



Additional information

Planning Committee

Wednesday 5 April 2023 6pm



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PC2304-1 HICKORY STREET, NO. 8 (LOT 30), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS INCLUDING A ROOF TOP TERRACE ADDITION TO EXISTING SINGLE HOUSE (ED DA0263/22)

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Hickory Street



Photo 2: Subject site as viewed from Hickory Street (view northward)



Photo 3: Subject site and carport area of adjoining southern property (No. 10)



Additional Information 2 – Applicant Responses to City’s Further Information / Revised Plans Request and Public Submissions

Hi Erik,

Please see below (in red) the justification points as per the request from your assessment for Further Information/Revised Plans Request - 8 Hickory Street, South Fremantle (DA0263/22).

1. **Building Height (Schedule 7 (LPA4 South Fremantle), defers to R-Codes Table 3)**

- The external wall height of the proposal is **7.789m** in lieu of the maximum 7.0m permitted by the R-Codes (**789mm variation**).
- The maximum total height of the proposal in **8.7m** in lieu of the maximum 8.0m permitted by the R-Codes (**700mm variation**)

Please note the following heights have been taken from the front elevation 1 & side elevation 2.

The top height of the proposed two storey portion of the front roof additions (top of roof) is 7.60m.

The height of the wall of the proposed two storey portion of the front wall additions (top of wall) is 6.0m which is also the underside of the eaves.

The top height of the proposed three storey roof addition (which is setback 14.82m from the front b'dry line) is 9.13m.

The height of the wall of the proposed three storey portion of the side wall additions (top of wall) is 7.789m.

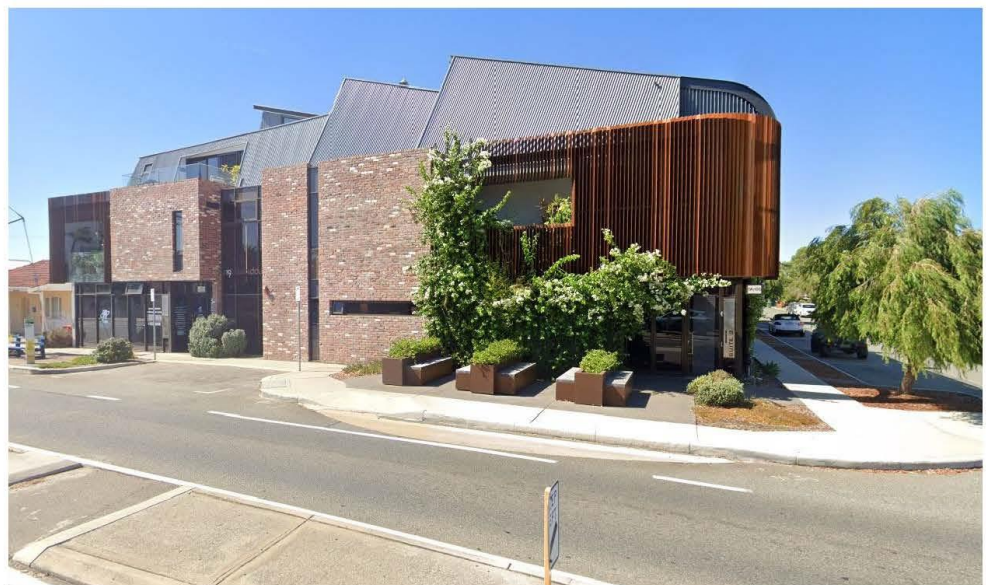
As seen on the side elevation the portion of wall greater than 7m makes up only a small amount of the entire length of the home. We do not believe this to be a major variation. The wall height with no major openings, or overshadowing does not impact upon the northern neighbour.

We also believe by staggering the proposed upper floor and third floor (as seen on the front and side elevations and floor plans) we are minimising the impact upon neighbours and the streetscape. In fact, if you were to stand on the foot path or the street you would be hard pressed to actually see any of the third floor due to the amount it is setback (14.82m).

It should also be noted that in the context of the surrounding development there is actually quite a number of cumbersome existing two storey and three storey dwellings within the near vicinity of Hickory street itself as well as Douro Road and Marine Terrace most of which can be seen upon entering Hickory street.



