



Additional information

Planning Committee

Wednesday, 5 May 2021, 6.00pm

Table of Contents

Contents	Page
PC2105-1 COMMERCIAL STREET NO.6 (LOT 27), SOUTH FREMANTLE – PARTIAL RECONSTRUCTION OF EXISTING SINGLE HOUSE AND SINGLE STOREY ADDITIONS AND ALTERATIONS (JL DA0316/20)	3
PC2105-2 MCLAREN STREET, NO. 15 (LOT 25), SOUTH FREMANTLE DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION OF A SINGLE STOREY SINGLE HOUSE WITH AN ANCILLARY DWELLING – (NB DA0508/20)	24
PC2105-3 STRANG STREET, NO. 37 (LOT 93), BEACONSFIELD – TWO STOREY SINGLE HOUSE (TG DA0054/21)	143

**PC2105-1 COMMERCIAL STREET NO.6 (LOT 27), SOUTH FREMANTLE –
PARTIAL RECONSTRUCTION OF EXISTING SINGLE HOUSE AND
SINGLE STOREY ADDITIONS AND ALTERATIONS (JL DA0316/20)**

ADDITIONAL INFORMATION 1 - Applicant supporting information



**STEWART
URBAN
PLANNING**

alan@stewartplanning.com.au
m. 0413 842 645

Level 2, Commonwealth Bank Building
242 Murray Street, Perth WA 6000

13 April 2021

Julia Kingsbury
Manager Development Services
City of Fremantle

JULIAK@fremantle.wa.gov.au

Dear Ms Kingsbury,

**APPLICATION FOR REVIEW (DR286 OF 2020)
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW HOUSE
No.6 COMMERCIAL STREET, SOUTH FREMANTLE**

We refer to Mediation held at the State Administrative Tribunal ("SAT") on 29 March 2021 with respect to the above matter.

In accordance with the SAT Orders made following Mediation, please find enclosed:

- Amended Drawings for the proposed development; and
- Heritage Comment prepared by the Applicant's Heritage Architect.

Amended Drawings

Consistent with the discussions at Mediation, the Amended Drawings propose the demolition of the existing dwelling and construction of a new single storey dwelling with a revised design to the front portion.

The revisions to the front portion of the new dwelling include:

- A modified hipped shaped roof pitched at 30 degrees.
- Horizontal cladding to the front and side elevations, to a depth matching the hipped roof form.
- Provision of a verandah running across the full width of the front elevation of the house. The verandah is setback 1.3 metres from the street, with a depth of 1.7 metres and four timber posts.
- Modified front elevation, with a centrally positioned entry door and two sets of double-hung sash windows each side of the door.
- Garage setback increased from 5.4 metres (as depicted on the refused drawings) to 5.6 metres. Whereas the refused drawings showed the garage aligned with the front elevation, the modified design with its reduced street setback places the garage 2.6 metres behind the front elevation.



The design modifications interpret the form of the existing dwelling and incorporate elements of traditional architectural styles in the locality. The revised design reflects the pattern of development within the streetscape and will enhance the character of Commercial Street.

The enclosed Heritage Comment by Hocking Heritage and Architecture provides further justification for the demolition of the existing dwelling and the modified design of the new house.

We look forward to the matter being reconsidered by the City's Planning Committee meeting of 5 May 2021.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

Alan Stewart

Alan Stewart

Director

Stewart Urban Planning



**HOCKING
HERITAGE +
ARCHITECTURE**

13 April 2021

City of Fremantle
Planning Department
Fremantle Oval
70 Parry Street
Fremantle
WA 6160

Dear Sirs

**No. 6 Commercial Street, South Fremantle
Heritage Comment**

I refer to the amended development application that has been submitted in relation to no. 6 Commercial Street, South Fremantle. The purpose of this letter is to provide heritage comment.

The proposed redevelopment of no. 6 Commercial Street, South Fremantle includes the demolition of the existing timber framed cottage which is much altered and in poor condition. The changes made to the property have largely erased aspects of its traditional style and original design intent with little original fabric remaining. The subject property is not heritage listed on an individual basis but is located within the South Fremantle Heritage Area.

