



Additional information

Planning Committee

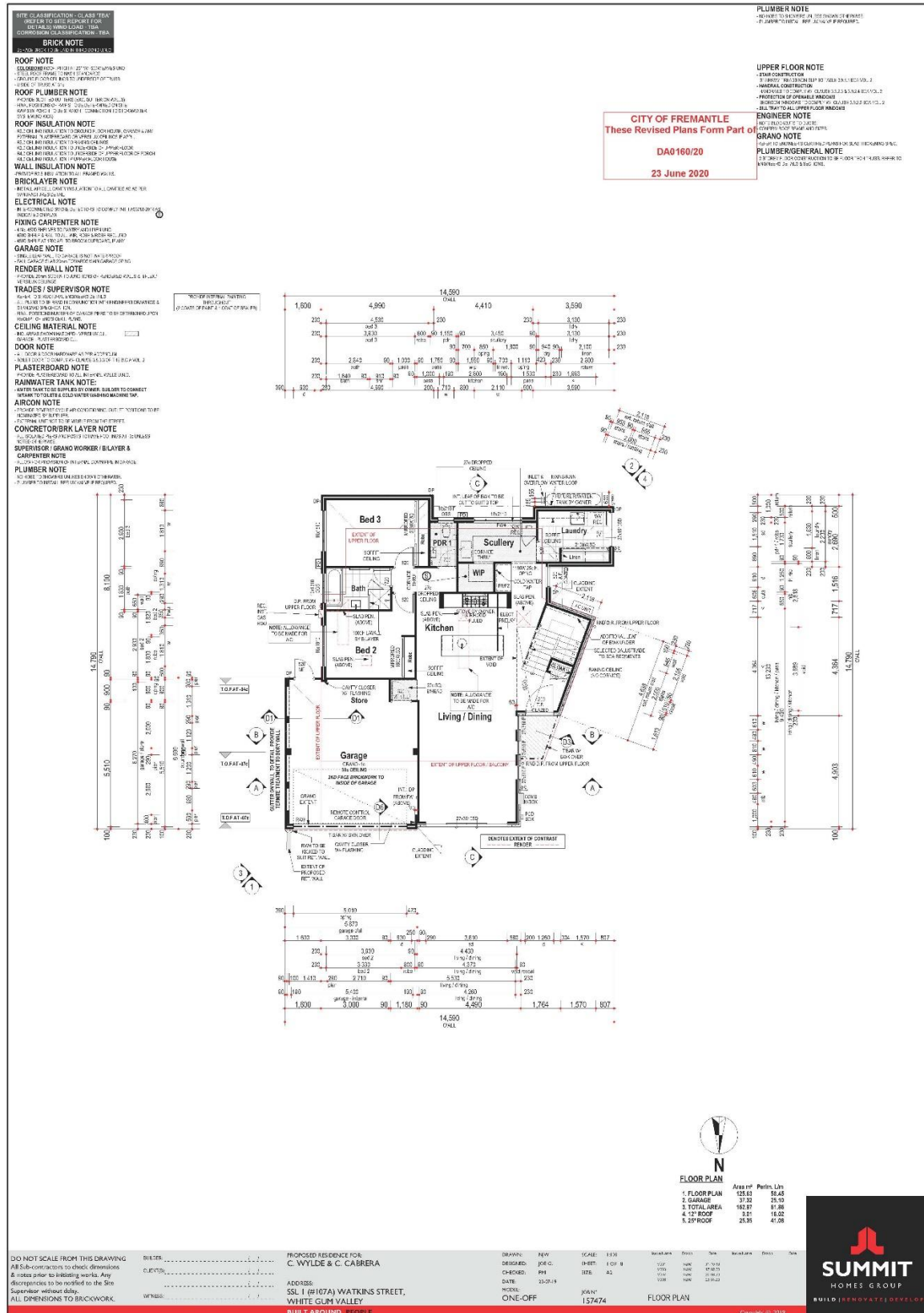
Wednesday, 4 November 2020, 6.00pm

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PC2011 - 1 WATKINS STREET, NO. 107A (STRATA LOT 1), WHITE GUM VALLEY - TWO STOREY SINGLE HOUSE (TG DA0160/20)

Additional Information 1 – Original plans - 23 June 2020



SITE CLASSIFICATION - CLASS 1B
REFER TO SITE REPORT FOR
RETAIL & MIXED USE - TBA
CORROSION CLASSIFICATION - TBA

BRICK NOTE
WALLS AND ROOF TO BE BRICKWORK

ROOF NOTE
COLORBOND STEEL ROOFING SYSTEM
STEEL ROOF PANELS TO BE 10/12
UPPER ROOF TO BE 10/12

ROOF PLUMBER NOTE
ROOF TO BE 10/12
ROOF TO BE 10/12

ROOF INSULATION NOTE
ROOF TO BE 10/12
ROOF TO BE 10/12

WALL INSULATION NOTE
WALLS TO BE 10/12
WALLS TO BE 10/12

BRICKLAYER NOTE
BRICKS TO BE 10/12
BRICKS TO BE 10/12

ELECTRICAL NOTE
ELECTRICAL TO BE 10/12
ELECTRICAL TO BE 10/12

FIXING CARPENTER NOTE
FIXING CARPENTER TO BE 10/12
FIXING CARPENTER TO BE 10/12

RENDER WALL NOTE
RENDER WALL TO BE 10/12
RENDER WALL TO BE 10/12

TRADES / SUPERVISOR NOTE
TRADES / SUPERVISOR TO BE 10/12
TRADES / SUPERVISOR TO BE 10/12

CEILING MATERIAL NOTE
CEILING MATERIAL TO BE 10/12
CEILING MATERIAL TO BE 10/12

DOOR NOTE
DOORS TO BE 10/12
DOORS TO BE 10/12

PLASTERBOARD NOTE
PLASTERBOARD TO BE 10/12
PLASTERBOARD TO BE 10/12

AIRCON NOTE
AIRCON TO BE 10/12
AIRCON TO BE 10/12

SUPERVISOR / GRAND WORKER / BALAYER & CARPENTER NOTE
SUPERVISOR / GRAND WORKER / BALAYER & CARPENTER TO BE 10/12
SUPERVISOR / GRAND WORKER / BALAYER & CARPENTER TO BE 10/12

PLUMBER NOTE
PLUMBER TO BE 10/12
PLUMBER TO BE 10/12

UPPER FLOOR NOTE

STAIR CONSTRUCTION
STAIRS TO BE 10/12

WALL CONSTRUCTION
WALLS TO BE 10/12

PROTECTION OF OPERABLE WINDOWS
PROTECTION OF OPERABLE WINDOWS TO BE 10/12

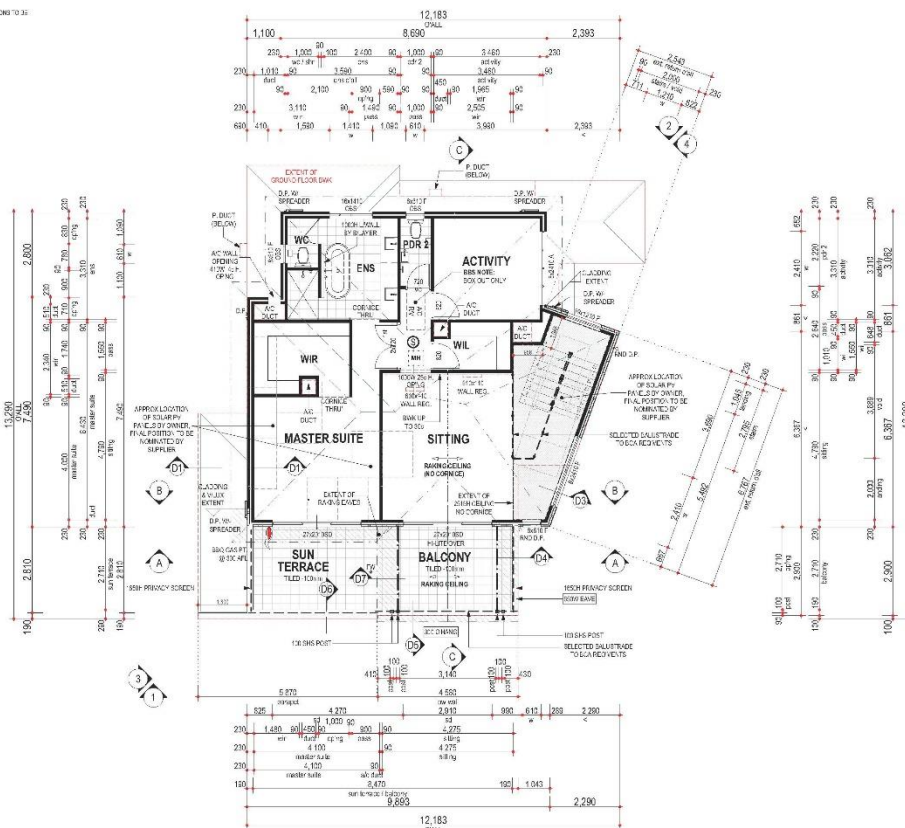
ENGINEER NOTE
ENGINEER TO BE 10/12

GRAND NOTE
GRAND TO BE 10/12

PLUMBER/GENERAL NOTE
PLUMBER/GENERAL TO BE 10/12

2 FLOOR FLOOR CONSTRUCTION TO BE 10/12

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0160/20
23 June 2020



UPPER FLOOR PLAN

	Area m ²	Perim. Lin
1. FLOOR PLAN	186.64	42.35
2. BALCONY	26.09	23.70
3. ROOF	186.12	50.71

DO NOT SCALE FROM THIS DRAWING
All Sub-constructors to check dimensions
& notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

BUILDER:
CLIENT(S):
WHICHES:

PROPOSED RESIDENCE FOR:
C. WYLDE & C. CABRERA

ADDRESS:
**SSL 1 (R107A) WATKINS STREET,
WHITE GUM VALLEY**
BUILT AROUND PEOPLE

DRAWN: NJW
DESIGNED: JOE D.
CHECKED: PHE
DATE: 13-01-19
MODELS:
ONE-OFF

SCALE: 1:100
SHEET: 2 OF 8
JOB NO: 157474
UPPER FLOOR PLAN

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ROOF NOTE

- COLORBOND ROOF, PITCH AT 25° W/ 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- GROUND FLOOR CEILING TO U/SIDE OF TRUSS
- UNDERSIDE OF TRUSS AT 31e
- UPPER FLOOR CEILINGS AT 30c + PLATE UNLESS NOTED OTHERWISE

WINDOW SUPPLIER NOTE

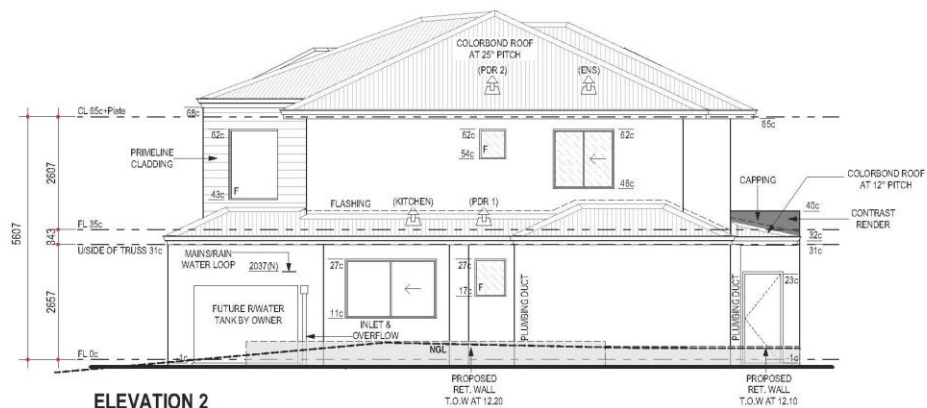
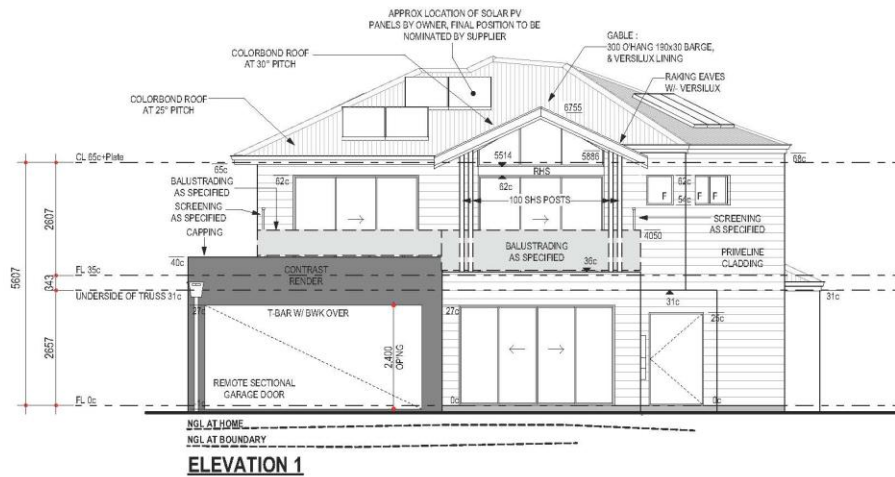
- SHADED WINDOWS INDICATES OBSCURE GLAZING
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288
- **FOR WINDOWS IN BRICK CONSTRUCTION:**
WINDOW SUPPLIER TO SITE MEASURE FOR FINAL MEASUREMENTS IF
DESIGN HAS A RAKING OR CLERESTORY WINDOWS PRIOR TO
MANUFACTURE.

DO NOT SCALE FROM THIS DRAWING
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& notes prior to initiating works. Any
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Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

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DA0160/20

23 June 2020



BUILDER		/	/
CLIENTS:		/	/
		/	/
WITNESS		/	/

PROPOSED RESIDENCE FOR:
C. WYLDE & C. CABRERA

ADDRESS:
SSL I (#107A) WATKINS STREET,
WHITE GUM VALLEY

BUILT AROUND PEOPLE

DRAWN: NJW
DESIGNED: JOE O.
CHECKED: PMI
DATE: 23-07-19
MODEL: ONE-OFF

SCALE: 1:100
SHEET: 3 OF 11
SIZE: A3

JOB N°
157474

Issue Name	Draw
V001	NJW
V003	NJW
V007	NJW
V006	NJW

ELEVATIONS

Issue Name	Drawn	Date
------------	-------	------

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HOMES GROUP

BUILD | RENOVATE | DEVELOP

ROOF NOTE

ROOF NOTE

- COLORBOND ROOF, PITCH AT 25° W/ 500W EAVES UNQ
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- GROUND FLOOR CEILING TO USIDE OF TRUSS
- UNDERSIDE OF TRUSS AT 31e
- UPPER FLOOR CEILINGS AT 30c + PLATE UNLESS NOTED OTHERWISE

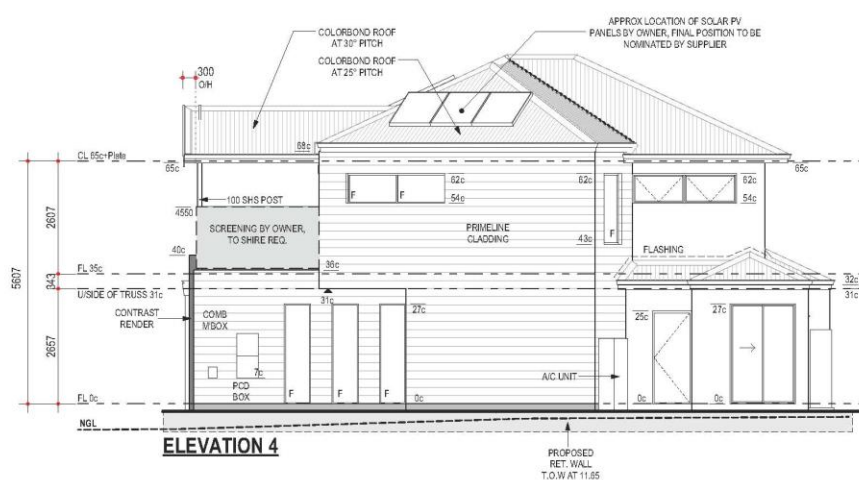
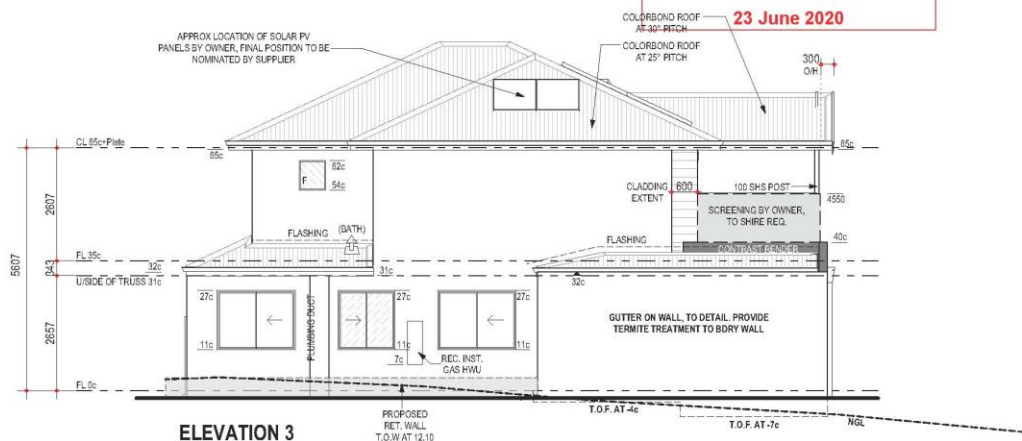
WINDOW SUPPLIER NOTE

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 - SHADED WINDOWS INDICATES OBSCURE GLAZING
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ALL DIMENSIONS TO BRICKWORK.