20 Douro road



19 Douro road



Marine Terrace (end of Douro road)



1 Douro road (view from Hickory street)

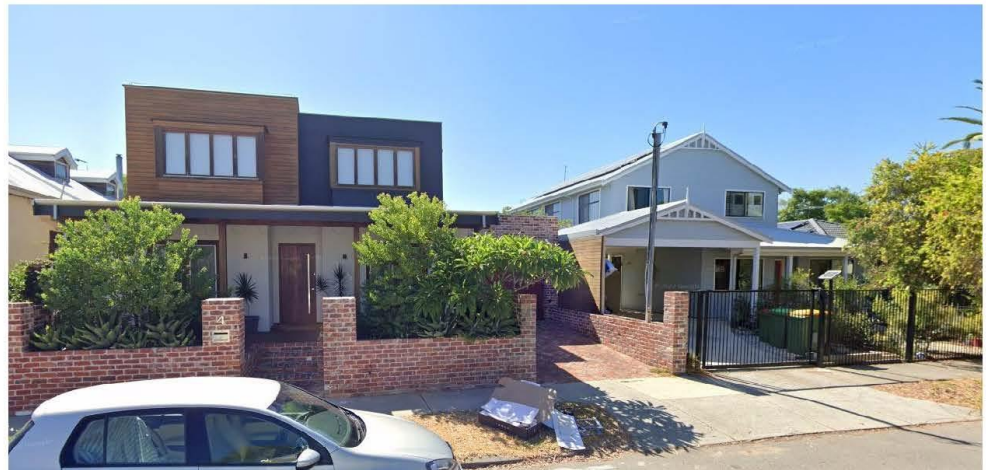


1 Douro road



18 Hickory street (3 storey home with third level pitched roof)

The two storey neighbouring residences (to the north) at 4 & 6 Hickory street can be clearly seen from the street with little use of staggering the elevation. These residences are situated forward of both the existing and proposed additions at 8 Hickory street.



4 & 6 Hickory street (neighbouring two storey properties to the north)

The existing large two storey residence on the corner of Hickory street & Douro road also highly impacts the street due to its proximity and setback to both front and side setbacks.

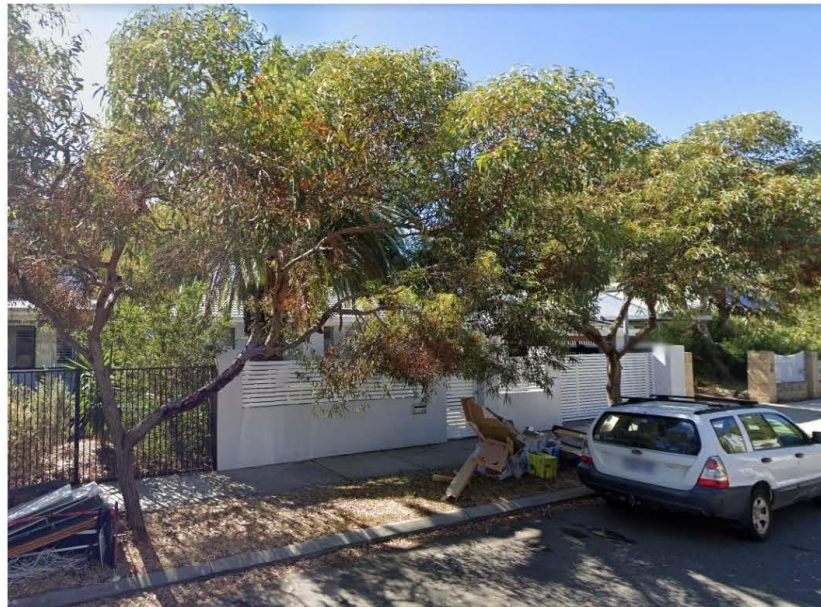


Corner of Hickory street & Douro road

A number of other key points which have a positive impact for 8 Hickory street (which have not been mentioned within the assessment) are as follows:

Both the existing front fence on the boundary line and the existing carport (forward of the existing residence and proposed additions) will help buffer the impact of the upper floor additions.