A heritage assessment prepared by City of Fremantle in connection with the development application concluded that the retention of the original dwelling *"would require an extensive amount of reconstruction and ultimately may result in a new building in the same form as the original as little original fabric remains intact."* (Planning Committee Minutes, 4 November 2020). The same assessment did not assign any level of heritage significance to the place and also concluded that it did not make a significant contribution to the streetscape. The Officers recommended demolition for these reasons.

The proposed new house is a single storey cottage which incorporates elements of the traditional architectural style of the locality.

The proposal seeks to provide a heritage outcome for the area by way of interpretation. The proposed new house is not an exact replica of the original but has been informed by key design details of the original property including materials, roof form and planform to the facade.

The proposed property has been designed with a symmetrical frontage with a central entrance flanked by pairs of sash windows. The roof is hipped, following the pitch of the original, and clad with corrugated metal sheeting. A separate skillion verandah extends across the full extent of the façade, supported on square timber posts. The front elevation and the two side elevations under the traditional hipped roof are to be clad in weatherboard. All these elements are informed by local architectural styles and are reflective of the traditional workers cottage that populated the Fremantle area in the late 1800s and early 1900s and are sympathetic to the original house.

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PO Box 7131 Lower King Albany WA 6330
T: 08 9388 2810 www.hockingha.com.au
ABN 78009390424

Heritage
Architecture
Heritage Planning



**HOCKING
HERITAGE+
ARCHITECTURE**

Exact replicas of traditional and heritage buildings are not considered good heritage practice and therefore the proposed house has slightly altered details including increased width of the façade and additional sash windows. These are not considered to be detracting elements. Although the new house does not exactly follow the proportions of the original, it presents in a considered and appropriate form and allows the place to be read as new rather than faux heritage.

The attached garage is set back from the main façade allowing for the front elevation to be seen and appreciated as a whole. The garage does not harm the design of the house or its contribution to the streetscape.

The rest of the house to the rear of the front section has been designed to reflect a more contemporary style and will not be visible from the street or be detrimental to the streetscape.

In terms of streetscape contribution, the proposed development is considered to make a positive contribution. Although it was recognised by the City that the existing dwelling made "some" contribution to the streetscape, it is considered that the proposed development would enhance the streetscape to a greater degree. The existing house is in poor condition and its current presentation does not reflect its original design intent. The design of the proposed development has been informed by the design intent of the original dwelling and will greatly complement the streetscape and traditional character of the area.

Commercial Street does not present as an intact or uniform streetscape but can be seen to be a chronology of housing styles throughout the years. The street is predominantly developed with single storey houses and the original subdivision plan has been retained. The proposed development contributes to this chronology whilst paying homage to the more traditional styles of the area and seeks to reinforce the original subdivision pattern.

The original house was built at an angle to the street which was regarded as an anomaly of the streetscape and may be reflective of the early development of the area prior to the current street alignment being implemented. The proposed residence does not follow the existing alignment and will be parallel to the street. Again this is not seen as being a detracting element of the proposed development. The symmetry of the façade, the traditional verandah and the setback of the property allows for the house to contribute to the streetscape in a meaningful and positive manner.

The proposed redevelopment of no. 6 Commercial Street, South Fremantle makes a positive contribution to the streetscape of Commercial Street and to the South Fremantle Heritage Area as a whole.