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DA0160/20

23 June 2020



BUILDER	/ /
CLIENTS:	/ /
	/ /
WITNESS:	/ /

PROPOSED RESIDENCE FOR:
C. WYLDE & C. CABRERA

ADDRESS:
SSL I (#107A) WATKINS STREET,
WHITE GUM VALLEY

BUILT AROUND PEOPLE

DRAWN: NJW
DESIGNED: JOE O.
CHECKED: PMI
DATE: 23-07-19
MODEL:
ONE-OFF

SCALE: 1:100
SHEET: 4 OF 18
SIZE: A3

JOB N°
157474

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001	NJW	01-10-19			
V003	NJW	17-02-20			
V007	NJW	26-03-20			
V006	NJW	23-04-20			

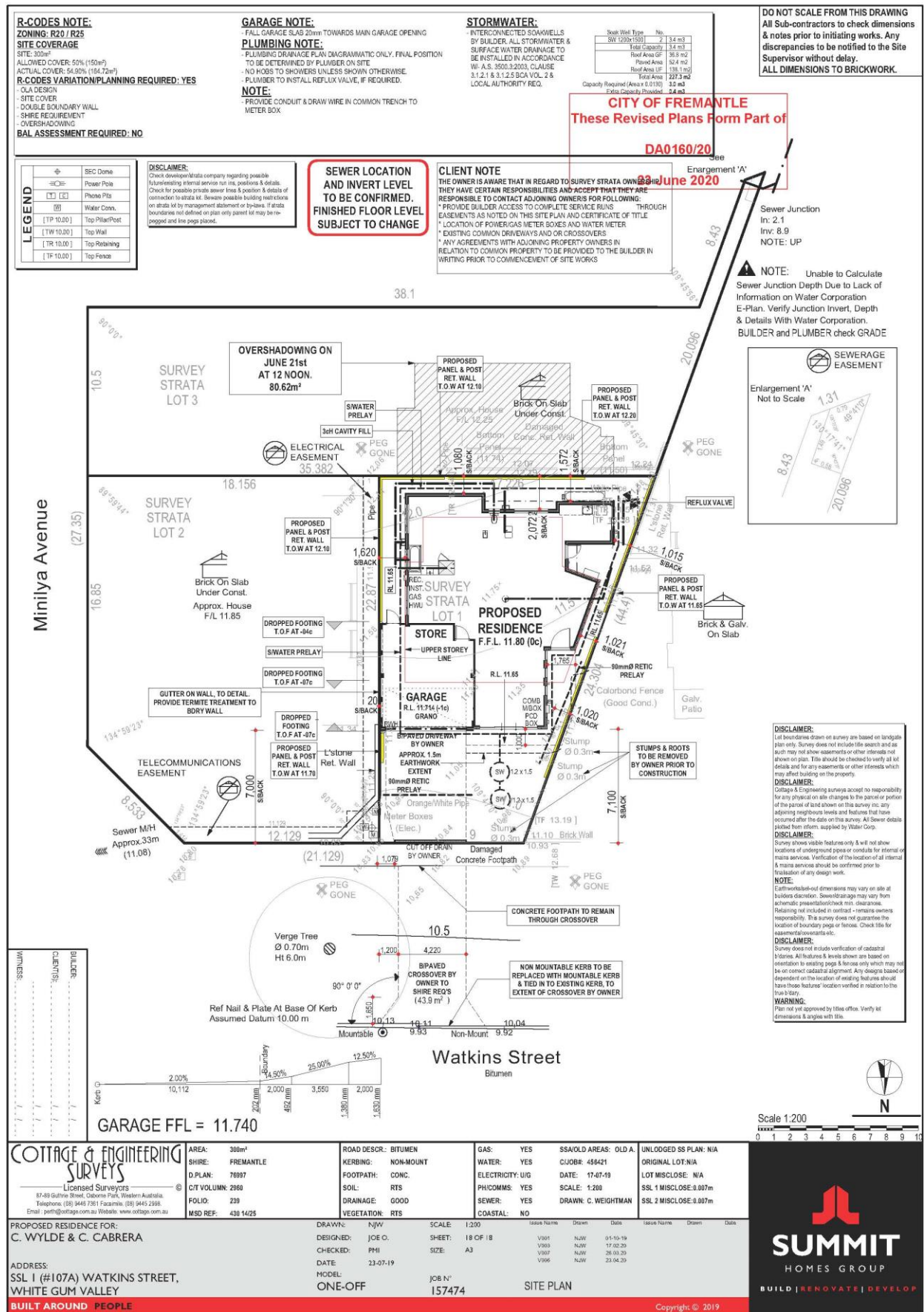
ELEVATIONS

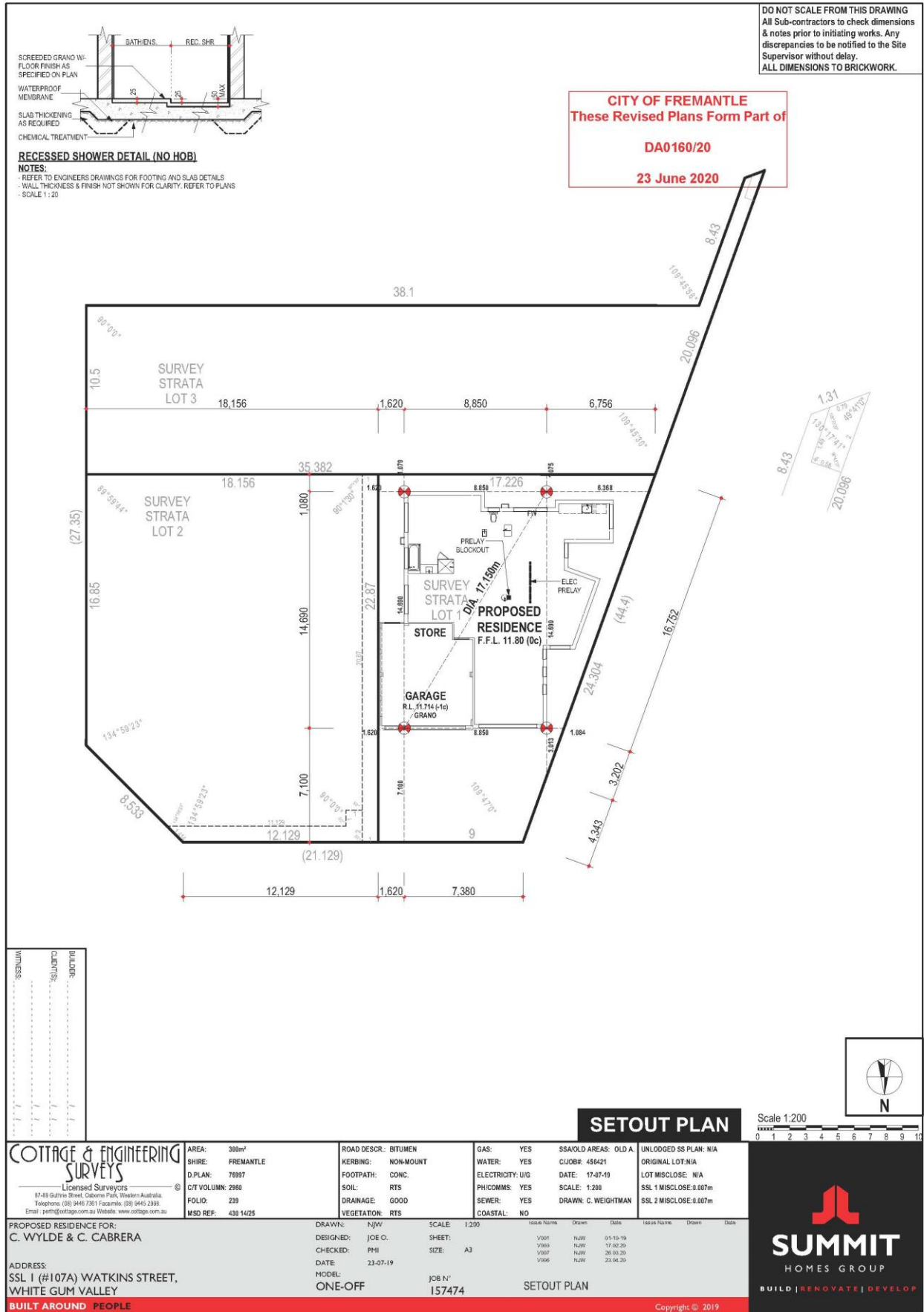


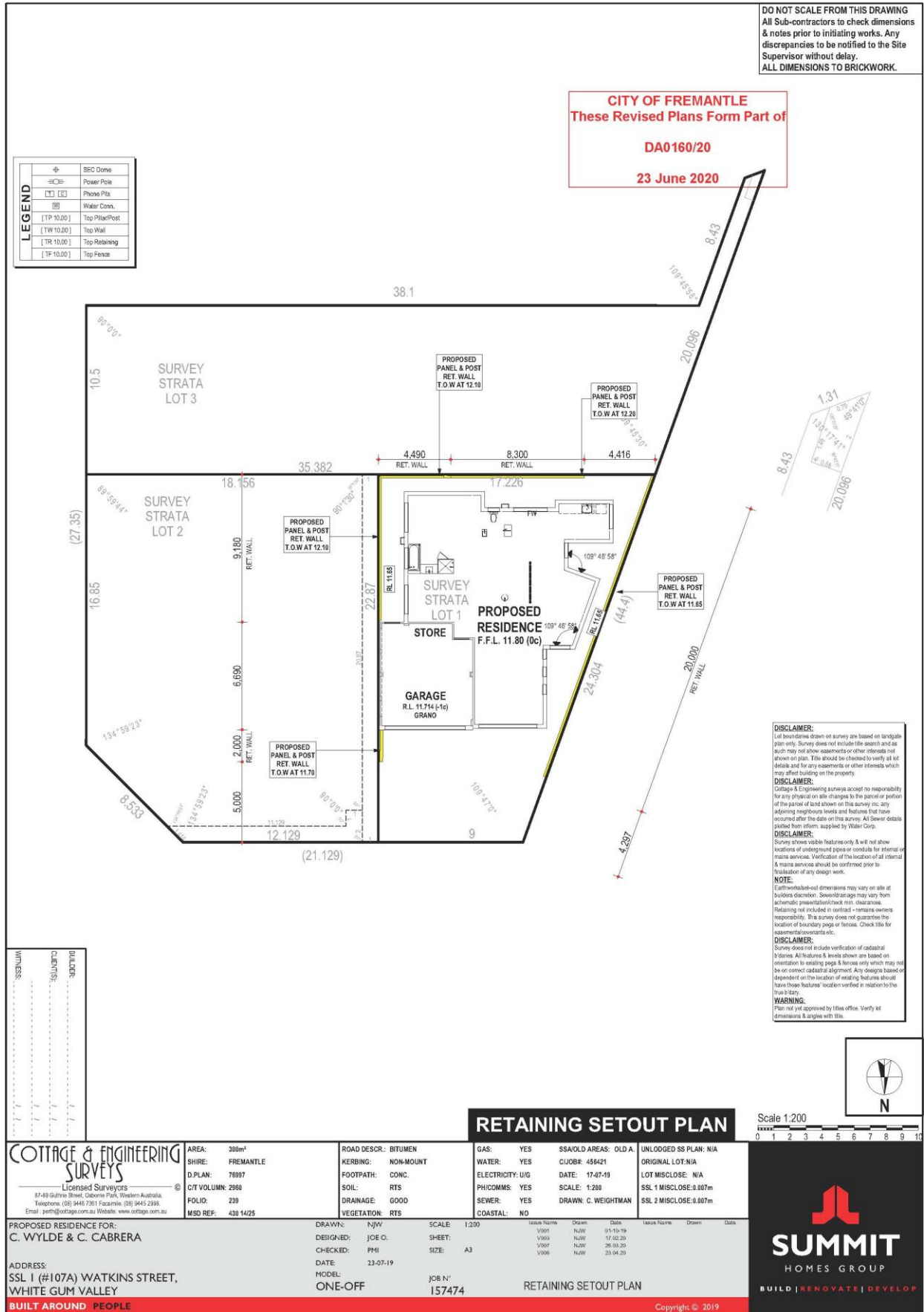
SUMMIT
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BUILD | RENOVATE | DEVELOP

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Additional Information 2 – Site Photos



