



Additional information

Planning Committee

Wednesday, 1 September 2021, 6.00pm

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**PC2109-1 SOLOMON STREET, NO. 134 (LOT 800), BEACONSFIELD –
ANCILLARY DWELLING ADDITION AND ALTERATIONS TO
EXISTING SINGLE HOUSE – (NB DA0148/21)**

Additional Information 1 – Site photos



Photo 1: Streetscape Elevation



Photo 2: South elevation towards south-western lot. Location of proposed balcony located approximately at the leftmost kink in the dividing fence.



Photo 3: South elevation towards south-eastern lot (taken from standing on retaining wall of subject site).



Photo 4: View to southwest corner of lot (location of future alfresco).



Photo 5: View toward south-eastern lot (taken from ground level of subject site). Shed roof in foreground.

Additional Information 2: Heritage Council Advice



HERITAGE
COUNCIL

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique cultural heritage

9 July 2021

YOUR REF | DA0148/21
OUR REF | P1033/48417
ENQUIRIES | Sheree Morrison (08) 6552 4019

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

Attention: Nathan Blumenthal

Dear Sir

OCEAN VIEW

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

Place Number	P1033
Place Name	Ocean View
Street Address	134 Solomon Street, Beaconsfield
Referral date	20 April 2021
Proposal Description	Ancillary dwelling (loft), garage, pool and poolhouse

We received the following information and drawings:

Application Form

Plans A3 Proposed Site Plan, Floor Plans, Elevations and Overshadowing Site Plan, prepared by Archistruct dated 02.01.21
Perspectives
Paint Colour Schedules for Main Door, Side Entrance and Front Gate prepared by CKD dated 14 February 2021.
Heritage Impact Statement

On 8 June 2021, we received amended plans A3 Proposed Site Plan, Floor Plans, Elevations and Overshadowing Site Plan (Issue A), prepared by Archistruct dated 03.05.21.

The proposal has been considered in the context of the identified cultural significance of *Ocean View* and the following advice is given:

Findings

1. Ocean View is of heritage significance as a substantial dwelling of its era that contributes to the landscape and the local community's sense of place, with associations with Elias Solomon and importance for its use as a military hospital.
2. A Heritage Agreement between the Heritage Council and a previous owner was executed on 24 August 2004. The Heritage Agreement was

[dph.wa.gov.au](mailto:info@dph.wa.gov.au)
info@dph.wa.gov.au

required as part of the previous subdivision and unit development of the original lot to ensure that the place is developed, conserved, and maintained appropriately.

3. This referral relates to new development at the south east boundary of the lot. It includes a proposed four-car garage with two-bedroom residence above, attached poolhouse and pool with surrounding pool fence, decking and lawn and a new driveway. It is also proposed to undertake some external render repairs and painting to the residence and entry gates.
4. The proposal also removes the rendered brick water tank stand on the south east corner of the residence to accommodate new timber decking.
5. The residence and associated structures (excluding the brick tank stand) will be retained and conserved. The new construction is in an area of open space identified in the conservation plan as an area for future development and due to its location, scale, materiality and finishes will not adversely affect setting of the residence or obscure important views into and out of the site.
6. Repainting of the residence and reinstatement of the front western façade window shutters will reinstate missing fabric which will make a positive contribution to the aesthetic values of the place.
7. The proposed removal of the water tank stand is not compliant with the Heritage Agreement but is considered acceptable. The stand is an element of some significance and its removal will have a minor impact on the understanding of the way of life for a socially prominent family in the late 1890s. However, retention of fabric of exceptional and considerable significance will ensure that this understanding and the significance of the place is clearly understood.
8. Overall, the proposed demolition and new construction will not negatively impact the streetscape aesthetic of the place, the existing setting or heritage significance of the place.

Advice

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

1. The following details shall be submitted to the satisfaction of the Director Heritage Development prior to the application for a building permit:
 - a. An archival photographic record including measured drawings of the brick tank stand.
 - b. A methodology for the removal of the brick tank stand with the lower-level portion retained under the new deck, and any required rectification works to the residence.
 - c. Final architectural plans and a material and colour schedule for the new construction.
 - d. Final landscape plan. The landscape plan shall demonstrate how the windmill and underground water tank, and part of the

brick tank stand, will be retained and incorporated into the new deck without damage, and details of connections of decking and pool fence to the residence.