Yours sincerely

Gemma Dewar
Managing Director

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Heritage
Architecture
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ADDITIONAL INFORMATION 2 - Refused development plans

Floor Plan
1:100

CITY OF FREMANTLE
Planning Approval for DA0316/20
was REFUSED on

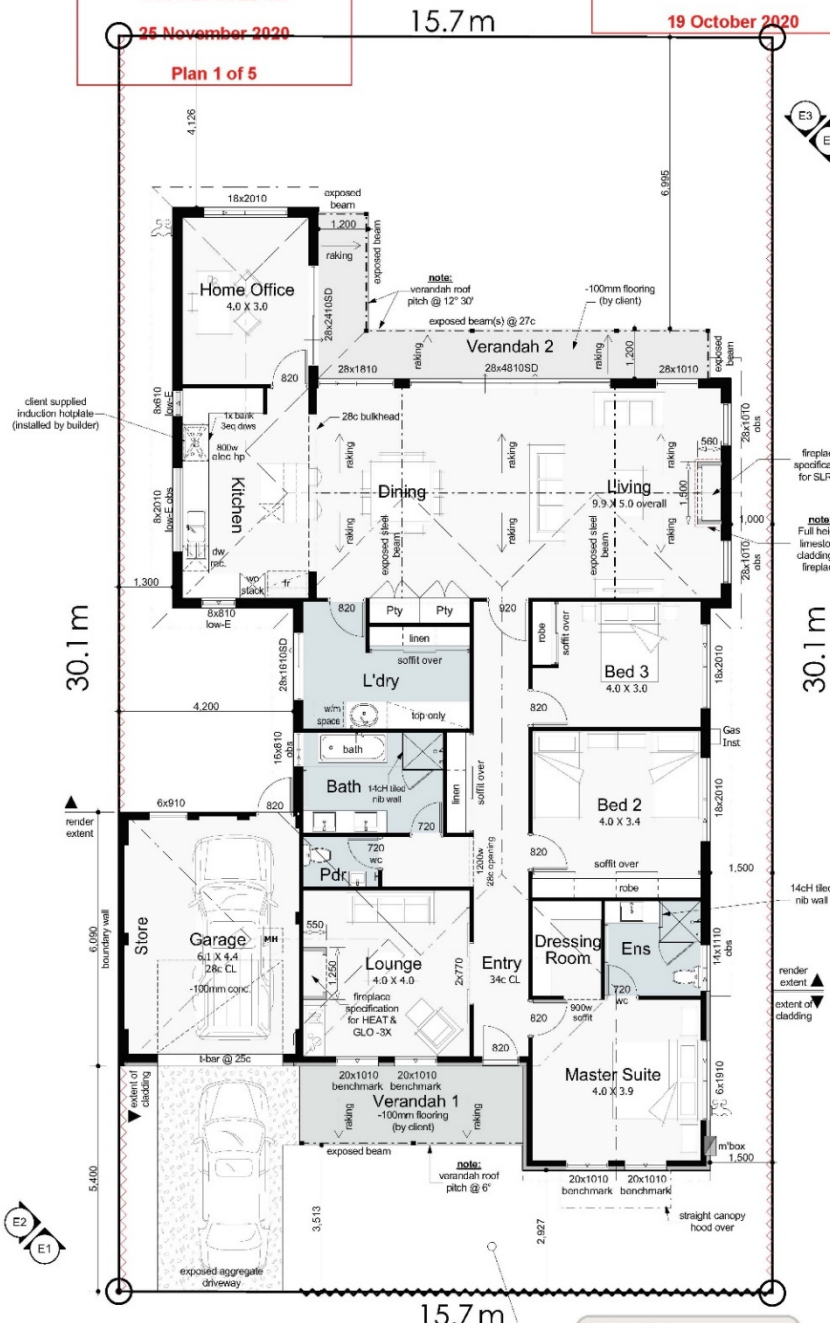
25 November 2020

Plan 1 of 5

CITY OF FREMANTLE
These Revised Plans Form Part of

DA0316/20

19 October 2020



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

Special Date's Specification

Ground Floor	208.10
Garage	25.60
Verandah 2	14.64
Verandah 1	10.18
Total:	258.52 m²
Perimeter:	72.960m

Render to entire home
(excluding garage internally,
nor external boundary wall)

31c 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: BAL 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

l.kellendonk@dalealcockhomes.com.au

CONCEPT #:
06 16/10/2020
5 PCA2 29/09/2020
4 TP 17/08/2020
3 PCA1 4/08/2020
02 17/06/2020

CLIENT:

EC

CLIENT:

MH

BUILDER:

MH

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Elevations

Roofing Note
30°08' Roof Pitch
Metal Roof

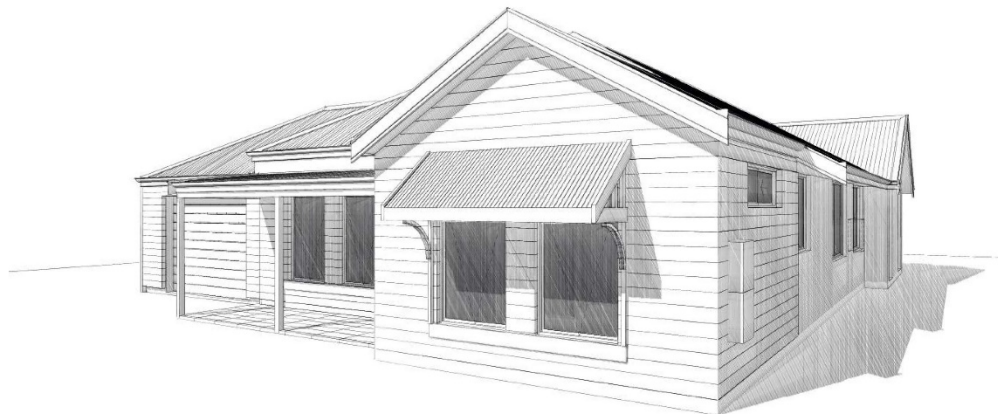
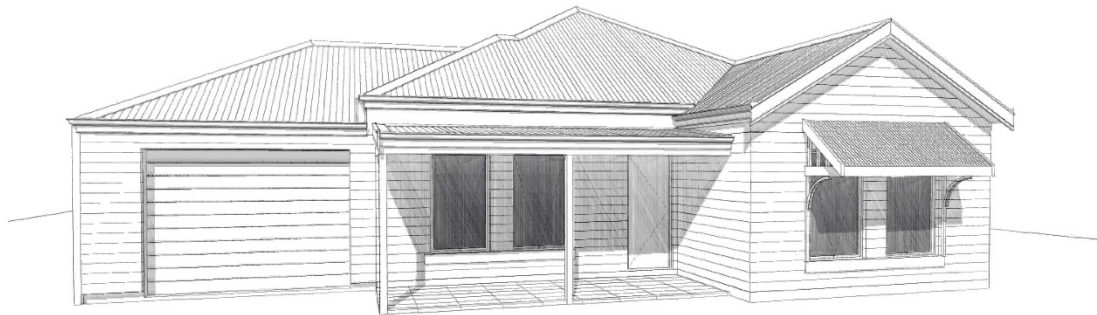
CITY OF FREMANTLE
Planning Approval for DA0316/20
was REFUSED on
25 November 2020
Plan 2 of 5

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0316/20
19 October 2020

Special
Dale's Specification



E1 Front 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#:
06 16/10/2020 EC
5 PCA2 29/09/2020 EC
4 TP 17/08/2020 MH
3 PCA1 4/08/2020 MH
02 17/06/2020 MH

CLIENT: _____
CLIENT: _____
BUILDER: _____

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CONCEPT#:	06	16/70/2020	EC	CLIENT:	
	5	PC42 29/09/2020	EC	CLIENT:	
	4	TP	MH	BUILDER:	