Photo1: Subject site as viewed from Watkins Street



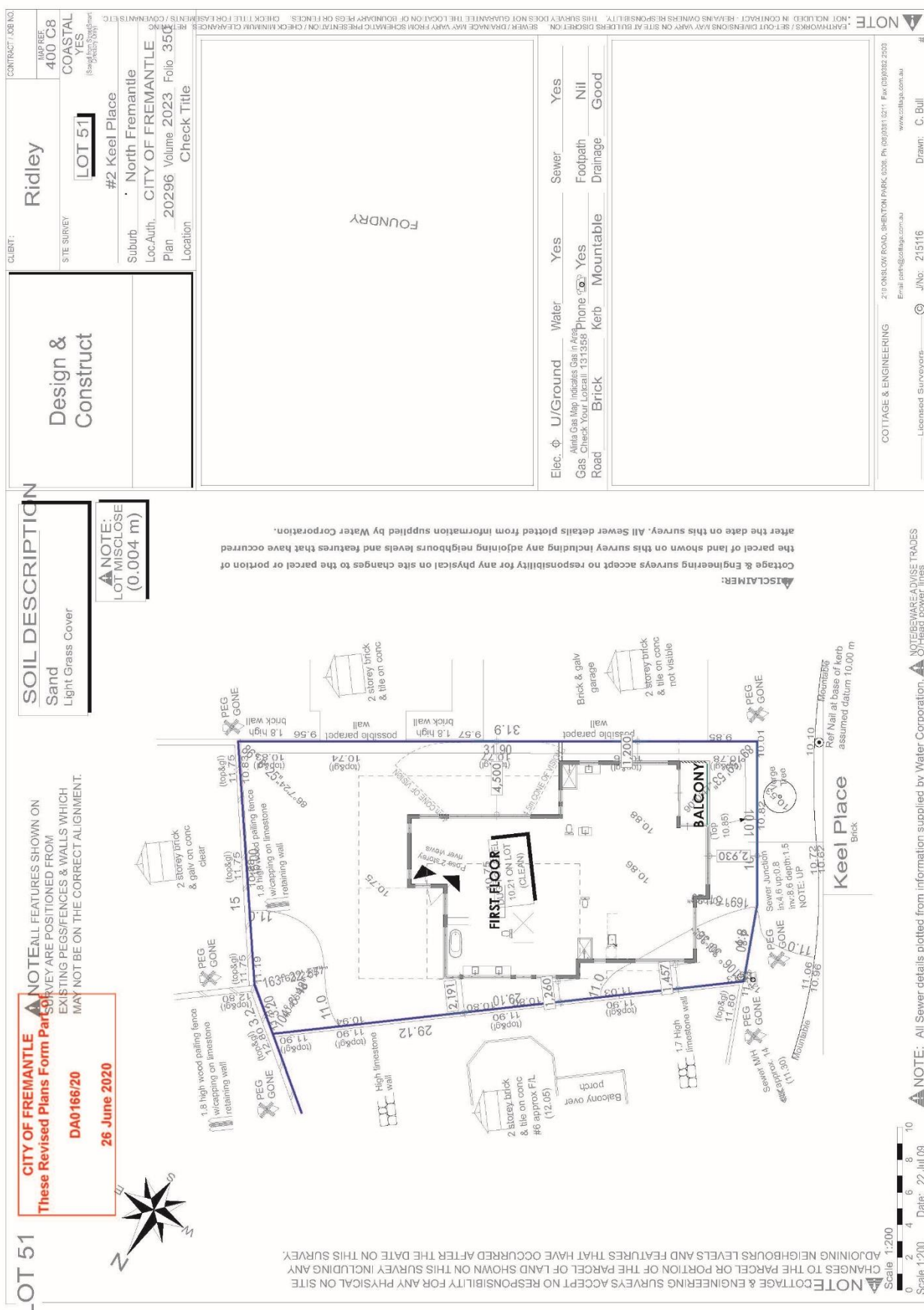
Photo 2: Rear of subject site and adjoining dwelling (South)

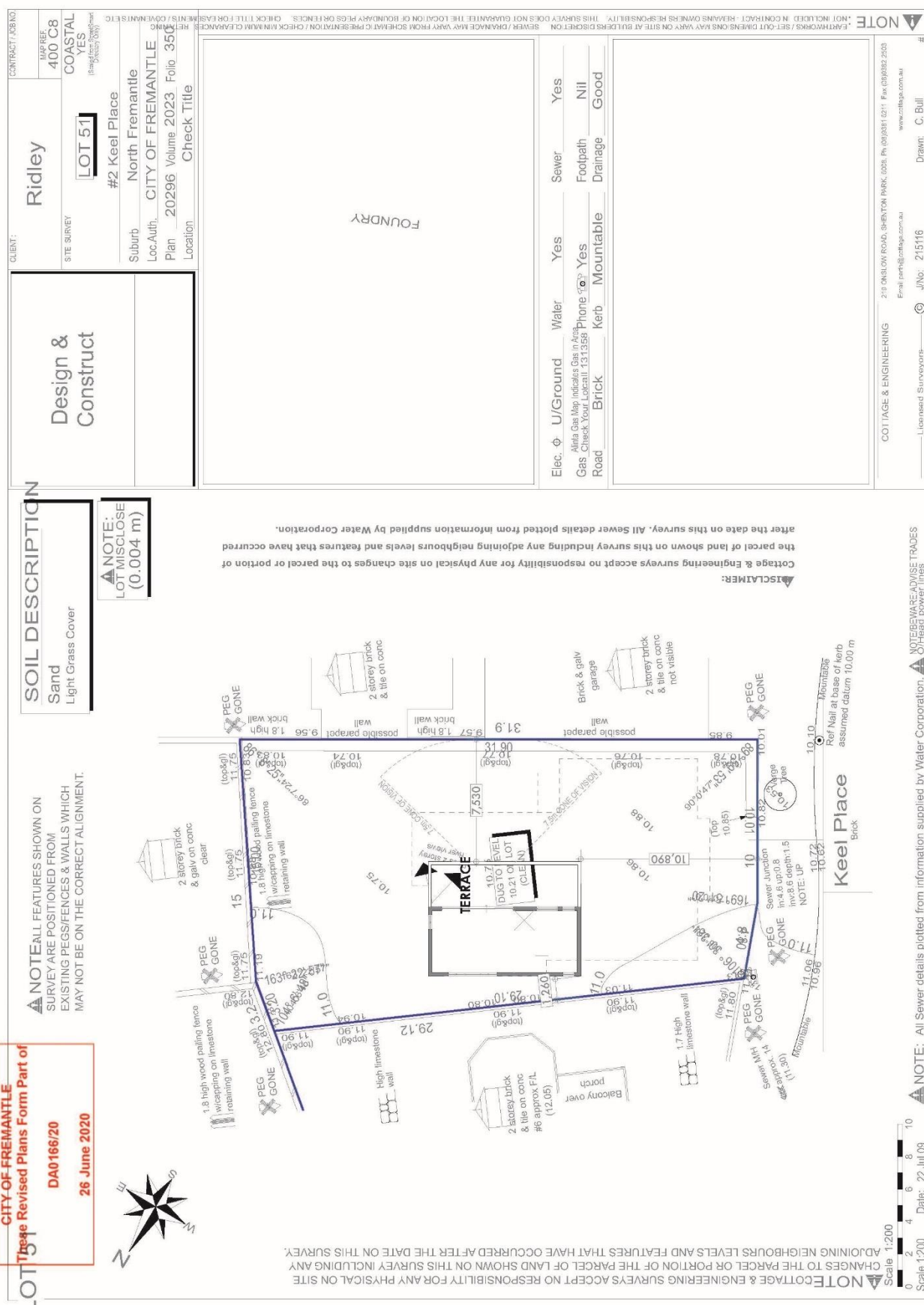
**PC2011 - 2 KEEL PLACE, NO. 4 (LOT 51), NORTH FREMANTLE - THREE
STOREY SINGLE HOUSE AND ANCILLARY DWELLING (TG
DA0166/20)**

Additional Information 1 – Original plans

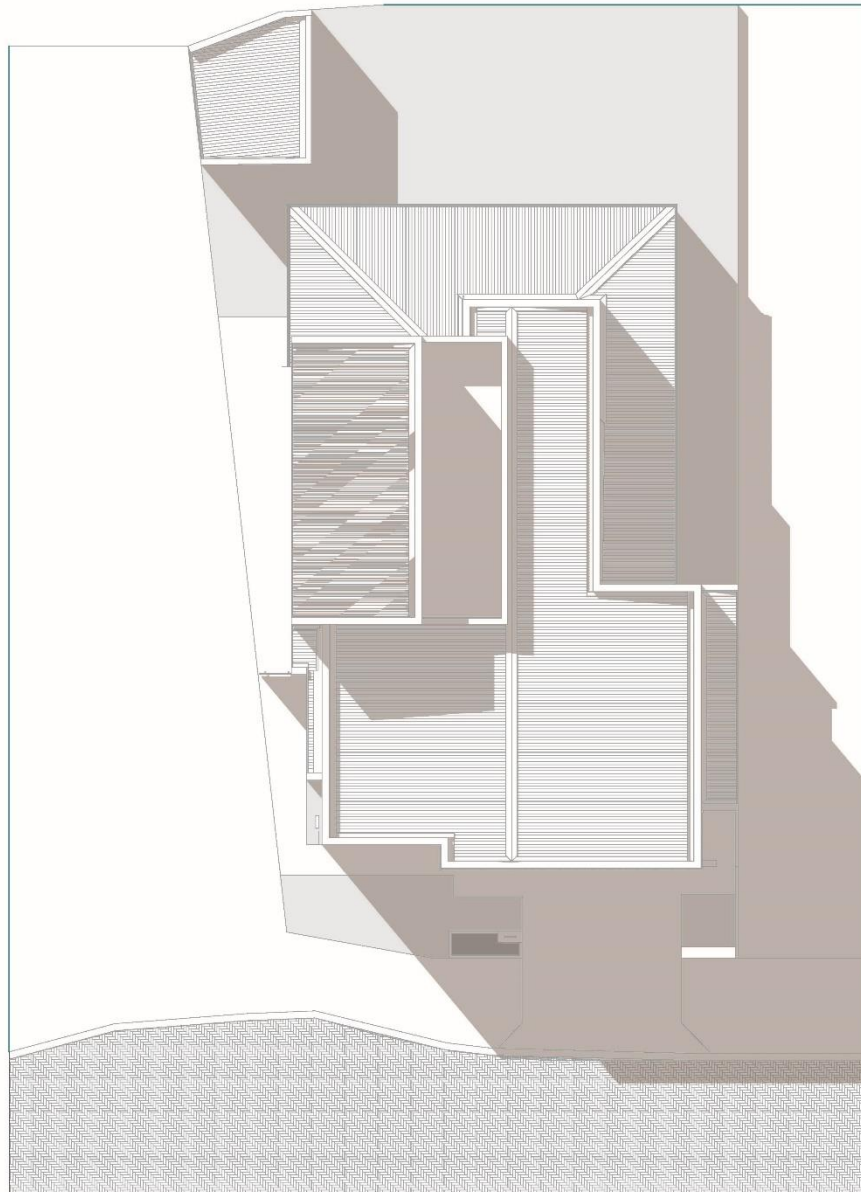


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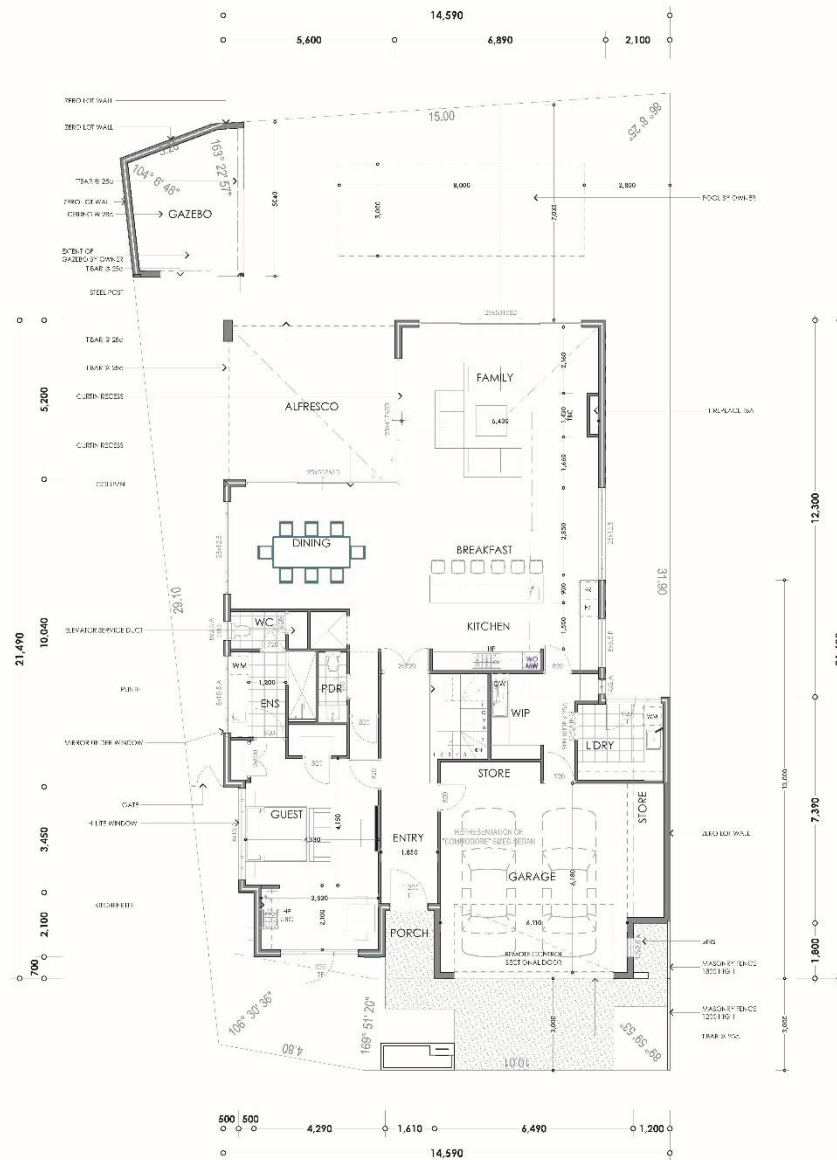
CITY OF FREMANTLE
These Revised Plans Form Part of
DA0166/20
26 June 2020



.01 shadow plan 21 June 12PM
1:100

NOTE The City of Fremantle is not responsible for the accuracy of the information provided in this document. The City of Fremantle is not responsible for the accuracy of the information provided in this document. The City of Fremantle is not responsible for the accuracy of the information provided in this document.	Project Partners Bellagio Homes 100/101 Stirling Street Fremantle WA 6155 08 9437 1000 www.bellagiohomes.com.au	 BELLAGIO HOMES <i>Live life your way</i>	<table> <tr> <th>Rev</th><th>Disc</th><th>Change/Notes</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Rev	Disc	Change/Notes	Date																																					Design / Check: 08/20 Rev Date: 08/20 Project No: 01/166/20 Project Name: PRELIMINARY DESIGN Client: Paul & Sonnetta Site: 4 ROSE PLACE, FREMANTLE Wind Region: 9000 RWS	DRAWING TITLE: DA SHADOW DIAGRAM PROJECT NAME: job description	REVISED NO. DRAWING NO. .5
Rev	Disc	Change/Notes	Date																																											

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0166/20
26 June 2020



GROUND FLOOR PLAN
1:100

Area	m ²	Perimeter
PROPOSED RESIDENCE	197.03	72.16
BALCONY	7.00	11.98
FIRST FLOOR	187.55	63.90
GARAGE	48.33	29.52
TERRACE	66.36	32.92
PDR	3.96	8.54
ALFRESCO	29.12	21.60
GAZEBO	16.75	16.42
	556.11 m ²	258.48 m

NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

Project Partners
100% Residential Development
100% Residential Development
100% Residential Development



