie was the registered owner and occupier. In 1981, the house was still owned by the Guthrie family. A Metropolitan Sewerage plan dated c. 1910 shows vacant land.

This place was 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.

2 & 4 Lilly Street

Lilly Street is named after James Lilly, who was manager of the Adelaide Steamship Company from 1886 to 1889. Lilly was born in Tasmania in 1845 and died in Claremont in 1905. The majority of the houses in the street date from the 1890s and early 1900s.

Duplex, 2 Lilly Street and its pair at No. 4 were built c. 1902. In 1904/05, the cottages were owned by Ellen Cornish, who owned them both until c. 1930. No. 4 was leased to tenants throughout her ownership. Annie Cowley was a long term tenant from c. 1910. Mrs Cornish lived at No. 2 for many years.

A Metropolitan Sewerage plan dated c. 1910 shows a pair of stone cottages at 2 and 4 Lilly Street (then 12 and 14 Lilly Street). Both had full length front and rear verandahs and water closets set against the back fence.

In 1932, Fanny and Thomas Pascall owned the duplex pair. They lived at No. 2 while Annie Cowley continued to live at No. 4. By 1942, Annie Cowley had bought the cottages and had moved into No. 2 and rented No. 4 to John Matir.

By 1952, ownership of Duplex, 2 Lilly Street and its neighbour at 4 Lilly Street had passed to Eleanor Cowley. While No. 4 was sold outside the family, Duplex, 2 Lilly Street passed to Jane Cowley c. 1960. Duplex, 2 Lilly Street has had a couple of owners since that time.

This place was included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - RED -significant for contributing to the unique character of Fremantle.

Physical Description

South Fremantle Heritage Area

This 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).

House, 57 South Street

57 South Street is a single storey, brick, rendered masonry and tile house with an asymmetrical facade designed as an example of the Inter War Bungalow style of architecture. The walls are face brick and rendered masonry. The roof is hipped and gabled and clad with tiles. The front entrance is recessed under a side verandah with a continuous hipped and tiled roof and is supported by timber posts resting on brick pillars. There is another small verandah on the other side with timber balustrade and modern aluminium awning. The gable end features timber elements. Under the gable end is a double casement window with lead lighting features and a tiled awning. There is brick wall to the front boundary line.

2 & 4 Lilly Street

2 & 4 Lilly Street is a single storey, limestone, brick and iron duplex pair built c.1902 with a symmetrical facade designed as a late example of the Victorian Georgian style of architecture. The walls are limestone with brick quoins. The walls to number two have been rendered. The roof is hipped and clad with corrugated iron. The verandah has a separate corrugated iron roof and is supported by cement pillars on brick half columns. The front doors have fanlights and the window visible on number 4 is a double hung sash window. The property is elevated from street level with stairs leading up to the verandah. There is a rendered masonry wall to the front boundary line.



2&4 Lilly Street, South Fremantle, Google Streetview, 26/11/2021



2&4 Lilly Street, South Fremantle, Google Streetview, 26/11/2021



2a Lilly Street, South Fremantle, Google Streetview, 26/11/2021



57 South Street, South Fremantle, Google Streetview, 26/11/2021



57 South Street, South Fremantle, Google Streetview, 26/11/2021



Lilly Street, South Fremantle, Google Streetview, 26/11/2021



IMPACT ASSESSMENT

Statement of Significance

The impact of the proposed development of the place was assessed against the following values identified in the statement of significance for the place as recorded in the Local Heritage Survey and against the Heritage Areas LPP:

House, 57 South Street, is a typical brick, rendered brick and tile single storey house dating from c1928. The place has aesthetic value for its contribution to the streetscape and the surrounding area. It is representative of the typical workers' houses in the Fremantle area. The place is an example of the Inter War Bungalow style of architecture.	Medium impact
Duplex, 2 & 4 Lilly Street is a typical limestone, brick and iron single storey duplex pair dating from c 1902. The place has aesthetic value for its contribution to the streetscape and the surrounding area. It is representative of the typical workers' houses in the Fremantle area. The place is a late example of the Victorian Georgian style of architecture.	Major impact
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: its concentration of mainly modest workers accommodation dating from the Victorian and Federation periods; its cultural diversity resulting from successive periods of migrant settlement in the area; its industrial focus on the industries relating to seafaring including fishing and boat-building along Marine Terrace; its former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and its expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	Medium impact
	Choose an item.

Impact on Significance

The impact of the proposed development of the place was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Medium impact	Condition	No discernible impact
Historic value	Minor 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	Major impact
Representativeness	No discernible impact		



Heritage Impact Comments

The revised proposed two storey single house at 2a Lilly Street is not supported in its current form with the key issues being:

- Setback of garage
- Setback of upper storey
- Articulation of the garage and two storey section to the streetscape
- Bulk, scale and form of 2 storey / garage wing
- Northern and front boundary wall
- roof form, proportions, materials, number, size and orientation of openings, ratio of window to wall do not respond to its neighbours
- Does not reflect plate and wall heights, roof form, ridge lines, parapet lines, roof slopes and eaves overhangs.
- Does not reflect predominant materials of prevailing streetscape

RECOMMENDATIONS:

Generally this proposal is NOT supported on heritage grounds.