The existing verge trees and significant large existing tree within the front setback will also buffer and mask the proposed additions.



8 Hickory street



8 Hickory street



Any variation to building heights prescribed by Schedule 7 of the LPS4 need to be justified under Clause 4.8.1.1 of the City's LPS4 though in this circumstance officers cannot see how all these criteria can be met in the context of surrounding development as this development would be greater in scale. As such revised plans are required to ensure the building height demonstrates compliance with Table 3 of the R-Codes.

Collaboration on this project with Fremantle Officers started many months ago to ensure the smooth lodgement process. These plans were approved verbally via planning & heritage.

At the time of initial discussions with the Planning Department the scale of the proposed addition, staggering of the design and setbacks were clearly viewed. It was agreed that the proposed addition was not out of place and indeed fitted in quite well with the surrounding area.

As shown with the attached photos, this has not changed since we have started the planning process.

2. Visual Privacy – Roof Terrace (views north and south) – R-Codes 5.4.1

The proposed roof terrace, where uncovered ("New Open Terrace") provides only 1200mm high walls along the southern and northern edges of the open terrace which are insufficient in screening views and will provide for direct overlooking of adjacent properties. Revised plans are required to address this visual privacy issue from the terrace.

Please see the latest amended plans.

We have increased the heights of these side and rear walls on the new open terrace to provide a better privacy solution.

We believe this now complies.

3. Overshadowing – R-Codes 5.4.2

The proposal will result in **34.94%** (159/455sqm) overshadowing of the adjoining southern property in lieu of the maximum 25% permissible under the R-Codes. While it is understood some overshadowing is inevitable given the orientation of the sites it is also noted that some of the excessive overshadowing is due to the excessive building height (see point 1 above) and that the overshadowing may impact key north facing openings and outdoor living areas of the adjoining property and thus, revised plans should be prepared to address the overshadowing and additional information (such as plotting the adjoining dwelling openings and outdoor living areas and how the shadow will impact these) if the level overshadowing cannot be brought into compliance with the R-Codes.

Please see the latest amended site plan.

We have added the intramap image of the entire neighbouring property (to the south) to help you understand the impact and location of the overshadowing.

As noted on the site plan the overshadowing of the upper floor additions and terrace roof additions fall over the existing shadow cast by the existing single storey residence which is mainly upon the neighbouring existing residence roof and the neighbouring existing carport roof.

It should also be noted that there are a number of large significant trees in the neighbouring property which provide shadow to existing open space areas.

We believe the overshadowing does not severely impact the living areas of the neighbouring property.



10 Hickory street (neighbouring property to the south)



4. Public Consultation Submissions

The application was advertised in accordance with Schedule 2, clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015. The advertising period concluded on 8 September 2022, and three (3) submissions were received from adjoining landowners. The following issues were raised (summarised):

- *Concerns that the height of the external walls and overall building height exceeds the maximum permitted by the R-Codes and the impact of this will be to reduce our access to natural light and unacceptably overshadow adjacent properties. The proposal should be made compliant with relevant R-Code and/or Council policy requirements.*

Please see the latest amended site plan addressing the shadow concerns.

- *Concerns that visual privacy will be significantly compromised from the rear facing openings at first floor level and from the roof terrace that will afford direct overlooking of adjoining properties.*

Please see the latest amended plans addressing the privacy concerns.

The main idea of the roof top terrace is to maximise the view of significance to the west (ocean views).

- *Concerns the use of the rooftop terrace will generate unacceptable noise impacts upon adjoining dwellings.*

Please see the latest amended plans addressing both privacy and increased wall heights which will help reduce noise.

The Owners and occupants (which include a young husband and wife and young growing family) will abide by local noise regulation laws, and with privacy screens and potted plants, this will also reduce the chance of noise leakage.

- *Concerns the new 1800mm dividing fencing will not be sufficient to prevent overlooking from the new decking around the pool; the fencing should be raised 1800mm above the level of the decking.*

Please see the latest amended plans addressing overlooking concerns.

Happy to increase fence height to prevent overlooking.

Landscaping including developed trees along the fence line will also be added to help prevent overlooking.

Please also note that the deck is less than 500mm above the natural ground level.