- e. Plans and a detailed scope of works and specification for the new shutters and cleaning, repair, and painting work to the residence.

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

Should you have any queries regarding this advice please contact Sheree Morrison at sheree.morrison@dph.wa.gov.au or on 6552 4019.

Yours faithfully



Hon John Cowdell
CHAIR

cc: Garnett & Sally Hall, garnetthall@gmail.com

Additional Information 3: Applicant Justification

Ocean View Planning Application

Addendum 5 June 2021

Dear Nathan and Gina,

Thank you for meeting with us last week to discuss our application. We have updated the design drawings to accommodate the changes that were discussed. As you have recommended, below is the contextual site information that helps explain some of the unique requirements of the site, as well as our requested variations and rationale.

Contextual site information

Inability to extend the existing house

'Ocean View' is a State heritage-listed property and has a heritage contract that prevents modifications or extensions to the original house inside and out. In its original configuration, the property featured an external bathhouse, which has now been incorporated into the adjacent lot (The Stables on Trafford Street). In its current configuration, 'Ocean View' is a 4 bedroom house with only 1 internal bathroom (there is a second small bathroom on the verandah). We already have approved plans to convert one of the existing bedrooms into a second internal bathroom, making it a 3 bedroom house. 3 bedrooms is insufficient for most modern families and inconsistent with the grand scale of the property. The most appropriate way to add additional bedrooms is incorporate them into the proposed garage / ancillary dwelling design.

Site chosen for location of garage

'Ocean View' sits on a 3000m² lot, however our Heritage contract prevents us from building anything further forward than the front wall of the house. The below diagram shows the available land for a potential addition.



Orientation of the garage

The garage has to be orientated in this plane in order to also keep to a heritage requirement of having any outbuilding diminutive to the original house.

Garden beds have been placed in the gap between Ocean View and the garage to provide some green separation between the two buildings to help delineate old and new.

Proposed variations and justifications

Variation of southern boundary setback from 1.6m to 1.0m

This variation is necessary to enable vehicle entry and exit from the garage. Even with a reduction to the setback of 1m, turning circles will be very tight. Even with the reduced setback, the end bay will only be accessible by making a very tight 3-point turn. A variation of 0.6m to the setback is the only way to make this functional.

Heritage also requires that any outbuildings be separated from the original dwelling by as large a distance as possible. We believe that requesting a modified setback of 1m is a reasonable compromise between heritage requirements, functionality, and planning requirements. This would also be consistent with the setback variations already existing on neighbouring properties.

Ancillary dwelling floor area (97.61m²)

The proposed size of the ancillary dwelling is consistent with the scale of the existing residence. For comparison, the usual recommendation of 70m² would comprise 14% of a 500m² block. The proposed 97.61m² dwelling is only 3% of our 3000m² block. A block of this size would also generally be eligible for subdivision were it not for the heritage restrictions.

A two-storey building including an ancillary dwelling of 97m² is more consistent with the proportions of the house. Anything smaller would be completely dwarfed, look out of proportion, and reduce street appeal.

Visual privacy from balcony of ancillary dwelling

We request a slight modification to the normal visual privacy requirements. The balcony is centered on the western wall to improve the visual amenity when viewed from the street. Appropriate visual privacy can be achieved through additional built screening to restrict views within the cone of vision from the upper floor balcony (4.09m to lot boundary). A sufficient level of privacy can be achieved to satisfy reasonable concerns, in accordance with section 7.1 of the R-Codes. It is viewed that the following justifications warrant favourable consideration for this variation to be granted:

- The balcony has been designed to face away (90°) from the side boundary. The natural visual appeal is towards the ocean, which is directly west.
- The balcony is shielded by a 2m high stone wall and does not look into any apertures.
- Intervening screening will be used to restrict vision towards the boundary.
- Further screening would reduce the visual appeal of the structure when viewed from the street.
- Landscape screening to a height of 4m will be used to augment the physical screening (See R-Codes clause 5.4.2 P1.2).