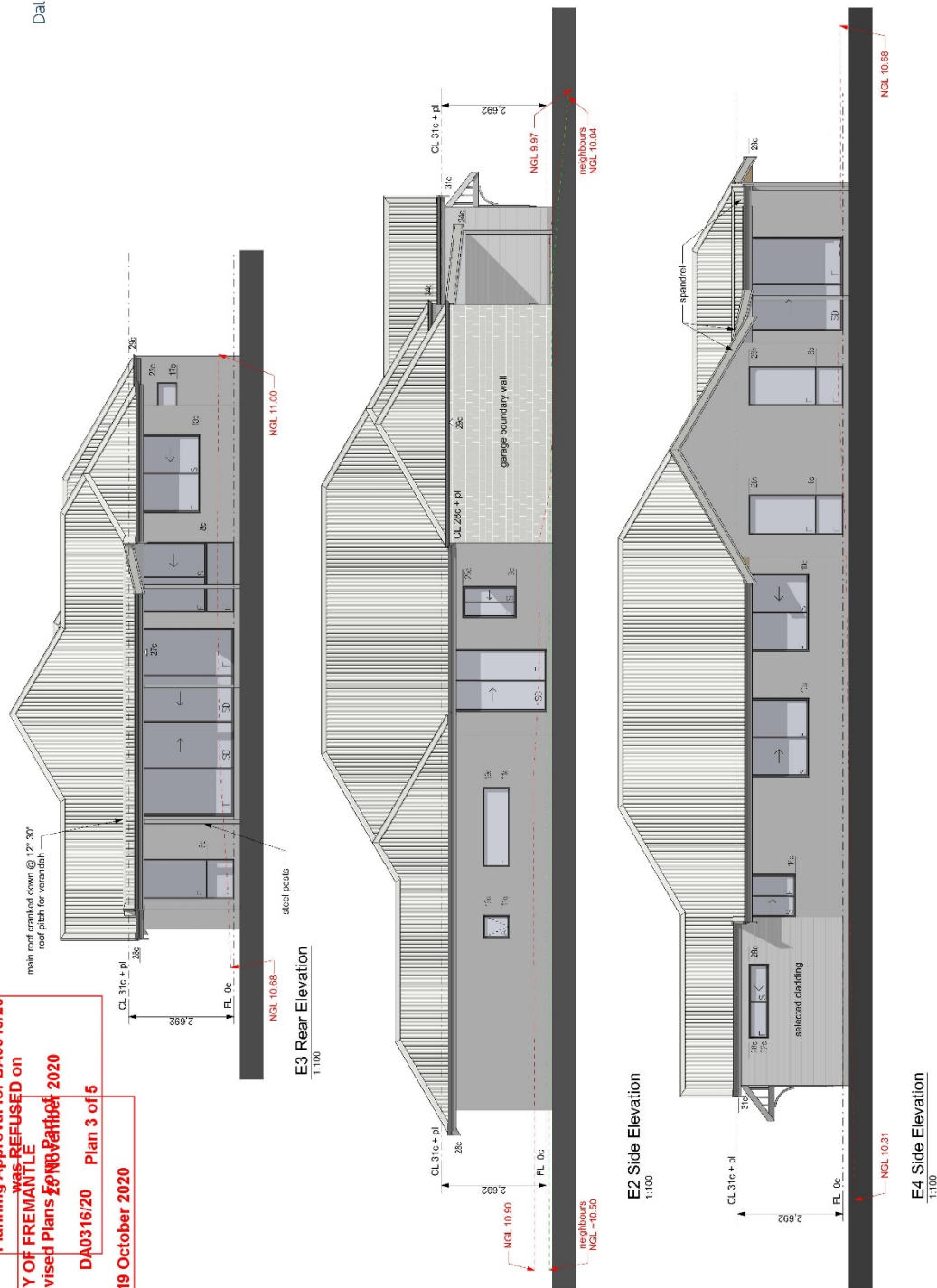
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CITY OF FREMANTLE Planning Approval for DA03/16/20 was REFUSED on CITY OF FREMANTLE These Revised Plans 20 NOV 2020	DA03/16/20 Plan 3 of 5	19 October 2020
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Elevations