Rev	Desc	Change/Mark	Date

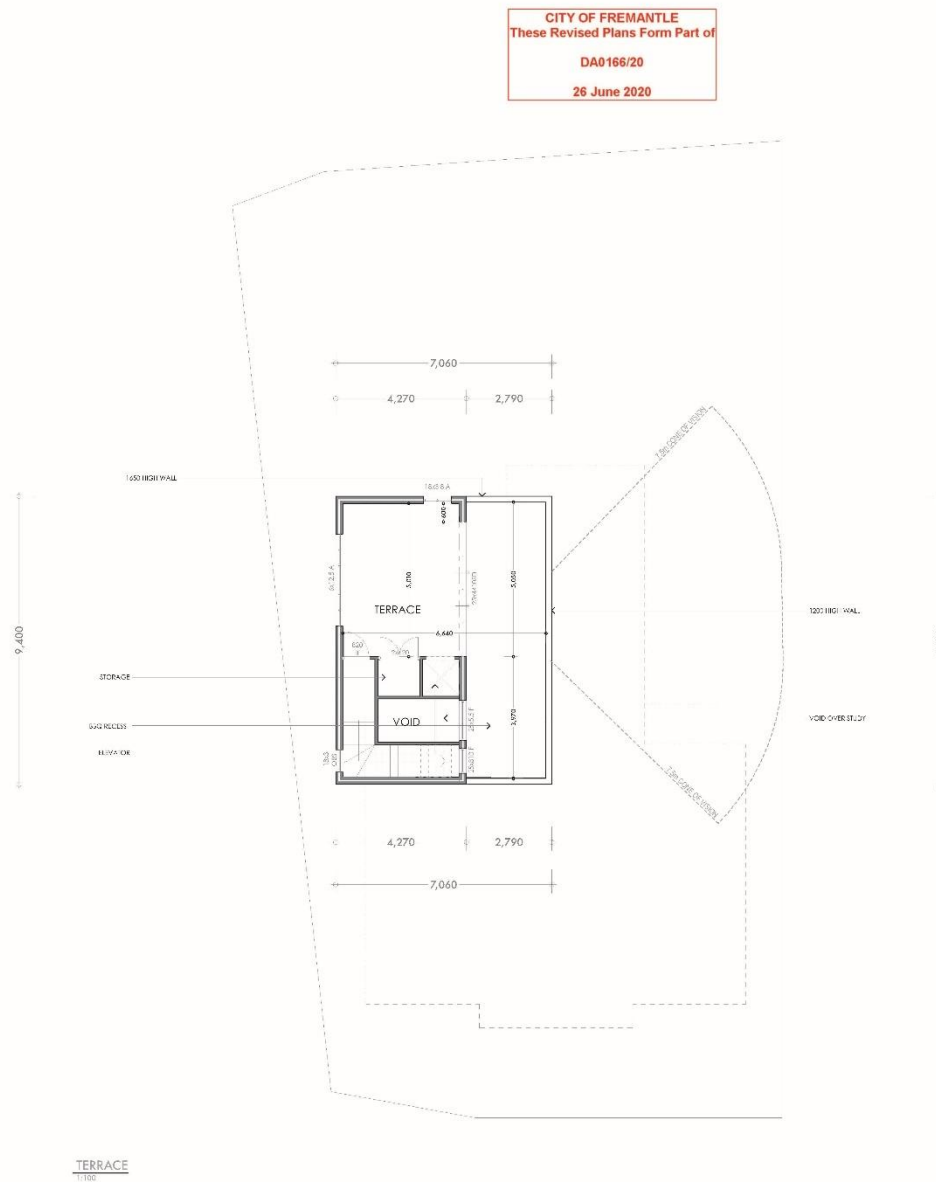
Design (Drawing) NAME
Project (Date) 20/06/20
Project (No) 20/06/20
Project (Name) PRELIMINARY DESIGN
Client Name J & A Smith
Rev 00000
Rev 00000

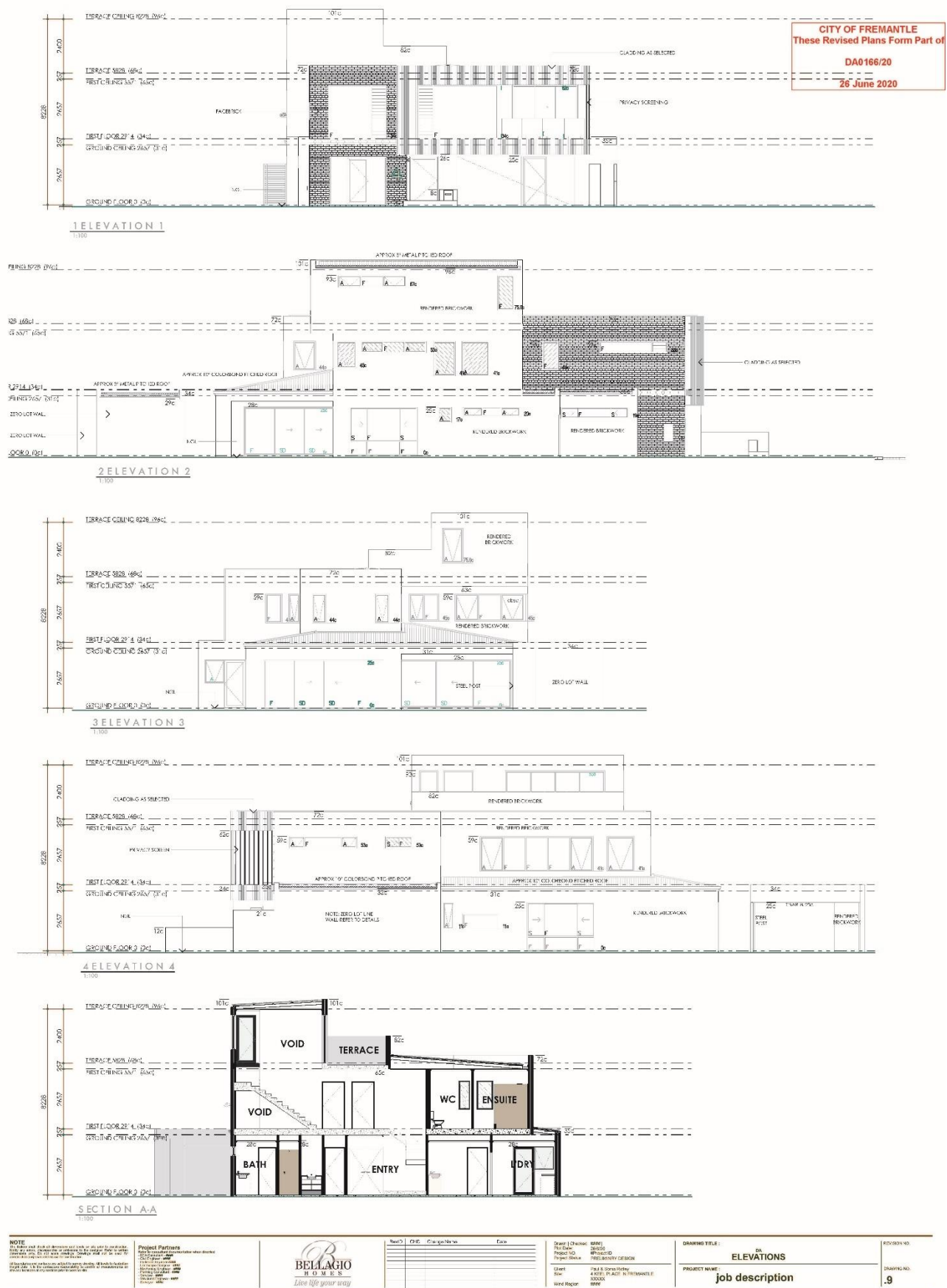
DRAWING TITLE: DA
GROUND FLOOR PLAN
PROJECT NAME: job description

REVISED NO.
DRAWING NO.
.6



NOTE: It is the user's responsibility to ensure that all drawings and specifications are complete and correct. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for ensuring that all drawings and specifications are in accordance with the applicable building codes and regulations. The user shall be responsible for ensuring that all drawings and specifications are in accordance with the applicable building codes and regulations. The user shall be responsible for ensuring that all drawings and specifications are in accordance with the applicable building codes and regulations.	Project Partners Bellagio Homes 1234 Main Street Suite 500 San Francisco, CA 94102 Phone: (415) 555-1234 Email: info@bellagiohomes.com	Drawn (Checked) J. Doe Project No. 123456789	DRAWING TITLE: OR FIRST FLOOR PLAN
Project Description: This drawing is a first floor plan for a single-family residence. The residence is located at 1234 Main Street, San Francisco, CA 94102. The residence is a two-story structure with a total area of 2,500 square feet. The first floor includes a living room, dining room, kitchen, and two bedrooms. The second floor includes a master bedroom, a bathroom, and a terrace. The residence is built on a lot of 5,000 square feet. The residence is surrounded by a fence and has a driveway. The residence is in excellent condition and is ready for occupancy.	Drawn (Checked) J. Doe Project No. 123456789	Drawn (Checked) J. Doe Project No. 123456789	PROJECT NAME: job description
Project Location: 1234 Main Street Suite 500 San Francisco, CA 94102 Phone: (415) 555-1234 Email: info@bellagiohomes.com	Drawn (Checked) J. Doe Project No. 123456789	Drawn (Checked) J. Doe Project No. 123456789	DRAWING NO. 123456789
Project Details: This drawing is a first floor plan for a single-family residence. The residence is located at 1234 Main Street, San Francisco, CA 94102. The residence is a two-story structure with a total area of 2,500 square feet. The first floor includes a living room, dining room, kitchen, and two bedrooms. The second floor includes a master bedroom, a bathroom, and a terrace. The residence is built on a lot of 5,000 square feet. The residence is surrounded by a fence and has a driveway. The residence is in excellent condition and is ready for occupancy.	Drawn (Checked) J. Doe Project No. 123456789	Drawn (Checked) J. Doe Project No. 123456789	DRAWING NO. 123456789

[illegible]



Additional Information 2 – Site Photos



Photo 1: Subject site as viewed from Keel Place



Photo 2: Subject site as viewed from Keel Place



Photo 3: Entrance to Keel Place



Photo 4: Entrance to Keel Place



Photo 5: Existing streetscape of Keel Place

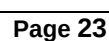


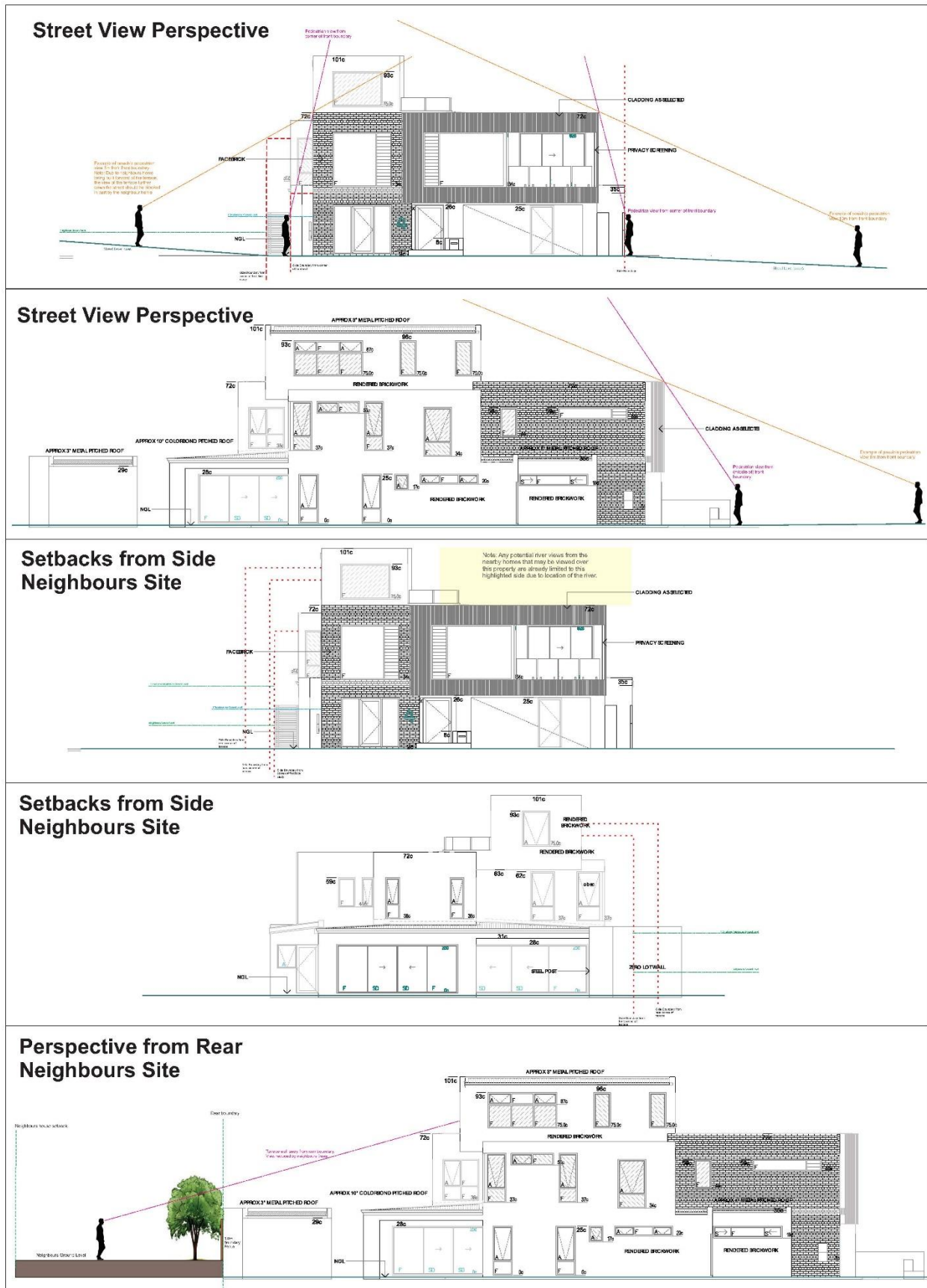
Photo 6: Existing streetscape of Keel Place



Photo7: Existing streetscape of Keel Place

What a complying Wall and Roof Height would look like

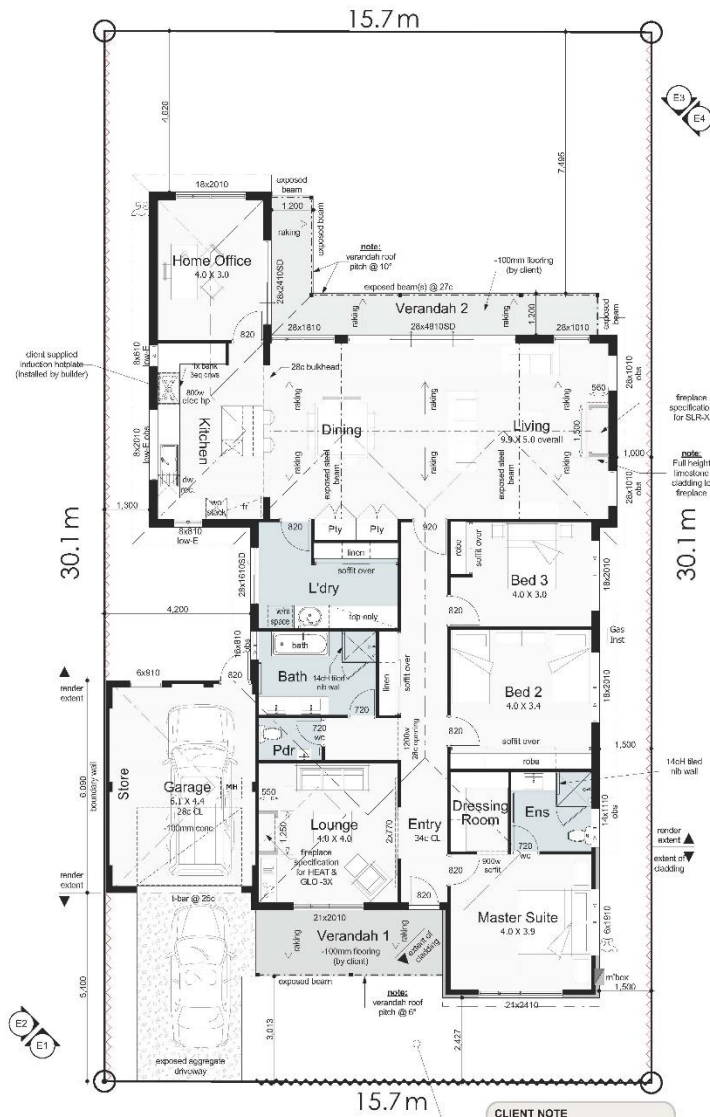




**PC2011 - 3 COMMERCIAL STREET NO.6 (LOT 27), SOUTH FREMANTLE –
DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION
OF A SINGLE STOREY SINGLE HOUSE (JL DA0316/20)**

Additional Information 1 – Original Development plans

Floor Plan
1:100



CLIENT NOTE
Please be aware that the proposed setback of building is consistent with the setback of buildings within the prevailing streetscape of comparable height. Neighbouring properties have a 1.5m front setback.
Design subject to Council approval

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DA0316/20	208.12
Garage	25.58
Verandah 2	14.64
Verandah 1	10.18
Total:	258.52 m²
Perimeter:	73.240m

Render to entire home
(excluding garage internally,
not external boundary wall)

3% ceiling throughout home
(unless otherwise noted)

zoning	R30
Percentage allowed	55.00%
Site Lot Area	472.58m²
Site Cover Allowed	259.92m²
Ground Floor	208.12m²
Garage	25.58m²
Site Cover Used	233.70m²
Actual Coverage	49.45%

Mandatory Design Compliance
City of Fremantle - LPP 2.9

Floor Plan:
Min. Garage distance behind
dwelling: 500mm

Miscellaneous:
BAL fire rating req's: BA - N/A
Noise attenuation req's: N/A

- ☒ Planning Required
 - ☒ R-Code Variation
- R-Code Variation Acknowledgement:**
The proposed design requires a variation to the Residential Design Codes and therefore will be at the discretion of the local authority. As a result proceeding with this design may incur additional costs and time delays.