**PC2109-2 KNUTSFORD STREET, NO.40 (LOT 131), FREMANTLE – SIX
GROUPED DWELLINGS - (CS DA0204/21)**

Additional Information 1 – Site photos



Photo 1: Subject site from Knutsford Street



Photo 2: View across Nos.40 and 42 Knutsford from the west



Photo 3: View north on Chalmers Street



Photo 4: Existing development on Chalmers Street



Photo 5: Existing development north along Woylie Lane

Additional Information 2 – Applicants Justification

spaceagency

The Chief Executive Officer
City of Fremantle
PO Box 807
FREMANTLE WA 6160
Western Australia

6 August 21

Att: Catherine Sullivan / Justin Lawrence

Re: Development Application for 40 and 42 Knutsford Street - DA0204/21 and DA0205/21

Dear Catherine and Justin,

This letter is a response to the planning items raised in your email, dated 21 July.

We would like to request that the following responses are included in or attached to the officer's report to the Planning Committee/Council.

Consultation

The comments received are noted and will be considered moving forward.

Waste

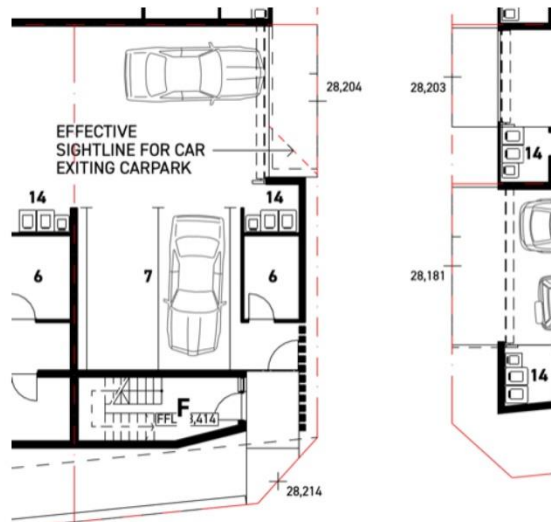
All dwellings are designed to ensure that the 3-bin FOFD system can be implemented, including:

- a dedicated space near the store room of each dwelling, sufficient in size to accommodate three bins [bin areas noted on revised drawings];
- a bin presentation pad at the South end of Woylie Lane, along Knutsford Street. Please refer to the attached landscape drawings for former Lot 1354 that this development is part of.

Note that the additional bin presentation pads will also reduce the number of bins that currently have to be presented on the Northern end of Woylie Lane, with existing residents able to use both the Northern and Southern end.

Infrastructure (comments relate to 40 Knutsford Street - DA0204/21 only)

Woylie Lane is one way with traffic flow from North to South. The crossover from the parking area has no obstruction to the North, providing sightlines towards oncoming traffic in accordance with the R-Codes' *Clause 5.2.5 C5*. Furthermore, cars would exit the parking area in forward direction, keeping to the left (Northern) side of the driveway. This means that at the exit point, sightlines to the South are also in accordance with *Clause 5.2.5 C5*.



Access to the parking spaces for dwellings D-F will be via an access easement.

Parks

Landscaping plans for lots and verges are attached.

Open Space

We thank the City for undertaking a detailed assessment of open space as required by the R-Codes. However, we are of the opinion that the shortfall is significantly less than the City officer's measurements suggest and that the proposal meets the performance criteria of the R-Codes.

The prevalent typology of dwellings throughout the Knutsford development (Stages 1 through to 4) is an 'upside down' house, which is a site responsive design that seeks to:

- optimise daylight access for all internal and external living areas given the narrow Lots, by placing them on the upper floor, thereby reducing overshadowing from adjacent dwellings;
- optimise cross ventilation and access to the Freo Doctor for all living areas;
- reduce heating/cooling loads to bedrooms by placing them on the lower ground, away from direct sun and overshadowed by the larger footprint of the living areas; and
- provide a better, more active urban presence and improving passive surveillance of the street by placing the living areas at a higher vantage point.

We have therefore also provided generous outdoor living areas on the upper level, directly accessible from internal living areas in the form of balconies and roof terraces. These areas satisfy the design principle (5.1.4), because they

- continue the desired streetscape character as established by previous stages;
- provide better access to natural sunlight than an equivalent space would at natural ground level;
- contribute to reducing the building bulk by breaking up and creating variation of the building massing at upper level;
- help to activate the upper levels as viewed from the streetscape;
- provide residents with the opportunity for an experience of seamless internal/external living areas, increasing the amenity of both; and
- provide space for all external fixtures and facilities generally found in an urban garden.

With regards to the open space areas for the individual lots, we measure the following:

40 Knutsford Street

All areas have a minimum of 16sqm outdoor living area (OLA) on L1, which is in addition to the L1 open space areas listed below.