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

Page 3 of 4



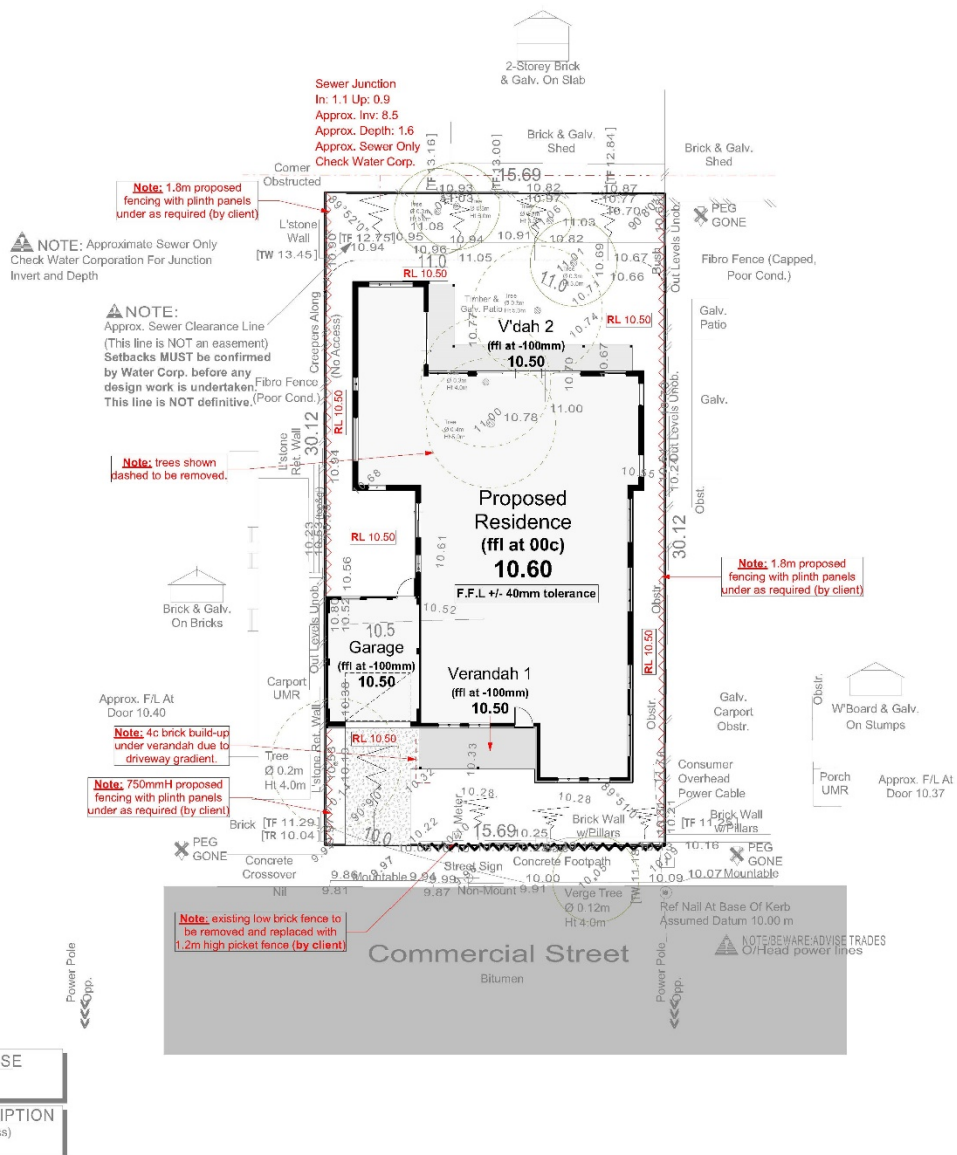
Site Plan
1:200

CITY OF FREMANTLE
Planning Approval for DA0316/20
was REFUSED on
25 November 2020
Plan 4 of 5



CITY OF FREMANTLE
These Revised Plans Form Part of
DA0316/20
19 October 2020

Special
Dale's Specification



Page 4 of 4

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

CONCEPT#:
06 16/10/2020 EC
5 PCA2 29/09/2020 EC
4 TP 17/05/2020 MH
3 PCA1 4/08/2020 MH
02 17/06/2020 MH

CLIENT: _____
CLIENT: _____
BUILDER: _____

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Demolition Plan
1:200

**CITY OF FREMANTLE
Planning Approval for DA0316/20
was REFUSED on**

**25 November 2020
Plan 5 of 5**

**COTTAGE & ENGINEERING
SURVEYS**
Licensed Surveyors

67-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au
JIN: 470253 DATE: 26 May 20 SCALE: 1:200 DRAWN: Weightman