CLIENT: Christine Kim & James Robinson
ADDRESS: Lot 27 (#6) Commercial Street SOUTH
FREMANTLE
JOB NUMBER: 33504
CONSULTANT: Lauren Kellendonk

CONCEPT #: 4 TP 17/05/2020 MII
3 PCAI 4/06/2020 MII
02 17/06/2020 MII
01 27/05/2020 - BUILD PERMIT

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Elevations

Roofing Note:
24°43' Roof Pitch
Metal Roof

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17 Aug 2020



E1 Front Elevation
1:100



E3 Rear Elevation
1:100



Page 2 of 4

CLIENT: Christine Kim & James Robinson
ADDRESS: Lot 27 (#6) Commercial Street SOUTH
FREMANTLE
JOB NUMBER: 33504
CONSULTANT: Lauren Kellendonk

CONCEPT#:
4 TP 17/08/2020 MH
3 PCA1 4/08/2020 MH
02 17/06/2020 MH
01 27/05/2020 IL

CLIENT: _____
CLIENT: _____
BUILDER: _____

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CITY OF FREMANTLE

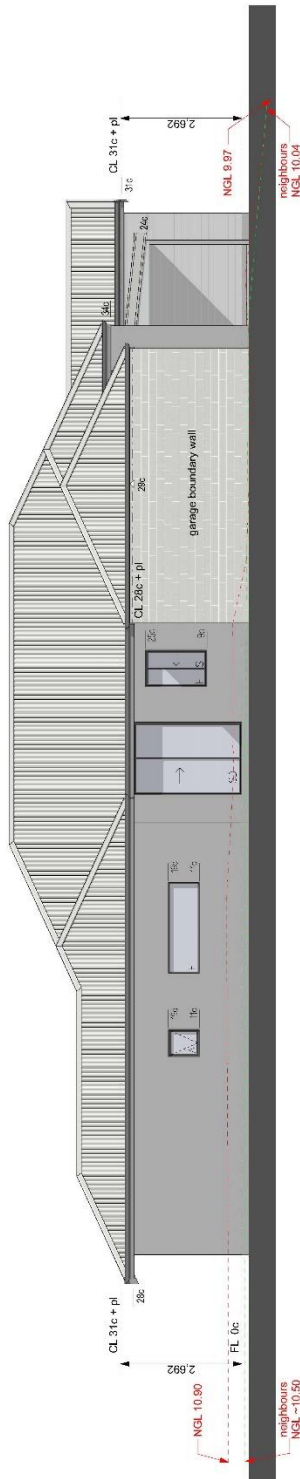
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DA0316/20 Dale's Specification

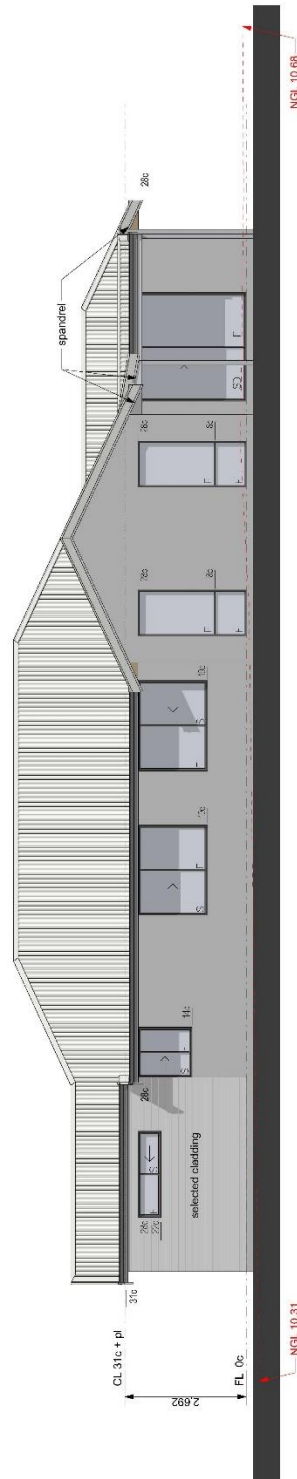
17 Aug 2020

Elevations

Roofing: Rude
24/1231 Roof Pitch
Metal Roof



E2 Side Elevation
1:100



E4 Side Elevation
1:100

CLIENT: Christine Kim & James Robinson

ADDRESS: Lot 27 (#6) Commercial Street SOUTH FREMANTLE

JOB NUMBER: 33504

CONSULTANT: Lauren Kellendonk
l.kellendonk@dalealcockhomes.com.au

CONCEPT #:
4 TP

17/08/2020

MH

CLIENT:

CLIENT:

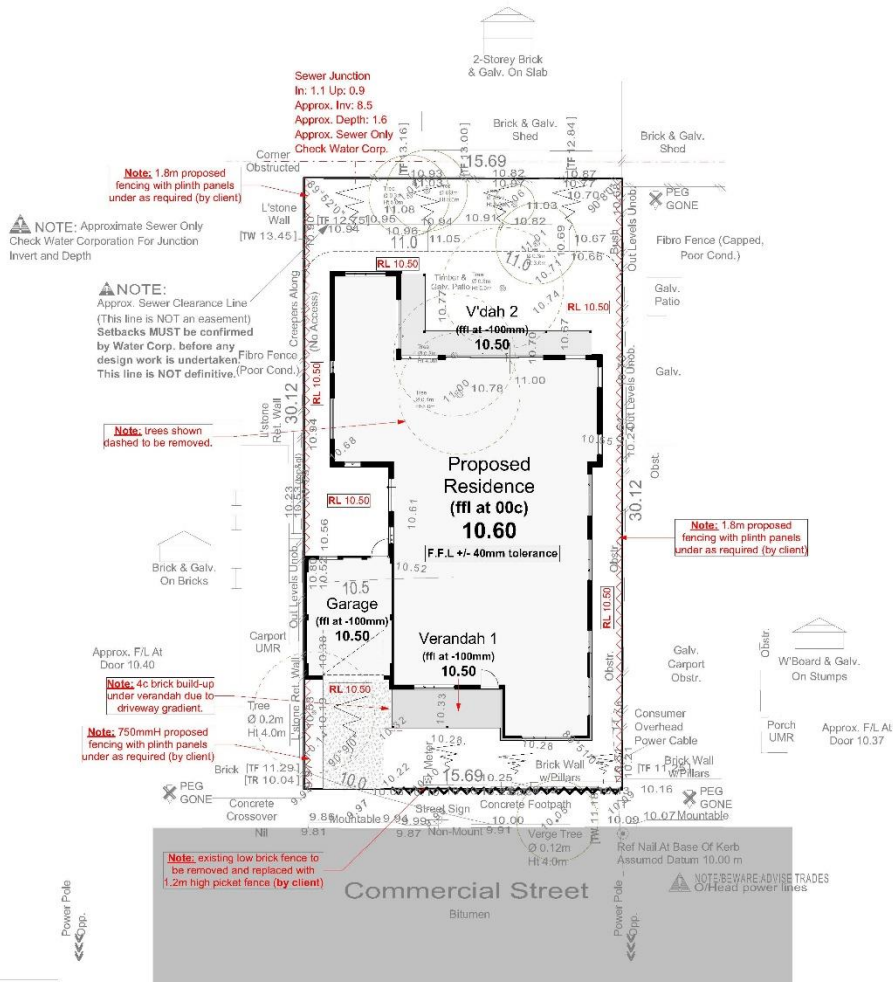
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Site Plan
1:200

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DA0316/20
17 Aug 2020



LOT MISCLOSE
0.005 m
SOIL DESCRIPTION
Sand / L/Stone(Poss)
Refer to Survey

Page 4 of 4

CLIENT: Christine Kim & James Robinson
ADDRESS: Lot 27 (#6) Commercial Street SOUTH
FREMANTLE
JOB NUMBER: 33504
CONSULTANT: Lauren Kellendonk

CONCEPT#:
4 TP 17/08/2020 MH
3 PCA1 4/08/2020 MH
02 17/06/2020 MH
CLIENT: _____
CLIENT: _____
BUILDER: _____

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1:200

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au

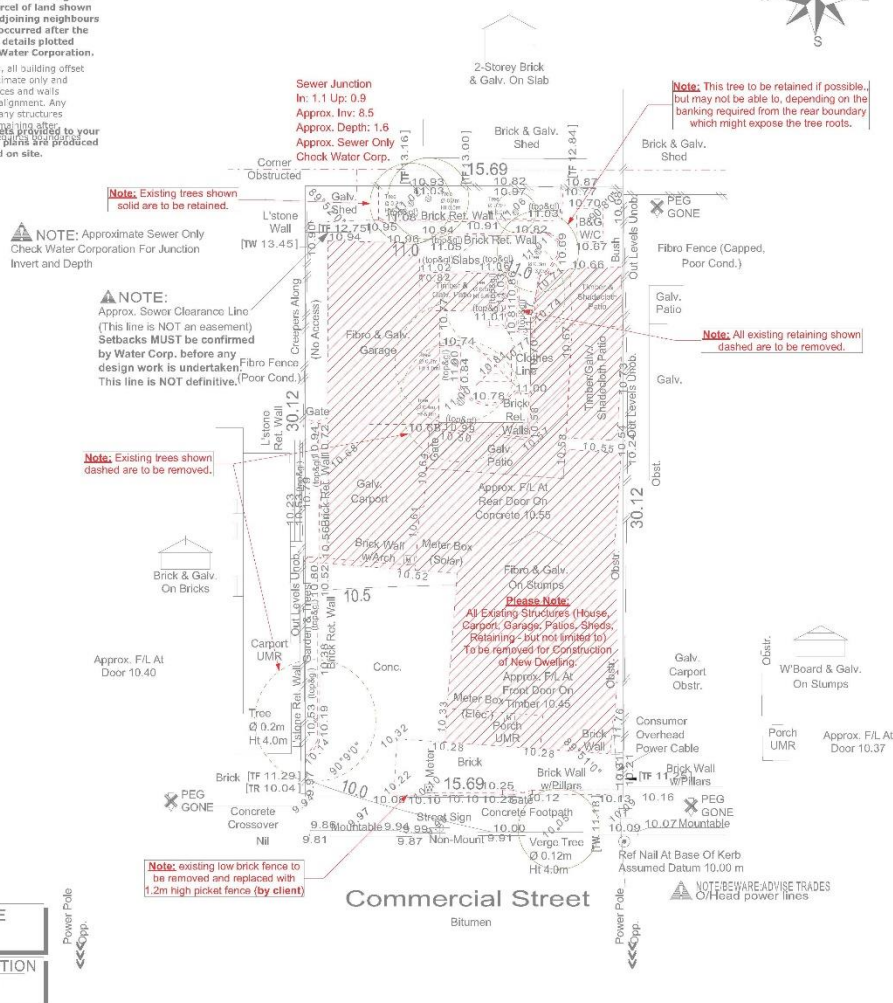
J/N:	DATE:	SCALE:	DRAWN:
470253	26 May 20	1:200	C. Weightman

CITY OF FREMANTLE
These Plans Form Part of

DA0316/20

Power Pole
Phone Pits
Water Conn.
Top Pillar/Pods
Top Wall
Top Retaining
Top Fence

A DISCLAIMER:
 All boundaries drawn on survey are based on landgate plan only. Survey does not include title search and therefore does not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect the building.
A DISCLAIMER:
 The survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. The survey is based on the best available location of existing features should have those features' location verified in relation to the true boundary.
 Survey shows visible features only and will not include excavation or other features not visible for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design.
A DISCLAIMER:
 Design & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours. The survey features that have occurred after the date on this survey. All Sewer details plotted on this survey supplied by Water Corporation.
 Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and not confirmed from existing structures. The survey may not be on the correct alignment. Any design that involves additions to any structures or any other work on site should be confirmed to be replaced and exact offsets provided to your designer/architect before any plans are produced.



LOT MISCLOSE
0.005 m

SOIL DESCRIPTION
Sand / L/Stone(Poss)
Refer to Survey

CLIENT: Christine Kim & James Robinson

ADDRESS: Lot 27 (#6) Commercial Street SOUTH
FREMANTLE

JOB NUMBER: 33504

CONSULTANT: Lauren Kellendonk

CONCEPT#:
4TP 17/08/2020 MH

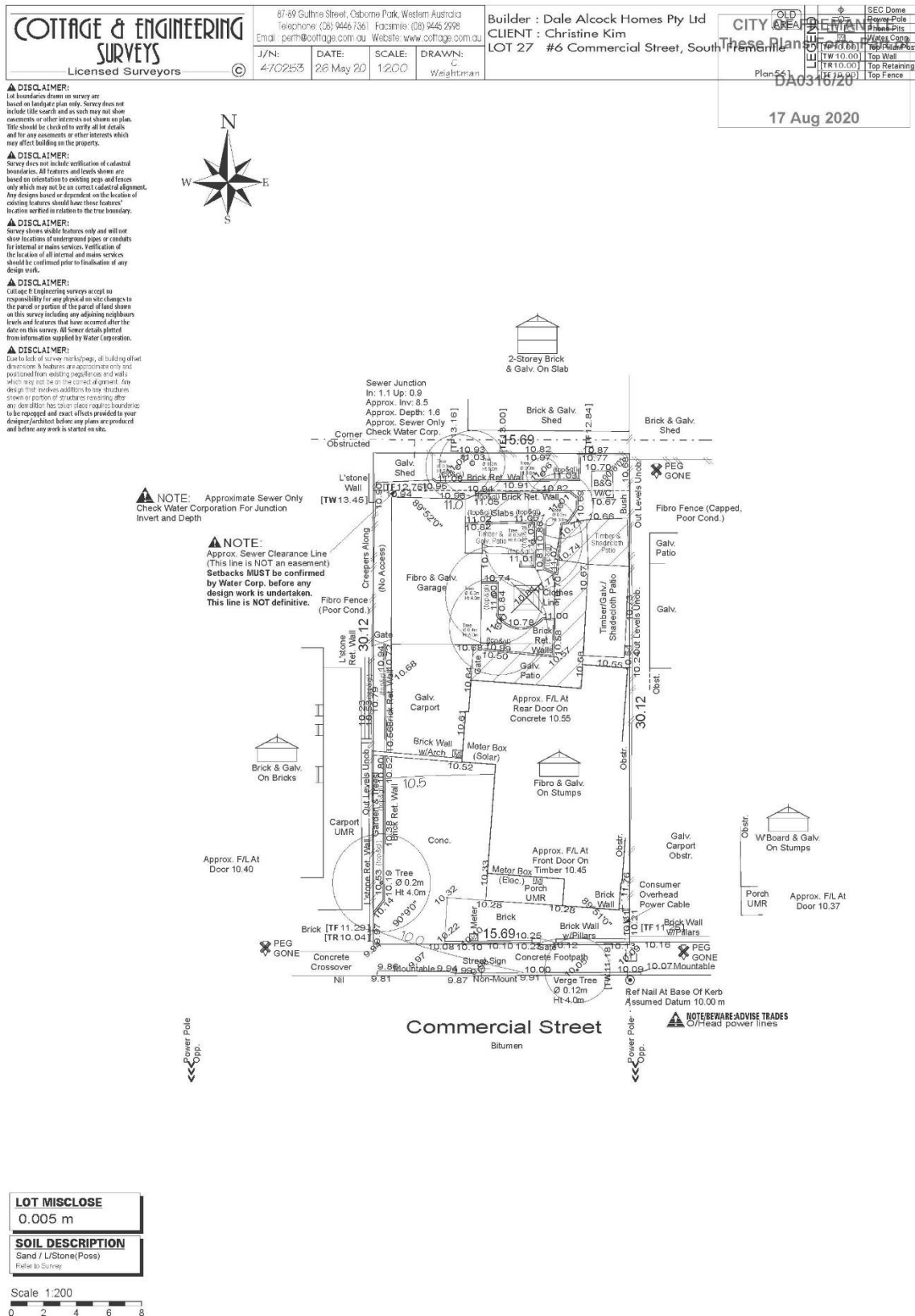
CLIENT: _____

CLIENT: _____

BUILDER: _____

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Additional Information 2 –Amended Heritage Assessment and Site photos Heritage Comment - Internal

Address: 6 Commercial Street, South Fremantle
Application number: DA0316/20
Proposal: Demolition and New Dwelling
Requesting officer: Catherine Sullivan
Date: 13/10/2020



6 Commercial Street, South Fremantle, Aerial photograph, ESRI, 16/09/2020

INTRODUCTION

The purpose of this heritage comment is to provide further information regarding the demolition and new build **OR** partial retention and additions in association with DA0316/20 and the affect that these 2 options will have upon the heritage values of 6 Commercial Street, the Commercial Street streetscape and the South Fremantle Heritage Area.