- *Concerns the large 3 storey dwelling will set a precedence for such a scale of development that will adversely impact the established heritage and general character of the area and impact the amenity of neighbouring properties.*

We disagree with this comment above. As previously provided in this justification, there are already a number of much larger developments within the surrounding area.

It should also be noted that on the western side of Hickory street you will find many properties that have built up to the boundary line, many of which are two storey with little to no staggering of the upper floor.

These have much more impact upon the street than a two storey addition which is staggered back from the street, buffered by existing street trees, screen fencing, landscaping and significant trees within the front setback but above all only a very small amount of roof.

Please see examples of other existing residences which have more of an impact upon the streetscape.



Hickory street 2 storey examples with nil setback



Hickory street 2 storey examples with nil setback



Hickory street 2 storey examples with nil setback



Hickory street 2 storey examples with nil setback

In conclusion, we hope the information provided in this justification and on the amended planning drawings outline the key points of concern with clear demonstration. However, if you require further details, or would like to meet on site then please don't hesitate to contact us.

Kind regards,

Stuart Redwood
Director

Australian Renovation Group
stuart@arg.com.au
9244 4462

**PC2304-2 JOHN STREET, NO. 16A (STRATA LOT 3), NORTH
FREMANTLE – TWO STOREY GROUPED DWELLING (CM
DA0371/22)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from John Street



Photo 2: Subject Site looking south from John Street



Photo 3: Subject Site looking north from John Street



Additional Information 2 – Applicants Response to Submissions and Justification Letter



15 December 2022

Chief Executive Officer
City of Fremantle
151 High Street
FREMANTLE, WA 6160

Dear Sir/Madam,

Re: Proposed Dwelling
Address: Strata Lot 3 (Lot 114) (#16a) John Street, North Fremantle
Our Ref: 17815

This development application is made for a two - storey residence at the abovementioned property. The application is submitted with the appropriate plans, fee payment and a development assessment.

It is considered that the design of the proposed residence generally complies with the provisions of the Local Planning Scheme No.4 (LPS4), the City's local planning policies (LPP) and the R - Codes where applicable. Variations to the requirements of the R – Codes and LPP 3.6 (Heritage Areas) identified are addressed below.

North Eastern Setbacks

The upper floor wall component associated with the Sitting room and Balcony is proposed to be setback 1.5m from the lot boundary, whereas a minimum of 3.2m is required under Table 2b of the Codes, based on a length of 9.34m, a height of up to 6.5m above natural ground level (NGL), and the presence of major openings.

- The attached application plans and site survey depicting the location of the development, shows that the wall will predominantly be positioned opposite to the front timber porch and the front setback area of the adjoining dwelling to the north east. The timber porch will assist to inhibit direct views up beyond ground level from major openings at the front of the dwelling. Views to the wall from other windows on the adjoining dwelling will be oblique, and not direct.
- In the absence of major openings, a wall of this scale would require a setback of 1.5m according to Table 2a of the Codes. The proposed setback to the property boundary is 1.5m, indicating the wall is setback appropriately for the purpose of ameliorating building bulk impacts on the adjoining lot.
- In addition, the wall subject of the variation will be positioned opposite to a shared vehicle accessway servicing lots behind the subject land on the same survey strata plan (see attached development plans). This accessway provides further separation (4.0m) from the subject land to the adjoining lot. The wall subject of the variation will therefore be setback a total of 5.5m from the adjoining lot to the north east, being well in excess of the minimum 3.2m setback required under Table 2a of the Codes.
- On this basis, it is considered the perceived scale and bulk of the wall will be well within the scope anticipated under the Codes.
- A major opening to the Sitting room will facilitate views within the cone of vision across the boundary, and this matter is addressed further below.

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Figure 1 – Subject land and adjoining properties

Wall Heights and Roof Form

Schedule 7 of LPS4 sets out requirements for Local Planning Area 3 (North Fremantle) (LPS3) in Clauses 3.1 and 3.2, and states that dwellings should feature wall heights limited to 5.5m.

The majority of the dwelling has a pitched roof form, with wall heights of up to 6.1m at the north eastern side of the dwelling and up to 5.73m above NGL at the south western side. In addition, there is a concealed roof component at the front of the dwelling having a wall height of up to 6.25m above NGL.