Builder : Dale Alcock Homes Pty Ltd
CLIENT : Christine Kim
LOT 27 #6 Commercial Street, South Fremantle

OLD
AREA

Plan561

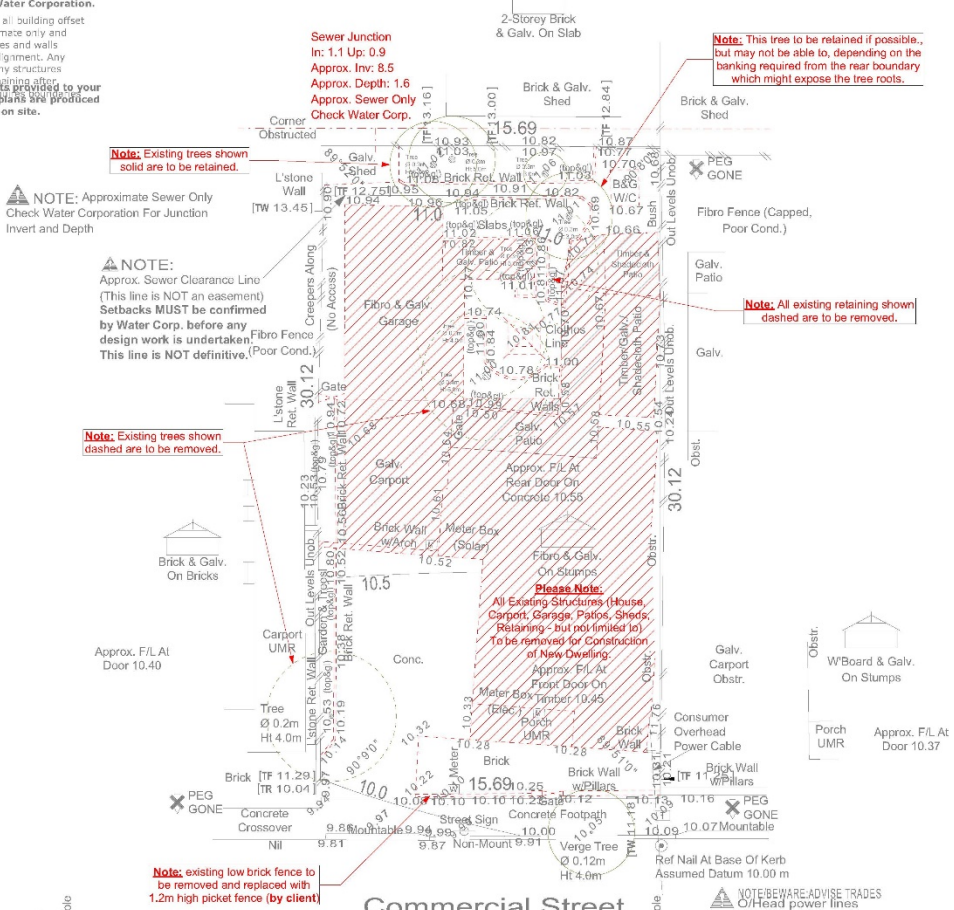
LEGEND	SEC Dome
○	Power Pole
○	Phone Pile
○	Water Conn.
○	Top Piller/Post
○	Top Wall
○	Top Raising
○	Top Fence

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may 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 building on the property.
DISCLAIMER:
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. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design.
DISCLAIMER:
Cottage & 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 levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown on top of structures remaining after demolition and erect of new structures to be produced and before any work is started on site.