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 – not included in Inherit

Heritage List and LHS

6 Commercial Street is not 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:

- Site visit by Gena Binet and Annabel Wills 16/9/2020
- Site visit by Julia Kingsbury, Justin Lawrence, Gena Binet and Annabel Wills with owner and builder

Previous relevant DAs:

- N/A

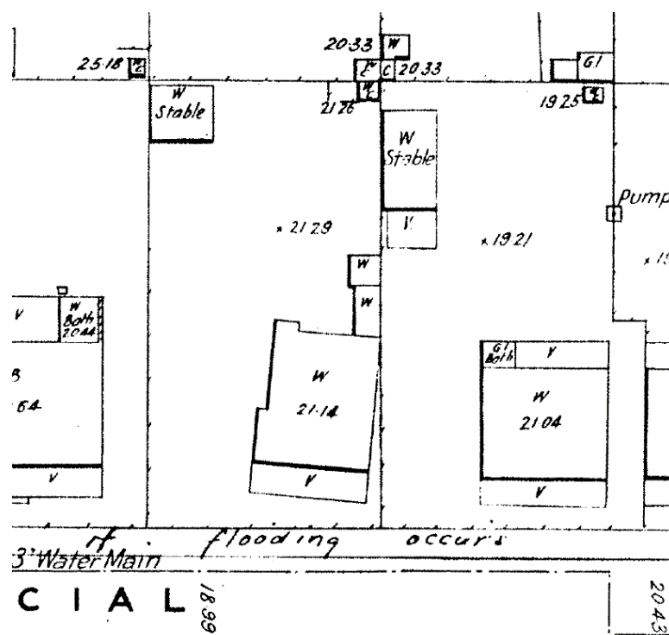
Previous relevant legal dealings: N/A

BACKGROUND

Historical Information

The area was subdivided by Davies, Chamberlain and Wray c. 1895. It is likely that number 6 Commercial Road remained vacant land until c.1905 when a cottage was built. The 1908 Sewerage Diagram indicates a single storey weatherboard cottage with a full length front verandah, which is oddly on a slightly skewed alignment to the other cottages in the street.

The original form of the cottage is similar to that of 8 Commercial Road. There is a small stable noted in the rear garden.



1908 Sewerage Diagram

Physical Description

6 Commercial Road is a single storey timber framed cottage with a 'decramastic' pressed metal roofing roof.

The walls are timber framed, originally clad with weatherboards and now clad with faux brick wall cladding. Some original weatherboards remain (under the faux brick wall cladding) and sections remain uncovered in the enclosed verandah area.

The roof has been replaced with 'decramastic' pressed metal roofing, although the original roof form remains.

The front full length verandah has been replaced and partially infilled. The walls to the infilled section are brick with brick arches and columns to the now half verandah. It is possible that some original verandah structure remains. The verandah form remains.

All windows and doors to the front elevation have been removed and replaced with aluminium windows and a later door. There is a metal awning over the aluminium front window to the verandah infill.

The verandah floor is concrete and tiles and generally the entire front and side garden area is brick paving and concrete. The infilled section of verandah also has a concrete floor.

There is a low salmon coloured brick wall and metal gate to the front fence – none of which is original.

There are various later added rear skillion additions and sheds. There is an early brick WC to the rear corner of the lot.

Internally most of the original detail has been lost including doors, skirtings, architraves, cornices, ceilings, floor coverings, walls, kitchen and bathrooms. No fireplaces or chimneys remain.

Still remaining is the overall form of the original building, sections of original or early weatherboards, timber floors, timber structure of the house, the laundry trough and the brick outhouse.



6 Commercial Street, South Fremantle, Street view, Googlemaps, 16/09/2020

IMPACT ASSESSMENT

Statement of Significance

There is no statement of significance for this property

Impact on Significance

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	Minor impact	Historical evolution	Medium impact
Rarity	No discernible impact	Streetscape	Medium impact
Representativeness	Minor impact		

Heritage Impact Comments

The proposed demolition of 6 Commercial Road has been carefully considered in relation to both the individual level of heritage significance and its place within the streetscape and the South Fremantle Heritage Area.

The place is not included in the MHI, Heritage List, Inherit database or State Register on an individual basis.

The place is included in the South Fremantle Heritage Area and is considered to be a place that provides some contribution to the streetscape.

Whilst the underlying structure and overall form of the cottage does likely date from c.1905, much of the original or early detailing has been lost both internally and externally.

Still remaining is the overall form of the original building, sections of original or early weatherboards, timber floors, timber structure of the house, the laundry trough and the brick outhouse.

Whilst the place does still display an early overall form and does have some contribution to the streetscape, its contribution has been compromised by the extensive loss of original cladding materials, details, windows and doors.

Of the remaining elements of the place it is the overall form which makes a contribution to the streetscape.

- Floor plan – significantly altered (although the front two rooms of the original house are evident)
- Roof form – remains evident
- Original cottage form – altered but is still evident
- Original front façade proportions – significantly altered central location of front door remains, windows have been replaced with altered size and proportions and part of the verandah has been infilled.
- Original front façade detailing – significantly altered or removed – with the overall form still evident
- Original verandah form – significantly altered with the overall form still evident
- Original verandah detailing – significantly altered or removed
- Front fencing, gardens or setting – significantly altered or removed
- Internal details – significantly altered or removed
- Social or historic significance – no specific social or historic significance has been identified although the skewed alignment of the house is an interesting point which possibly indicates that the place was constructed prior to a formal road being in place.

RECOMMENDATIONS:

Generally the demolition proposal can be supported on heritage grounds on the condition that:

1. A full archival record with historic research, photographs and measured drawings of the house and all out buildings is produced to the satisfaction of the City of Fremantle prior to demolition. See below brief.

Alternatively the original two room cottage and verandah is capable of being retained and conserved. This will require an extensive amount of reconstruction. Some evidence does remain within the existing house and as it is likely that it was originally similar to the adjacent house at No. 8 Commercial Street, this could be used as a model to allow for reasonably accurate reconstruction to occur. Retention of the cottage will still allow for a large extension to the rear. This option acknowledges the potential for the place to make a more positive contribution to the streetscape once conserved.

MINIMUM REQUIREMENTS	DETAILED RECORD
1. Background	
2. Statement of Significance	
3. Location Plan	
4. Base Plan	
5. Reproduction of Archival documents	
6. Heritage Assessment Documentation or Brief Written History	
7. Certificate of Title	
8. Photographs	
* The place and its setting	
* All external elevations	
* Significant/representative external and internal spaces	
* Noteworthy items	
9. Measured Drawings	
▪ To sketch standard	
▪ To architectural standard	
- Site plan (1:500 or 1:200)	
- Floor plan/s (1:100 or 1:50)	
- Roof plan/s (1:100 or 1:50)	
- External elevations (1:100 or 1:50)	
- Internal elevations (1:100 or 1:50)	
- Sections (1:100 or 1:50)	
- Ceiling and joinery details (1:20 or 1:10)	
- Other significant details	
10. Bibliography	
11. Archaeologist report/input	

 Denotes minimum requirement

Site Visit – 13 October 2020 – Photographs – Annabel Wills





Rear Skillion



Bathroom under rear skillion



Kitchen second skillion



Bedroom First skillion section



Second skillion bedroom



Front room under main hipped roof



Front room under main hipped roof



Front Bedroom – under main hipped roof – looking through to enclosed verandah



Enclosed front verandah room – with original or early weatherboards



Enclosed front verandah room – with original or early weatherboards



Front verandah with concrete and tiles floor, brick columns and faux brick cladding to walls



Front verandah with concrete and tiles floor, brick columns and faux brick cladding to walls and infilled verandah section



Front verandah with concrete and tiles floor, brick columns and faux brick cladding to walls and infilled verandah section



Front verandah with brick columns and faux brick cladding to walls – evidence of weatherboards behind this section of faux brick cladding exists. Decramastic pressed metal roofing.



Adjacent 8 Commercial Street - similar



6 Commercial Street – form is evident



Boundary between 6 and 8 Commercial Street



Rear garden looking at the back of the house



Rear garden looking at brick WC



Rear Garden adhoc additions



Rear Garden adhoc additions



Rear Garden adhoc additions



Rear Garden adhoc additions



Rear Garden adhoc additions



Rear Garden adhoc additions



Rear brick WC



Laundry in rear skillion

Site Visit – 15 September 2020 – Photographs – Annabel Wills



6 Commercial Street



8 Commercial Street









**PC2011 - 4 SEAVIEW STREET, NO. 7A (STRATA LOT 2), BEACONSFIELD –
THREE STOREY SINGLE HOUSE – (NB DA0297/20)**

Additional Information 1 – Site Photos



Photo 1: Seaview Street elevation



Photo 2: West elevation of site showing adjoining existing outbuilding



Photo 3: View from the site to the rear (north)



Photo 4: View from the site to the east

**PC2011 - 5 LEFROY ROAD, NO. 148 (LOT 21), BEACONSFIELD – THREE, TWO
STOREY GROUPED DWELLINGS – (NB DA0334/20)**

Additional Information 1 – Site Photos



Photo 1: Existing house at front of block (Lefroy Road)



Photo 2: Cadd Street elevation



Photo 3: View down existing laneway



Photo 4: Rear of site at Cadd Street elevation

PC2011 - 6 ALMA STREET, NO. 15 (STRATA LOT 1) FREMANTLE - ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING (JK DA0289/20)

Additional Information 1 – Applicants Justification

Proposed enclosure to existing verandah, No 15 Alma Street Fremantle -2nd October 2020



No 15 Alma Street is right hand side of semi detached 1900s cottage.

There appears little difference between the 3 tiers of municipal heritage listing in terms of protection by City of Fremantle. The Heritage Officer's advises our proposal will *"diminish the presentation of the historic façade of this building"*, however our property's Level 3 statement of significance does not mention a particularly important façade, but rather it has only *some cultural heritage significance*;

"The place has aesthetic value for its contribution to the streetscape and the surrounding area."
A level 3 listing should allow for more flexibility with minor additions than a level 1 or 2 property, especially when the listing does cite any *"individual or collective aesthetic, historic, social or scientific significance"*

In any case, the assertion that proposed glazing will reduce visibility of the facade is incorrect, as shown in submitted street view perspective below. The facade will remain clearly visible. To



address concerns about the new verandah post and the height of "dado" the post was removed and lower height of cladding under windows shown on revised submitted drawings.

At right is a photo of nearby 38 Wray Avenue, a Level 2 listed place with enclosed verandah. Facing west and with no shading, the residents have used tinted glazing and heavy security screens which are intrusive. Using sliding doors (rather than windows) means heavier aluminium frames. Our design has considered these aspects, is set back from the street and is far less intrusive.

Below is a photo of 79-85 South Terrace (Level 1B listing) 200m from our house. Aluminium sliding windows were installed 5 years ago. This place has much higher heritage significance than our house, but the owners have found the need for this enclosure to reduce noise, dust and vandalism. Even if, in my opinion, their enclosure has not been built to the highest quality, it is not intrusive to the place, Increases



street surveillance and is lightweight and removable.

We ask that the council will allow our minor works considering;

- we are not demolishing or concealing any aspect of the original building fabric,
- the construction is lightweight framing and not permanent. This can be proven by the attached 1978 photo showing previous framed enclosure which was removed in 1995,
- in recognition of local precedent and that level 3 listing of our property should allow for more flexibility than higher listings,
- removal of proposed new post and lowering of "dado" (Rev 4) further

diminishes any heritage impact. Also the dado is not visible from the street due to the existing brick fence.

- we do not set a bad precedent as our design is carefully considered, of higher quality, and setback from the street further than the 2 examples cited above, which also have higher level heritage listings.

Our proposal will improve the streetscape by activating it. None of the residents in this group of 6 houses use their front verandahs as they are too exposed. Council installed very bright street lights here in recent years to help deal with rising crime (vandalism, graffiti) due to lack of street surveillance. The suggested clear acrylic roll-down blinds are impractical as they would not stop the noise, dust and cold, meaning the verandah would remain unusable.

From a planning perspective, we are improving and activating the streetscape with high quality design which allows the house to adapt to changing environmental conditions since it was built in 1902. Our proposal is part of the continuing story of the house, which we have restored and protected for the last 20 years, and hope to for at least another 20 years to come.

Additional Information 2 – Site Photos



Photo 1: Subject site (right) as viewed from Alma Street



Photo 2: Adjoining site (west) as viewed from Alma Street



Photo 3: Adjoining site (east) as viewed from Alma Street

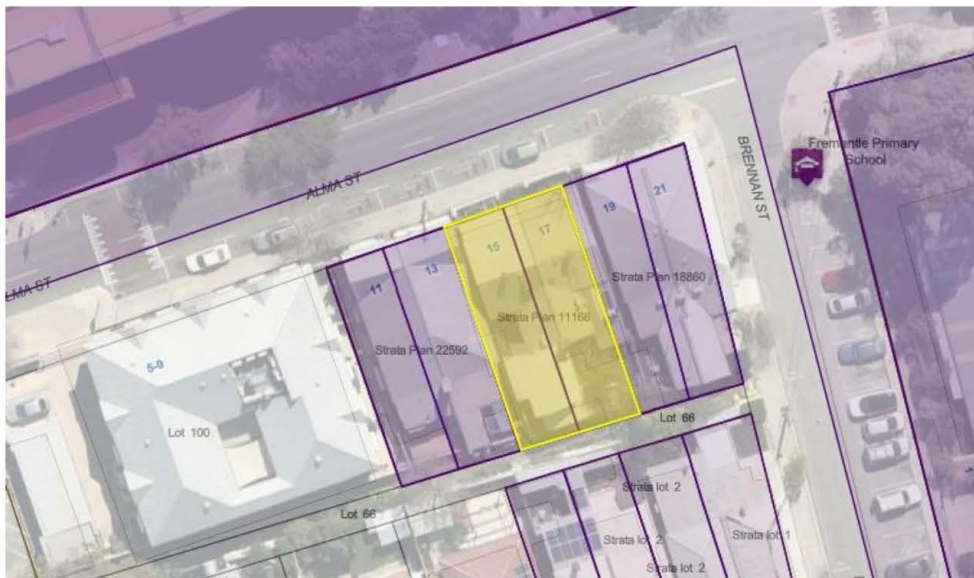


Photo 4: Existing Alma Street streetscape (three duplex pairs)

Additional Information 3 – Heritage Assessment

Heritage Comment - Internal

Address: 15 Alma Street, Fremantle
Application number: DA0289/20
Proposal: Enclose front verandah
Requesting officer: Josh Loveridge
Date: 17/09/2020



15, Alma Street, Aerial photograph, CoF Intramaps, 25/02/2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0289/20 and the affect that they will have upon the heritage values of Address. The proposed changes include:

- Enclosure of front verandah with aluminium sliding windows and a weatherboard clad spandrel under.