The variation to wall height and consideration of roof form is addressed below with reference to the *Matters to Be Considered in Applying General and Specific Height Controls* in Clause 3.2 of the LPA3 provisions in LPS4, along with the criteria set out in *LPP3.6 – Heritage Areas*.

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- Clause 3.6 (Infill Development) of LPP3.6 gives guidance in relation to the establishment of new buildings within heritage areas, indicating that scale, form materials and architectural style should be sympathetic to neighbouring dwellings, and should respond sympathetically to the heritage values of the heritage area. Clause 3.0 of LPP3.6 (Development Assessment) lists particular criteria to be considered in the design of new dwellings.
- John Street contains a number of two - storey dwellings in close proximity to the subject land at #4, #6, #8, and #10 John Street. Dwellings having a traditional form at the eastern end of John Street include those at #1 Passmore Street, and #2, #11a and #13 John Street.
- At the termination of John Street, the street vista ends with views to two - storey apartments having a contemporary form, with glass and steel support structures featuring prominently. The Pier 21 apartments and marina parking structure are also prominent features at the eastern end of John Street, approximately 120m east from the subject land.
- Immediately opposite to the subject land there exists a large open space reserve approximately 160m in depth adjoining the Swan River foreshore, containing no dwellings. This reserve extends 200m west through to the Cricket Club buildings and the North Fremantle Primary School at the corner of Turton Street.
- Immediately east of the open space reserve within 65m from the subject land, there is a modern two storey dwelling (#15) at the southern side of John Street, having a split concealed roof form and no pitched roof component.
- The immediate locality therefore includes a variety of dwelling types, including many two – storey examples having contemporary designs, including concealed roof forms.
- In this instance, proposed plans were provided to the City's Heritage Advisor prior to lodgement as a starting point, in order that consensus could be reached on a design that would be acceptable and sympathetic considering traditional forms of development in the locality. Specific design elements raised during consultation are described in the attached Design Rationale statement, describing the various design responses applied in order to address the matters raised during consultation, drawing inspiration from traditional forms of development in the locality.
- Features identified in the locality such as vertical windows, balcony / verandahs at upper levels, vertical posts and balustrades, fretwork, brick pattern and soft curves were drawn upon. The Heritage Advisor has now indicated that the proposal, in its current form, is supportable and that written confirmation would be provided post – lodgement during the formal assessment process.
- Based on the above observations, and with reference to the criteria in Clause 3.2 of LPA3 in Schedule 7 of LPS4, it is considered the proposed dwelling will not detract from existing character and prevailing forms of development observed in the locality, and that the design has been well considered in light of the design criteria set out in Clause 3.6 of LPP3.6.
- With regard to adjoining dwellings, the majority of the south western wall measures approximately 5.7m above NGL, exceeding the maximum 5.5m required. In response, the proposed setbacks to each wall component exceed the requirements of the Codes in order to ameliorate the minor additional building bulk associated with the height variation. In particular, the Ensuite and Bedroom 2 wall components are each setback 1.5m from the south western boundary, whereas a setback of 1.2m is required under Table 2a. The central Bathroom/WIR wall component is setback 2.5m, whereas a minimum of 2.1m is required.

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- To the north east, wall heights measure approximately 5.8m, and the Sitting Room / Balcony wall component is setback 1.5m from the boundary, meeting with the requirements of Table 2a of the Codes. The north eastern boundary is further separated from the adjoining dwelling to the north by the future vehicle access – way, which is 4.0m in width. The 0.3m wall height variation is therefore well ameliorated by the complying setbacks and additional separation provided by the vehicle access way.

Visual Privacy

Views within the cone of vision from the upper level Sitting room extend across the eastern boundary into the adjoining property for approximately 0.5m.

With reference to the design principles in Clause 5.4.1 of the Codes:

- The attached site survey plan depicts the cone of vision relative to the vehicle access – way and adjoining dwelling to the north east.
- Views within the cone of vision will impact the front setback area of the adjoining dwelling to the east, and areas to the side readily visible from the public realm, along with the future shared vehicle access-way.
- Figure 2 provides street view imagery, demonstrating the extent to which areas within the cone of vision are currently visible from the public realm.