Lot	Lot Area (sqm)	GF Open Space (sqm)	L1 Open Space (sqm)	Total Open Space	CoF measure
A	150	47 (31%)	5 (3%)	34%	34%
B	150	47 (31%)	5 (3%)	34%	34%
C	150	47 (31%)	5 (3%)	34%	34%
D	213	92 (43%)	22 (10%)	53%	40%
E	136	23 (17%)	21 (15%)	32%	12%
F	130	28 (21%)	14 (10%)	31%	19%

Another way of looking at this would be that the combined open area of 40 Knutsford St - including available useable flat roof area - is **39%**.

42 Knutsford Street

All areas have a minimum of 16sqm outdoor living area (OLA) on L1, which is in addition to the L1 open space areas listed below.

Lot	Lot Area (sqm)	GF Open Space (sqm)	L1 Open Space (sqm)	Total Open Space (sqm)	CoF measure
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C	150	47 (31%)	5 (3%)	34%	22%
D	150	47 (31%)	3 (2%)	33%	19%
E	236	112 (47%)	7 (3%)	50%	46%

Another way of looking at this would be that the combined open area of 42 Knutsford St - including available useable flat roof area - is **39%**.

Landscaping

Landscaping plans for the streetscape, verges and grouped dwelling lots are attached.
The proposal meets the deemed-to-satisfy requirements of the R-Codes.

Boundary Walls

This development is the fourth and final stage of the build-out of former Lot 1354 and the boundary wall was anticipated and noted on the development approval for the adjacent Lots to the North of 40 and 42 Knutsford Street, which were part of Stage 3 Knutsford.

spaceagency

With regards to LPP2.4, the following considerations should apply:

- the wall is proposed to abut an existing boundary wall of similar or greater dimensions; and
- it does not have any adverse impact on the amenity of the adjoining property.

Outdoor Living Areas

Please refer to comments on open space above, in particular the case for the 'upside down' typology.

The OLA on L1 of all dwellings are connected to the main living areas of the house and accessed via large sliding doors, with no threshold from inside to outside, thereby creating a seamless inside/outside experience and increasing the amenity of the OLA and internal living area beyond the minimum deemed-to-satisfy requirement. In our opinion this meets Design Principle 5.3.1.

The OLA of dwellings D-F at 40 Knutsford Street are on level 1 and therefore overshadowed by a single storey to the North only.

Orientation of the OLA on dwellings D-E at 42 Knutsford St is improved by using the 'side down' typology described. By placing the OLA as far South as possible, overshadowing from the higher portion of roof of the property to the North is minimised.

Street Setback

The proposed setbacks along Chalmers Street, Rochfort Way and Knutsford Street are consistent with the streetscape defined by previous stages to the North and East. Varying the setback would result in inconsistent streetscape and would be at odds with the vision shared by the developer and the City to complete all of former Lot 1354 in a consistent built-form and scale.

If you have any questions please email or call me on 9430 5450.

Regards,



Tobias Busch

Additional Information 3 – Landscaping Plan



PLANT SCHEDULE - PLANTS LISTED FOR 40 KNOTSFORD

[illegible]

newforms

L01



Title: Planting Plan 40 Knutsford Street	
Job No: D137	Date: 06.08.2021

Revisions:
REV A - IFR

Project:
Knutsford Stage 3.4 - 40 & 42 Knutsford Street
Fremantle WA 6160

Note: Contractors shall verify all dimensions onsite and refer discrepancies to this office prior to commencement of construction. If you have any queries please contact **Newforms Landscape Architecture** at Unit 4, 11 Milson Place O'Connor Western Australia 6163. Tel. +61 8 9337 6985 Fax. +61 8 9337 6680

Client Name: FJM Property	Signature:
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**PC2109-3 KNUTSFORD STREET, NO.42 (LOT 134), FREMANTLE – FIVE
GROUPED DWELLINGS - (CS DA0205/21)**

Additional Information 1 – Site photos



Photo 1: Subject site from Knutsford Street



Photo 2: View across Nos.40 and 42 from the east



Photo 3: Existing development on Rochfort Way



Photo 4: Existing development north along Woylie Lane

Additional Information 2 – Applicants Justification

spaceagency

The Chief Executive Officer
City of Fremantle
PO Box 807
FREMANTLE WA 6160
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6 August 21