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.

Or

The place is included in the State Register of Heritage Places – a referral to DPLH Heritage **is** required.

Inherit

Inherit Database number - 24682

Heritage List and LHS

Duplex, 15 Alma Street is included on the City of Fremantle's Heritage List together with the other half of the duplex, *Duplex 17 Alma Street*.

Local Heritage Survey (formerly Municipal Heritage Inventory)

Duplex, 15 Alma Street is included on the City of Fremantle's Local Heritage Survey as a management category Level 3 – "The City of Fremantle has identified this place as being of some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and /or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced."

Heritage Area

The place is not included in a Heritage Area.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Meeting with applicant, Josh Loveridge and Gena Binet

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

BACKGROUND

Historical Information

This house is part of a duplex pair 15-17 Alma Street, which were formerly numbered 39-41 Alma Street. The numbering changed in 1934/35.

The duplex was constructed in 1902/3 for the owner Stephen Lorden who had purchased the lot in the same year. Stephen Lorden had a patent dry blower works in Collie Street and had previously lived in Quarry Street. Lorden leased out the cottages to various tenants during his ownership of the place.

In 1907, the sewerage plan of the site shows that the brick cottages had front verandahs and small galvanised iron structures built on the rear of the two cottages. Galvanised iron closets were located on the rear property boundary and the lots were fenced.

15 Alma Street was subsequently owned by Johanna McKinnon, John Walter Thompson and then Sydney Lawrence Marquand who occupied the cottage in the 1940s. Alecia Evelyn Marquand owned both cottages in 1951/52 and occupied 15 Alma Street at that time.

A photograph of 15 Alma street taken in 1978 shows that the front verandah had been enclosed with a louvre and fibre board cladding.

In 2003, the City of Fremantle received a request from the owners to undertake renovations and additions. These additions required the demolition of a lean-to washhouse which was not original. Approval was granted to demolish the lean-to, construct a new kitchen and bathroom in the same location and create an open court in the remaining space

Physical Description

Duplex, 15-17 Alma Street is a single storey rendered brick and iron duplex pair with a symmetrical facade designed as a late example of the Victorian Georgian style of architecture. The walls are limestone with face red brick quoining. The roof is gabled and clad with corrugated iron. There is a protruding dividing wall between the two duplex halves and two red face brick chimneys with brick corbels.

The overall facade of the pair is symmetrical with each having a front door, with a sidelight and fanlight, and a double hung sash window. Both have a verandah under separate corrugated iron roofs supported on timber posts. No 15 has simple timber brackets. Each duplex half has a rendered masonry and timber picket fence to the front boundary line.



Duplex 15 Alma Street (RHS of duplex), Google Streetview September 2018.

IMPACT ASSESSMENT

Statement of Significance

Duplex, 15 & 17 Alma Street, is a typical limestone, brick and iron single storey duplex pair dating from 1902.	Medium impact
The place has aesthetic value for its contribution to the streetscape and the surrounding area.	Major impact
It is representative of the typical workers' houses in the Fremantle area.	Minor impact
The place is very late example of the Victorian Georgian style of architecture.	Medium impact

Impact on Significance

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

Heritage Impact Comments

Generally, the proposed enclosure of the front veranda to 15 Alma street will have a negative impact on the heritage values of the place and its contribution to the streetscape of Alma Street, especially the group of three pairs of late 1890s early 1900s masonry duplexes at the western end of the street.

The enclosure of the side wall of the verandah to 15 Alma Street is acceptable as it will have minimal impact upon the presentation of the place due to the proximity of the neighbouring house which is set forward of the front verandah of 15 Alma Street. Timber walls to the side of verandahs were often part of an original design.

The construction of a lightweight trellis pergola to the narrow garden in front of the verandah is also acceptable as it will have minimal impact upon the presentation of the place and can be removed later with minimal impact upon the verandah structure.

The proposed new wall verandah room enclosure will negatively affect the presentation of the historic façade of this building and its contribution to the heritage streetscape. The aluminium sliding windows, extra timber posts, solid dado and door will conceal the front wall of the building and detract from its appearance.

RECOMMENDATIONS:

This proposal is NOT supported.

**PC2011 - 7 SHEPHERD STREET, NO. 67B (STRATA LOT 1), BEACONSFIELD –
TWO STOREY SINGLE HOUSE (TG DA0207/20)**

Additional Information 1 – Site Photos



Photo 1: Site from across Shepherd Street



Photo 2: Rear of site



Photo 3: Adjoining development



Photo 4: Adjoining development

**PC2011 - 8 DOURO ROAD, NO. 2/19 (STRATA LOT 2), SOUTH FREMANTLE -
VARIATION TO OPERATING HOURS OF DA0099/19 (CHANGE OF USE
TO RESTAURANT) – (NB VA0027/20)**

Additional Information 1 – Site Photos



Photo 1: Douro Road and Hulbert Street intersection elevation



Photo 2: Hulbert Road facing south

Additional Information 2 - Applicant's Noise and Traffic Management Plan

Noise and Traffic congestion management Plan

Annexure - Change of Trading Hours
Premises: 2/19 Douro Road, South Fremantle WA 6162 (Premises)
Lot and Plan: Lot 2, STP in 70380

Application ID: VA0027/20

Sanco Japanese Cuisine Pty Ltd

We are going to implement the plan thoroughly for limiting impact on adjoining properties in the operating hours.

Operating Hours

We work hard and take every possible measure to reduce noise (We will pay close attention not to make annoying noise during operating hours especially after 17:00)

- Play music as soft as possible if we play.
- Aim the speaker inward to reduce noise.
- Strictly follow the last order time and closing time.
- Put a sign on the entrance as "Please keep it down for neighbours."
- Ensure that patrons maintain conversation volume at a reasonable volume at all times.
- Monitor larger groups of patrons closely. If a particular group of patrons is starting to vocalise too loudly (especially on the outside when they leave), we are going to approach the group and politely ask them to enjoy themselves quietly and to consider our neighbours and other patrons.

Closing

We are going to implement procedures for closing at the end of each night's trade to minimise the risk of noise or disturbance being caused to local residents and to encourage the gradual and orderly egress of patrons:

- Lights up at 15 mins before closing (20:45)
- Venue cleared no later than 15 mins after closing
- remind patrons leaving the venue to leave quietly and respect neighbours.
- Carry out a thorough staff training (strictly keep quiet when they take care of bin at the end of the day)

Parking Spot

We avoid bothering neighbours with parking spots and traffic congestion.

- Guide all patrons to park in the big parking lots near D&S, and Wilson Park that takes only a few minutes walking to the restaurant.
- Explain to patrons not to park on the residential street as Hulbert St. verbally and showing parking spot maps on the website.
- Suggest patrons to visit by walk or riding-together.
- Guide Uber Eats drivers to park their bicycles in the Alfresco area or proprietary bike racks of the building, not on path way.

We try hard to bend an ear to neighbour's feedback on a regular basis for getting along with them, and be loved by them. We provide an empathetic and polite response to any complaints from neighbors, and we would hope that escalation of problems can be overcome by simply talking to us, and us taking appropriate actions. We have confidence that the increased hours will not impact neighbours by executing all of the above.

PC2011 - 9 STACK STREET, NO. 16 (LOT 3) FREMANTLE – ADDITIONS (SEA CONTAINER AND DECKING) AND PARTIAL CHANGE OF USE TO RESTAURANT (TG DA0294/20)

Additional Information 1 – Site Photos



Photo 1: Building frontage and side access



Photo 2: Location of works



Photo 3: Streetscape



Photo 4: Streetscape

**PC2011 - 10 SAMSON STREET, NO. 95 (LOT 903) WHITE GUM VALLEY –
DEMOLITION OF EXISTING OFFICE BUILDING (TG DA0395/20)**

Additional Information 1 – Site Photos



Photo 1: Rear of dwelling



Photo 2: side of dwelling



Photo 3: Side of dwelling

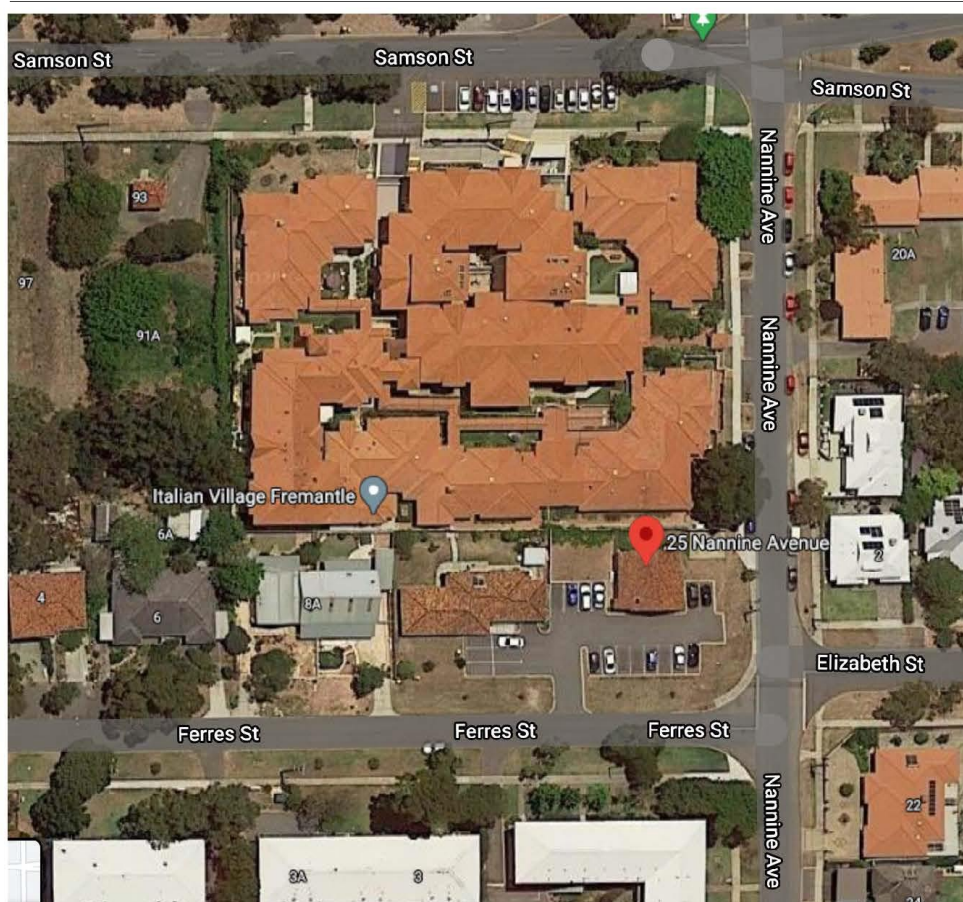


Photo 4: Front of dwelling

Additional Information 2 – Heritage Assessment

Heritage Comment - Internal

Address: 95 Samson Street (25 Nannine)
Application number: DA0395-20
Proposal: Demolition
Requesting officer: Tom Geddes
Date: 29/09/2020



95 Samson Street / 25 Nannine Ave, Aerial photograph, Google Maps, 29/09/2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0395/20 and the affect that they will have upon the heritage values of 95 Samson St / 25 Nannine Ave, White Gum Valley. The proposed changes include:

- Demolition

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 - 21317

Heritage List and LHS

95 Samson St / 25 Nannine Ave, White Gum Valley is included on the City of Fremantle's Heritage List.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

BACKGROUND

Historical Information

The house was built about 1963. There are notes dated 1983 and plans held in the Local History Collection, detailing the Pecotich market garden on 2 acres of land. This property is also associated with 8 Ferres Street.

Physical Description

A typical 1960s cream brick and tile single storey house. The inherit database says that the place has been demolished. Some confusion has existed over the street name and number.



Place and Address, Street view, Googlemaps, 25/02/2020

IMPACT ASSESSMENT

Impact on Significance

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	Medium impact
Representativeness	Minor impact		

Heritage Impact Comments

The proposed demolition, whilst a loss to the streetscape in some capacity, can be supported as the place is of 1960s very modest construction. It is a representative example of a very simple house of that time and many other examples are still extant.

RECOMMENDATIONS:

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

1. A detailed archival record is produced and submitted to the City of Fremantle's satisfaction prior to demolition. (see below)

MINIMUM REQUIREMENTS	DETAILED RECORD
1. Background	
2. Statement of Significance	
3. Location Plan	
4. Base Plan	
5. Reproduction of Archival documents	
6. Heritage Assessment Documentation or Brief Written History	
7. Certificate of Title	
8. Photographs	
* The place and its setting	
* All external elevations	
* Significant/representative external and internal spaces	
* Noteworthy items	
9. Measured Drawings	
a To sketch standard	
a To architectural standard	
- Site plan (1:500 or 1:200)	
- Floor plan/s (1:100 or 1:50)	
- Roof plan/s (1:100 or 1:50)	
- External elevations (1:100 or 1:50)	
- Internal elevations (1:100 or 1:50)	
- Sections (1:100 or 1:50)	
- Ceiling and joinery details (1:20 or 1:10)	
- Other significant details	
10. Bibliography	
11. Archaeologist report/input	

 Denotes minimum requirement

**PC2011 - 12 SPECIAL PLANNING PROVISIONS RELATING TO COVID-19 –
development applications made under part 17 of the planning and
development act 2005 - Outcome of community engagement and
final adoption**

Additional Information 1 – Previous item PC2009-11

City of Fremantle

**PC2009 - 11 SPECIAL PLANNING PROVISIONS RELATING TO COVID-19 –
DEVELOPMENT APPLICATIONS MADE UNDER PART 17 OF THE
PLANNING AND DEVELOPMENT ACT 2005**

Meeting date: 2 September 2020
Responsible officer: Director Strategic Planning and Projects
Decision making authority: Committee
Agenda attachments: Nil
Additional information: Nil

SUMMARY

The purpose of this report is to inform Council of special provisions relating to development applications which have recently been incorporated into the Planning and Development Act 2005. The Government has introduced these provisions as part of its response to the COVID-19 pandemic, and also as a way of accelerating the implementation of some of its broader Planning Reform proposals. Under these provisions applicants for development costing \$20 million or more (in the Perth metropolitan region) will have the option of submitting their application to the State's Department of Planning, Lands and Heritage for determination by the Western Australian Planning Commission rather than the application being dealt with through the existing local government/Development Assessment Panel process. This arrangement will operate for a temporary period of 18 months from July 2020.

This report recommends that Council adopt a local planning policy to guide the process for confirming submissions to be made by the City of Fremantle on applications to be determined by the WA Planning Commission which relate to sites within the City. The recommended policy specifies that a report by City officers should be presented to the Planning Committee or Council for endorsement of the submission to be made by the City. It is recommended that the draft policy be endorsed for the purposes of public consultation prior to final consideration for adoption by Council.

BACKGROUND

In August 2019 the Minister for Planning launched the WA Government's 'Action Plan for Planning Reform', setting out a range of proposed initiatives for changes to the WA planning system aimed at addressing three fundamental goals:

1. Planning creates great places.
2. Planning is easier to understand and navigate.
3. Planning systems are consistent and efficient.