Figure 2 – Adjoining dwelling to the north east.

- The variation will not result in any loss of visual privacy impacting private outdoor living areas. The variation will also not facilitate direct views to ground floor major openings, given these are covered by the front verandah and the Sitting room is an upper floor room, making views oblique.

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Solar Access

In response to matters raised in connection with solar access, the following is noted:

- The adjoining dwelling to the south west is depicted in Figure 3 (street view) and Figure 4 (aerial image) below. The adjoining dwelling is a two – storey semi – detached structure, sharing a wall with an adjoining dwelling having the same design.
- Figure 3 shows that there are two major openings (ground and upper floor windows) on the north eastern side of the adjoining dwelling. The upper window on this wall would not be affected by the overshadowing impact. The length of overshadowing dissipates with height due to the shadow angle.



Figure 3 – Adjoining dwelling to the south west

- Figure 4 shows that the most prominent major openings on the adjoining dwelling are positioned at the north western wide of the building. The proposed dwelling will be at 90 degrees relative to these major openings (not directly opposite).
- Solar access to the north - eastern side setback area of the adjoining dwelling, is shown to be screened by a lean – to structure.
- Figure 4 also shows that the outdoor living areas of the adjoining semi-detached dwellings are already subject to overshadowing impacts from a garage structure immediately to the north (0m away). The proposed dwelling would have a similar and overlapping impact, but will be setback a greater distance (between 1.5m – 2.4m) from this outdoor living area.

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- The rear upper major opening will not be impacted and the ground floor major opening would only partially impacted by the pattern of overshadowing. Overshadowing is difficult to avoid given the neighbouring outdoor living area is only 5.5m wide. The overshadowing will not impact upper floor walls or the roof, and therefore it is unlikely to inhibit solar panels being installed on the adjoining dwelling
- It was mentioned above that the south western setbacks proposed already exceed the requirements of the Codes by 0.3m – 0.4m (approximately 20% - 25% greater than required under Table 2a). Excessive setback distances would be required to completely inhibit impacts on the adjoining lot, which is shown to be very narrow (5.5m).



Figure 4 – Aerial view of dwelling to the south west

Boundary Wall

The proposed Garage / Store structure has a boundary wall at the north – western boundary measuring 2.743m above NGL. The proposed boundary wall does not satisfy the deemed to comply criteria set out in Local Planning Policy 2.4 (LPP2.4), given it does not adjoin an existing boundary wall having similar dimensions and will adjoin a lot to be used (in the future) for residential purposes.

The design principles set out in LPP2.4 (drawn from Clause 5.1.3 of the Codes) are addressed as follows:

- The proposed boundary wall adjoins the north – western boundary, and will therefore not generate any overshadowing impacts on the adjoining property.
- The wall height is limited to 2.743m, being well below the maximum 3.5m applicable. The proposed wall height therefore assists to inhibit significant building bulk impacts, and will not contribute to any loss of visual privacy.

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- The boundary wall will provide a separation from the indoor and outdoor living areas on the subject land from the adjoining property to the north, improving visual and acoustic privacy between the two lots.
- The adjoining strata lot to the north is currently vacant and was created through subdivision concurrently with the subject land. The proposed boundary wall would enable a similar garage boundary wall structure to be developed immediately adjoining it, on the strata lot to the north.
- Future outdoor living areas on the adjoining strata lot to the north will most likely be positioned at the northern side of the lot to maximise solar access, and therefore may be well removed from the proposed boundary wall.
- The garage will be concealed from the primary streetscape, which is a desirable outcome, and will facilitate an access arrangement consistent with that observed on surrounding lots at the northern side of John Street.

We look forward to a favourable response to the application. Please contact me on 9208 9000 or WBShire@wbhomes.com.au should you have any queries.

Yours Sincerely,

Abbie Stark
Shire Approvals Officer
Webb & Brown-Neaves Pty Ltd

**DEVELOPMENT APPROVALS
DOCUMENTS RECEIVED**

15 December 2022

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Additional Information 3 – Submission from landowners (PC2303-3)

Dear City of Fremantle Planning Committee,

Thank you for your time and consideration on our proposed application for our future home at 16A John St, North Fremantle.