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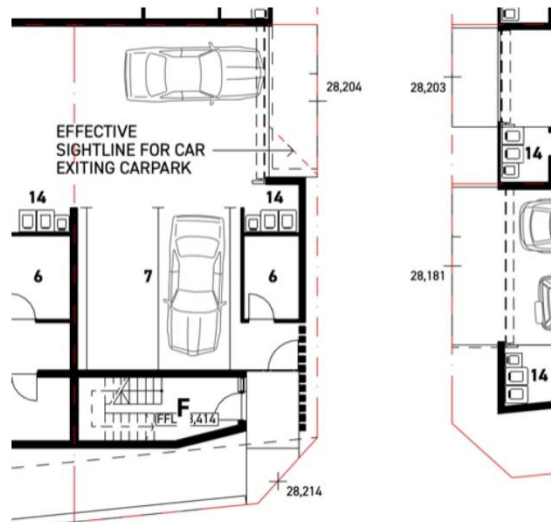
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spaceagency

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The OLA of dwellings D-F at 40 Knutsford Street are on level 1 and therefore overshadowed by a single storey to the North only.

Orientation of the OLA on dwellings D-E at 42 Knutsford St is improved by using the 'side down' typology described. By placing the OLA as far South as possible, overshadowing from the higher portion of roof of the property to the North is minimised.

Street Setback

The proposed setbacks along Chalmers Street, Rochfort Way and Knutsford Street are consistent with the streetscape defined by previous stages to the North and East. Varying the setback would result in inconsistent streetscape and would be at odds with the vision shared by the developer and the City to complete all of former Lot 1354 in a consistent built-form and scale.

If you have any questions please email or call me on 9430 5450.

Regards,



Tobias Busch

newforms



Disc	Biological Name	Common Name	Qty	Size
Pops	Blue Jay	Blue Jay	2	20x16
	Red Wing	Red Wing	2	20x16
	Mockingbird	Mockingbird	2	20x16
	Robin	Robin	2	20x16
	Downy Woodpecker	Downy Woodpecker	2	20x16
	Chipping Sparrow	Chipping Sparrow	2	20x16
	Starling	Starling	2	20x16
	House Finch	House Finch	2	20x16
	White-throated Sparrow	White-throated Sparrow	2	20x16
	Junco	Junco	2	20x16
Sound Cows	Blue Jay	Blue Jay	9	24x18
	Red Wing	Red Wing	9	24x18
	Mockingbird	Mockingbird	9	24x18
	Robin	Robin	9	24x18
	Downy Woodpecker	Downy Woodpecker	9	24x18
	Chipping Sparrow	Chipping Sparrow	9	24x18
	Starling	Starling	9	24x18
	House Finch	House Finch	9	24x18
	White-throated Sparrow	White-throated Sparrow	9	24x18
	Junco	Junco	9	24x18
Discs	Blue Jay	Blue Jay	12	<20x16
	Red Wing	Red Wing	12	<20x16
	Mockingbird	Mockingbird	12	<20x16
	Robin	Robin	12	<20x16
	Downy Woodpecker	Downy Woodpecker	12	<20x16
	Chipping Sparrow	Chipping Sparrow	12	<20x16
	Starling	Starling	12	<20x16
	House Finch	House Finch	12	<20x16
	White-throated Sparrow	White-throated Sparrow	12	<20x16
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	Mockingbird	Mockingbird	12	<20x16
	Robin	Robin	12	<20x16
	Downy Woodpecker	Downy Woodpecker	12	<20x16
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	Starling	Starling	12	<20x16
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	White-throated Sparrow	White-throated Sparrow	12	<20x16
	Junco	Junco	12	<20x16
Total			417	

Note: Contractors shall verify all dimensions onsite and refer discrepancies to this office prior to commencement of construction. If you have any queries please contact **Newforms Landscape Architecture** at Unit 4, 11 Milson Place, O'Connor Western Australia 6163. Tel. +61 8 9337 6985 Fax. +61 8 9337 6580

Project: Knutsford Stage 3.4 - 40 & 42 Knutsford Street

Title:
Planting Plan 42 Knutsford Street

202

Signature: _____

Client Name: FJM Property

Designed: NFMS

Drawn: MG

Job No: D137	Date: 06.08.2021
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