City of Fremantle

At the time of the launch an indicative delivery program for introduction of the proposed initiatives was set out. This was split into three phases over several years, with the first phase – involving legislative amendments – commencing in 2019-2020.

The onset of the COVID-19 pandemic has caused the WA Government to modify its previous planned approach to amending the *Planning and Development Act 2005* and subsidiary legislation. Stimulating large scale development in the short term is seen as a key component of economic recovery, and consequently the Government has fast-tracked legislative changes relating to the assessment and determination of development applications for large scale development ahead of other aspects of planning reform which require amendments to legislation.

On 7 July 2020 the *Planning and Development Amendment Act 2020* (the 2020 Act) received Royal Assent and on 8 July provisions in Part 2 of this Act commenced. These provisions are intended to provide an urgent response to the COVID-19 pandemic as it relates to planning and development. This part of the 2020 Act introduces new provisions into the *Planning and Development Act 2005* which can be summarised as follows:

- A definition of *significant development* which, in the case of development anywhere in the Perth metropolitan region, means any development (except for a warehouse) with an estimated cost of \$20 million or more.
- A person making an application for development approval for a significant development may choose to make the application to the Western Australian Planning Commission (WAPC) for determination rather than making the application through the local government/Development Assessment Panel process.
- Even if a development proposal does not meet the definition of a significant development, if the applicant notifies the Minister for Planning that they wish it to be determined by the WAPC and the Minister considers the application raises issues of major State or regional importance, the Premier on the Minister's recommendation may refer the application to the WAPC for determination.
- In assessing and determining applications of the above types, the WAPC must have due regard to:
 - the purpose and intent of the planning scheme applying in the locality of the proposed development;
 - the need to ensure orderly and proper planning and the preservation of amenity;
 - the need to facilitate development in response to the economic effects of COVID-19;
 - any relevant WAPC policies.

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- Notwithstanding the above 'due regard' matters, the WAPC is not bound by any legal instrument that would ordinarily apply to consideration of a development application (e.g. the local planning scheme) and is not limited to planning considerations in determining the application – it may have regard to other matters affecting the public interest.
- The WAPC must give the local government to whose district a significant development application relates an opportunity to make submissions and have due regard to any submissions made.
- The WAPC must advertise the application and invite submissions from members of the public in a manner it considers appropriate and have due regard to any submissions made.
- Development approved by the WAPC under these provisions must substantially commence within 24 months of the date of approval. The period for commencing the development cannot be extended by the WAPC.
- The above provisions only apply during the COVID-19 recovery period – defined as 18 months from 8 July 2020.

The State's Department of Planning, Lands and Heritage (DPLH) has established a new team of officers called the State Development Assessment Unit to receive and assess applications lodged under these provisions. This Unit will be responsible for undertaking pre and post-lodgement discussions with applicants, consultation with the public, the relevant local government and other State agencies, technical assessment of proposals and preparation of a report and recommendations to the WAPC.

The following flowchart illustrating the State Development Assessment Unit application process is taken from the DPLH website:

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Application process

The State Development Assessment Unit application process is as follows:

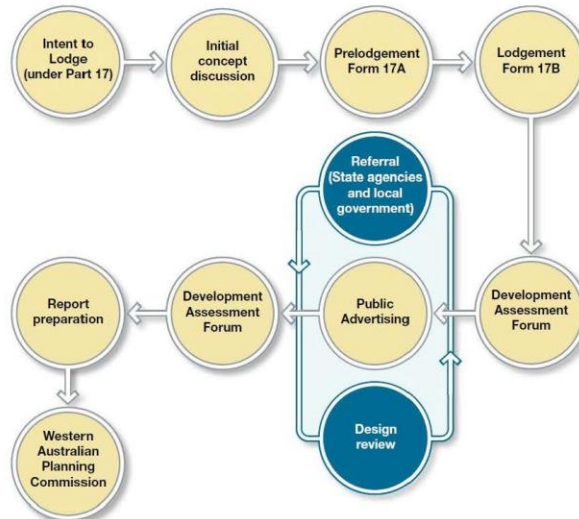


Figure 1: The State Development Assessment Unit application process

FINANCIAL IMPLICATIONS

Fees for applications for significant development which are lodged with and determined by the WAPC will be paid to and retained by the DPLH, not the local government. The fee payable for an application submitted through this process will be the same as the maximum fee (local government fee and DAP fee combined) charged for a development costing \$21.5 million or more lodged with a local government and determined by a Development Assessment Panel (DAP).

LEGAL IMPLICATIONS

The legislative provisions discussed in this report identify the role the City of Fremantle as a local government would play in the assessment and determination of development applications by the WAPC. The City has a legal entitlement to be given opportunity to make submissions on such an application, and the WAPC must give due regard to any submissions the City makes.

CONSULTATION

Consultation on applications for significant development submitted to the DPLH/WAPC is the responsibility of the State Development Assessment Unit not the local government.

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If the draft policy recommended in this report is endorsed by Council, it will be advertised for public comment for not less than 21 days in accordance with the procedures set out in clause 4 of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Fremantle Local Planning Policy 1.3 Public Notification of Planning Proposals. Following advertising the policy will be reported back to Council for consideration for final adoption.

OFFICER COMMENT

The new COVID-19 related special provisions in the *Planning and Development Act 2005* mean that an applicant seeking approval for a development costing \$20 million or more now has a choice of two pathways for assessment and determination of the application:

1. The pre-existing pathway of lodging the application with the local government for determination by a Development Assessment Panel, based on consideration of a Responsible Authority Report prepared by the local government.
2. The new option of submitting the application to the DPLH State Development Assessment Unit for determination by the WAPC, based on a report prepared by the State Development Assessment Unit.

There is a reasonable likelihood that one or more development proposals for sites in the City of Fremantle which will need to be dealt with through either of these pathways will be lodged in the next few months. The City already has well-established processes for dealing with applications to be determined by the relevant Development Assessment Panel, including arrangements to enable the Council's views in addition to City officers' advice (as contained in the Responsible Authority report) to be considered when the DAP determines the application. Officers believe it would be helpful for equivalent arrangements to be considered and adopted by Council to guide the City's input to applications being dealt with by the WAPC.

Proposed process for City of Fremantle submissions on significant applications

Given the likely scale and significance of development proposals to be dealt with under the new WAPC approval arrangements, officers consider it would be appropriate for the Council to approve submissions to be made by the City of Fremantle on such applications.

It is proposed to facilitate this by officers preparing a report on the proposed development, including a recommendation on the City's comments for submission to the WAPC, for consideration by elected members. Unlike the process for applications to be determined by a DAP, where the Responsible Authority Report prepared by officers cannot be altered by a resolution of Council (although any different views adopted by the elected member body are communicated to the DAP along with the officer RAR), for applications to be determined by the WAPC the comments submitted by the City can be determined by the Council. Accordingly, the recommended submission comments provided by officers will be able to be amended or substantially changed by the Council if elected members consider changes are appropriate, and the resolution of the Council will constitute the City's submission.

It is recommended that significant applications should generally be reported to the Planning Committee for determination of the City's submission comments, under the Committee's delegated authority from Council to exercise all powers relating to

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development applications under the *Planning and Development Act 2005*. The legislation does not prescribe a time period for local government submissions, however discussions with DPLH officers suggest that the period allowed will be up to 42 days from notification of the application. In most instances this should enable officers to prepare reports in accordance with agenda cycles for the Planning Committee. On occasions when this cannot be achieved, it is proposed (as currently occurs with reports on DAP applications) to present the report to either the Strategic Planning and Transport Committee (which has the same delegated powers as the Planning Committee) or alternatively to the Council at an Ordinary Meeting of Council, depending upon which meeting cycle best corresponds to the deadline for making a submission to the WAPC.

Officers propose to adopt a slightly different report format for applications of this type compared to the format used for DAP applications or applications determined by the City. Because the City will not be responsible for community engagement or consultation with other agencies these matters will not be addressed. Also, in the case of residential development proposals, it is not proposed that City officers will undertake detailed assessments against all elements of the Residential Design Codes, given the time-consuming nature of such assessments and the fact it would duplicate assessments that State Development Assessment Unit officers would be expected to carry out (along with consideration of other relevant State Planning Policies) as part of their overall assessment and reporting to the WAPC.

It is proposed that City officer reports should focus on the following matters:

- Brief description of the proposal and site context/area character.
- Planning assessment against relevant provisions of the Local Planning Scheme and local planning policies, and any other key planning considerations in a local context (e.g. heritage, design quality, other relevant Council strategic objectives).
- Any comments on relevant design matters, including the architectural and urban design merit of the proposal as advised by the City's Design Advisory Committee, in relation to the LPS4 CABE Principles of Good Design, SPP7.0 The Design of the Built Environment and specific LPS4 provisions relating to exceptional design quality.
- An assessment of the economic benefit of the proposal for Fremantle including an assessment against the vision of Council's Economic Development Strategy 2015 2020, any COVID-19 Recovery Action Plan and/or other economic benefit.
- A recommendation on comments to be submitted to the WAPC based on the City's planning assessment, including an overall comment on whether the City supports approval of the application or considers it should be refused, identifying general reasons for the City's position including the general nature of any recommended conditions of approval but not exact wording of conditions.

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In relation to the architectural merit of a proposal, although it is understood that the State Development Assessment Unit process will include referral of applications to the State Design Review Panel, noting some of the proposals may be located on sites subject to the Amendment 49 criteria relating to a well-considered response to context and character and high design quality it is recommended that Officers seek input from the City's Design Advisory Committee in preparing reports for consideration by Council.

A specific matter for Council to note is that the WAPC must give due regard to the purpose and intent of the local planning scheme but is not bound by all provisions of the scheme. On this basis it is open to the Council to consider whether it might wish to adopt a similar approach in making submissions on a development proposal which the Council believes has planning merit but doesn't fully comply with all scheme provisions.

Officers consider there may be some limited circumstances where a proposal departs from requirements or standards in the scheme, and the matter is not one which can be dealt with under existing discretionary variation provisions of the scheme (e.g. variations to site or development standards), but support for the proposal could still be justified and the Council might want to advise the WAPC accordingly. In the interests of orderly and proper planning, officers consider this discretion should be limited to situations where the departure from a scheme requirement is still generally consistent with the intent of the provision of the scheme being departed from, and is not treated as unlimited license to set aside requirements of any part of the scheme.

If officers consider some departure from scheme provisions may be justified, this will be identified and discussed in the planning assessment section of reports to the Planning Committee, following identification and discussion of the scheme provisions in question and how they relate to the proposed development.

Community engagement

Although responsibility for consulting with the public on significant applications to be determined by the WAPC is the responsibility of the State Development Assessment Unit and not the local government, officers consider it would be appropriate for the City to take some steps to draw the local community's attention to the existence of a significant development application, and opportunities to make a submission to the WAPC. Based on information currently available from the DPLH, officers understand that a public comment section will be established on the Department's website for the community to view and provide feedback on applications that are open for consultation. There is no prescribed timeframe for public consultation however it is expected applications will be advertised for a minimum of 28 days. Applicants are also required to install a sign on the site, with an illustration of the proposed development, which will remain in place for the duration of the consultation period.

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Other than the sign on site, it is not clear at this stage how the DPLH proposes to make the local community aware of the existence of an application. Consequently, officers propose that the City should use some of its own community engagement channels to make the community aware of applications and the process for making comments on them. Details of how best to do this are still being considered but are likely to include providing some information on the My Say Freo web page with links to the DPLH website, and directly notifying neighbouring property owners/occupiers (unless confirmation can be obtained that the DPLH will do this). In any notification material provided by the City it will be important to explain that the City is not the planning authority assessing and determining this type of application, and that community members need to make any submissions directly to the State Development Assessment Unit.

VOTING AND OTHER SPECIAL REQUIREMENTS

Simple majority required.

COMMITTEE DECISION ITEM PC2009 - 11
(Officer's recommendation)

Moved: Cr Bryn Jones

Seconded: Cr Rachel Pemberton

1. Council endorse the draft Local Planning Policy 1.11 – Planning and Development Act 2005, Part 17 Development Application Submissions, as shown below for the purposes of consultation in accordance with the procedures set out in clause 4 of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Fremantle Local Planning Policy 1.3 Public Notification of Planning Proposals.

CITY OF FREMANTLE

LOCAL PLANNING POLICY 1.11

**PLANNING AND DEVELOPMENT ACT 2005, PART 17 DEVELOPMENT
APPLICATION SUBMISSIONS**

ADOPTION DATE: ??/??/2020

AUTHORITY: LOCAL PLANNING SCHEME NO.4 and/or PLANNING AND
DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

STATUTORY BACKGROUND

On 7 July 2020 the *Planning and Development Amendment Act 2020* received Royal Assent and on 8 July provisions in Part 2 of this Act

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commenced. These provisions are intended to provide an urgent response to the COVID-19 pandemic as it relates to planning and development.

The Government has introduced these provisions as part of its response to the COVID-19 pandemic. Under these provisions (contained in Part 17 of the *Planning and Development Act 2005*) applicants for development costing \$20 million or more (in the Perth metropolitan region) have the option of submitting their application to the State's Department of Planning, Lands and Heritage for determination by the Western Australian Planning Commission rather than the application being dealt with through the existing local government/Development Assessment Panel process. This arrangement will operate for a temporary period of 18 months from July 2020.

PURPOSE

The purpose of this Policy is to outline the approach to be taken in preparing and determining the content of submissions by the City of Fremantle to be made to the Western Australian Planning Commission (WAPC) in response to any development application submitted to the Commission for determination in accordance with Part 17 of the *Planning and Development Act 2005*.

POLICY

1. All applications will be reported to the Council, or a Standing Committee of Council with delegated authority in relation to development applications, for consideration. Precedence will be given to reporting applications to the Planning Committee so long as this will enable the deadline for providing a submission to the WAPC to be met.
2. A report for Council's consideration will be prepared by City planning officers and will include the following information:
 - a) brief description of the proposal and site context/area character.
 - b) A planning assessment against relevant provisions of the Local Planning Scheme No. 4 (LPS4) and local planning policies, and any other key planning considerations in a local context (e.g. heritage, design quality, other relevant Council strategic objectives).
 - c) A comment on relevant design matters, including the architectural merit of the proposal as advised by the City's Design Advisory Committee, in relation to the LPS4 CABE Principles of Good Design, SPP7.0 The Design of the Built Environment and specific LPS4 provisions relating to exceptional design quality.
 - d) An assessment of the economic benefit of the proposal for Fremantle including an assessment against the vision of Council's Economic Development Strategy 2015-2020, any COVID-19 Recovery Action Plan and/or other economic benefit.

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- e) In circumstances where a proposal departs from requirements or standards in the local planning scheme, and the matter is not one which can be dealt with under existing discretionary variation provisions of the scheme (e.g. variations to site or development standards) but in the professional opinion of officers support for the proposal could still be justified, the report will identify the grounds on which discretion might be exercised to support the proposal. In the interests of orderly and proper planning, this discretion should be limited to situations where the departure from a scheme requirement is still generally consistent with the intent of the provision of the scheme being departed from, and is not treated as unlimited license to set aside requirements of any part of the scheme.
 - f) A recommendation including an overall comment on whether the City supports approval of the application or considers it should be refused, identifying general reasons for the City's position including the general nature of any recommended conditions of approval but not exact wording of conditions.
- 3. The resolution of the Council after consideration of the report presented by officers will constitute the City's submission to the WAPC.
- 2. The draft local planning policy in recommendation (1) above shall be used as interim guidance by the City of Fremantle in the event that a development application made under Part 17 of the *Planning and Development Act 2005* is submitted in relation to a location within the City prior to final adoption of the local planning policy by Council.

Carried enbloc: 7/0

Mayor Brad Pettitt, Cr Bryn Jones, Cr Geoff Graham, Cr Andrew Sullivan,
Cr Su Groome, Cr Rachel Pemberton, Cr Frank Mofflin