As current North Fremantle homeowners & ratepayers, we're the area's biggest fans. We love the heritage, diversity & community of the area and we love being active members of the thriving neighbourhood. We're members of the North Fremantle Social Farm, North Freo 'Buy Nothing' community group, our daughter attends North Fremantle School of Early Learning and our British Bulldog, Dave, is bit of a legend of the local parks!

Having outgrown our current unit in Thompson Road, we're excited to be building our 'forever' family home in such a wonderful neighbourhood. We're looking forward to bringing up our daughter (and any future children, TBC!) in this area and being able to positively contribute to the community for many years to come.

We have appreciated the time and collaboration of the City's officers Ms Binet & Mr Dybdahl in the design of our façade of our new home to meet the new Heritage Policy. We listened to & incorporated the City's feedback and completely redesigned our façade to accommodate the feedback. We're thrilled with the outcome and feel our design is a fantastic compliment & enhancement to the streetscape & local area.

We believe that our new home, as designed and positioned on our block of land will provide a very positive addition to the John St streetscape. In designing our home, we have paid particular attention to being able to utilise both a North-facing courtyard area as well as a beautifully-landscaped front yard of practical and usable proportions. Our home design has enabled us to achieve a great connection between our private rear courtyard through indoor living space to the front yard. This has enabled us to have a critical connection to the public realm.

We have also considered the relationship to the public realm via the upper level, where there is a strong connection to the front yard below, to the street & to Gilbert Fraser Reserve.

There has been an enormous amount of work & consideration given to the home's design and to its position on the lot – both from a functional & policy compliance perspective. It is therefore not possible to move the house forward by 3 metres and still have the functional and valuable front yard that our family can use, play & engage in. Further to this, by moving the house forward we would be creating a 'dead zone' at the back of the house, essentially wasting valuable land that we have bought. Any such repositioning would render the design dysfunctional, and we would not build this home.



As ratepayers as well as current and future residents, we remain most concerned and confused that the professional officers of the City of Fremantle have fully considered the home's design and positioning and have recommended approval, yet this was not granted at the March Planning Meeting.

As mentioned, we've contributed a huge amount of time, effort & resource in designing a 'forever home' that is functional, a great addition to the local area and is one that adheres to the policies set out by the City of Fremantle. Should the City of Fremantle not approve our proposed application, we have no other option than to invest even more time and personal expense to gain approval through SAT. We have no desire to do this – we simply wish to move ahead and enjoy building our new home in North Fremantle.

Kind regards,

Libby Alcock & Antony Terry
Unit 1 / 65 Thompson Rd
North Fremantle
Western Australia
6159



Additional Information 4 – Applicants further letter of technical justification to previous Committee Decision (PC2303-3)



17 March 2023

Chief Executive Officer
City of Fremantle
151 High Street
FREMANTLE, WA 6160

Dear Sir/Madam,

Re: Proposed Dwelling
Address: Strata Lot 3 (Lot 114) (#16a) John Street, North Fremantle
Our Ref: 17815

We refer to the abovementioned development application currently under consideration by the City, which is to be considered by Council during March 2023.

Background

Advice sent to the City to date has addressed variations to the requirements of the Codes, the provisions of LPS4 applicable to LPA3, and the relevant provisions of LPP3.6 – *Heritage Areas*. In particular, matters addressed related to setbacks, wall height, roof form, visual privacy and solar access.

Furthermore, the City's Heritage Advisor was consulted prior to lodgement, in order that consensus could be reached on a design that would be acceptable and sympathetic, taking into consideration prevailing traditional forms of development in the locality.

Additional information in connection with the matter of solar access is provided below, to supplement the information provided in prior submissions.

Solar Access

- A sun study, in the form of four (4) graphical video simulations, was prepared to demonstrate the impact of the proposed dwelling on solar access for the adjoining property immediately to the south west. The video simulations include depictions of:
 - The shadow cast at midday 21st June (winter), both with and without the carport behind the adjoining dwelling.
 - The shadow cast at midday 21st December (summer), both with and without the carport behind the adjoining dwelling.
- The video simulations demonstrate that:
 - During winter time, in the absence of the carport on the adjoining lot, solar access would become available to the windows at the rear wall of the adjoining dwelling from 10am. By midday - 1pm, sunlight would be available to the entire courtyard area behind the adjoining dwelling.
 - During winter time, with the inclusion of the carport in the video simulation, solar access still becomes available to windows at the rear wall of the adjoining dwelling from 10am. However, by midday – 1pm, and throughout the entire afternoon on 21st June, solar access to the courtyard is inhibited due to the presence of the existing carport.

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- The video simulations demonstrate that the proposed dwelling would not inhibit solar access to the courtyard to the rear of the adjoining dwelling from midday on 21st June. Rather, it is the existing carport behind the adjoining dwelling that would generate the most significant overshadowing impacts on the courtyard at this time of day.
- Furthermore, it was mentioned in previous submissions to the City, that proposed setbacks from the south western boundary exceed the requirements of the Codes by 0.3m – 0.4m (approximately 20% - 25% greater than required under Table 2a). The applicant has therefore assisted to minimise impacts on solar access resulting from the proposed dwelling.
- The City's officers have also indicated the proposal is compliant with respect to the solar access requirements of the Codes.
- The location of the dwelling and its setback from John Street are matters that have been considered and informed by the City's Heritage Advisor. The design of the dwelling also focuses on the provision of a private outdoor living area at the northern side, that is predominantly north – facing. Modifications to the design and / or relocation of the dwelling would result in reduced functionality, and / or a less desirable outcome for the streetscape.
- In addition, based on the above observations, it is not considered necessary or reasonable to seek the relocation of the dwelling, or other modifications, as this would not facilitate any significant improved outcome for the adjoining property with regard to solar access, which has been shown to be acceptable (in the absence of the neighbours carport).

We look forward to a favourable response to the application. Please contact me on 9208 9000 or WBShire@wbhomes.com.au should you have any queries.

Yours Sincerely,

Abbie Stark
Shire Approvals Officer
Webb & Brown-Neaves Pty Ltd

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PC2304-3 COLLICK STREET, NO. 1 (LOT 1594), HILTON – CARPORT, OUTBUILDING AND FRONT FENCE ADDITION TO EXISTING SINGLE HOUSE (JZ DA0013/23)

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Collick Street (facing west)



Photo 2: Position of Deck and Patio at adjoining property to the south (3 Collick Street) – where proposed outbuilding is to be erected, as viewed from Collick Street



Photo 3: Subject site as viewed from Collick Street (facing north west)

**PC2304-4 LONG STREET, NO. 12B (LOT 889), BEACONSFIELD – TWO
STOREY SINGLE HOUSE (ED DA0397/22)**

Additional Information 1 – Site Photos



Photo 1: Subject site and constructed 12A Long Street as viewed from Long Street.



Photo 2: subject site and constructed 12A Long Street viewed from Long Street in wider context



Photo 3: Subject site viewed from eastern streetscape viewpoint (includes eastern neighbouring dwelling).



Photo 4: Western neighbouring site viewed from Long Street.



Photo 5: View of 20 Long Street from the Street.



Photo 5: View of eastern neighbour from rear of site.

**PC2304-5 AINSLIE ROAD, NO. 3A (LOT 300), NORTH FREMANTLE –
ADDITIONS AND ALTERATIONS TO EXISTING SINGLE
HOUSE (JZ DA0004/23)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Ainslie Road (facing south)



Photo 2: Adjoining property to the east (3B Ainslie Road) as viewed from Ainslie Road



Photo 3: Adjoining property to the west (2 Rule Street) as viewed from Ainslie Road



Photo 4 and 5: Primary street setback to garages of eastern adjoining properties, as viewed from Ainslie Road (view south east)



**PC2304-6 OLDHAM CRESCENT, NO. 39 (LOT 1339) HILTON – RE-
CLADDING OF EXISTING SINGLE HOUSE (JZ DA0385/22)**

Additional Information 1 – Site Photos



Photo 1: Subject site as viewed from Oldham Crescent



Photo 2: Subject site as viewed from Oldham Crescent (view eastward)



Photo 3: Subject site as viewed from Oldham Crescent (view southward)