**CITY OF FREMANTLE
These Revised Plans Form Part of**

DA0316/20

19 October 2020



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#:	CLIENT:
06 16/10/2020	EC
5 PCA2 29/09/2020	EC
4TP 17/08/2020	MH
	BUILDER:

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ADDITION INFORMATION 3 - Original Officers Report

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

Meeting Date: 4 November 2020
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Agenda attachments: 1. Amended Development Plans
Additional information: 1. Original Development Plans
2. Updated Heritage Assessment and Site photos

SUMMARY

Approval is sought for the demolition of the existing dwelling and the construction of a single storey Single house at 6 Commercial Street, South Fremantle.

The proposal is referred to the Planning Committee (PC) as the application involves the demolition of a dwelling in a heritage area. The application seeks discretionary assessments against the Local Planning Scheme No. 4 (LPS4), Residential Design Codes (R-Codes) and Local Planning Policies. These discretionary assessments include the following:

- Demolition of a building within a heritage area
- Primary Street setback
- Lot boundary setbacks

The proposal was considered by PC at its meeting on 7 October 2020 where it was deferred to allow:

1. Officers to provide further comment in regard to the significance of the dwelling and the extent of any original fabric.
2. Officers to discuss with the applicant the potential to incorporate the existing position, form and depth of the front two rooms of the existing dwelling into an amended design for a new dwelling and reinstate the original form and detail of the front façade and verandah.

Amended plans and additional details were provided by the applicant on 19 October 2020. In addition, the City's Heritage team provided an updated report on the proposal regarding the extent of original fabric removal of the dwelling onsite.

The application as amended is recommended for conditional approval.

PROPOSAL

Detail

Approval is sought for the following proposed works:

- Demolition of the existing single storey Single house
- Construction of a single storey Single house consisting of:
 - Three bedrooms
 - Two bathrooms
 - Study/Home Office

- Lounge
- Scullery
- Living/Kitchen/Dining Room

In response to PC's deferral, the applicant submitted amended plans on 19 October 2020 which included the following amendments:

- Alterations to the roof pitch,
- Weatherboard cladding to the entire street façade replacing the previously proposed sections of rendered brickwork,
- Inclusion of timber verandah posts and window mouldings.
- Vertically proportioned windows facing Commercial Street and a window hood to the master suite front elevation

The City's heritage team also completed an assessment concerning the extent of original fabric being demolished. The findings of this report are included in Additional Information document 3 and discussed further in the officer comment section below.

Amended development plans are included as attachment 1.

Site/application information

Date received:	17 August 2020
Owner name:	James Robinson and Eun Kiim
Submitted by:	Dale Alcock
Scheme:	Residential R30
Heritage listing:	South Fremantle Heritage Area
Existing land use:	Single house
Use class:	Single house
Use permissibility:	P



CONSULTATION

External referrals

Nil required.

Community

The original application was advertised in accordance with Schedule 2, clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015, as discretion was sought against the R-Codes and LPS4. The advertising period concluded on 3 September 2020, and one (1) submission was received which didn't raise any specific objection but rather queries regarding:

- If the house is demolished and it is clad in asbestos all necessary precautions should be taken and I would like to be advised so I can avoid being in my garden on the day of demolition.
- The site plan indicates the structures on our property as a two storey house and an outbuilding. This 'outbuilding' is in fact it is a studio, where someone resides. The submitted wanted to raise this to the City's attention for the purposes of their assessment.

In regard to the above comments about the demolition an advice note has been included in the officers recommendation advising the applicant/owner of their responsibilities regarding the removal of any asbestos from the site. It is also noted that the applicant/owner will need to obtain a Demolition Permit from the City before any demolition work can occur. Any Demolition Permit will also include advice to the owner/contractor that it is considered best practice to notify adjoining neighbours of the date and duration of the proposed demolition work, especially where the removal of asbestos is involved.

In regard to the applicant's site plan, it is noted that the building referred to on the adjoining site is a studio and not an outbuilding. Officers have considered the use of this building in their assessment of the proposal.

In accordance with Council Policy LPP1.3, the amended plans were not required to be re-advertised.

OFFICER COMMENT

Statutory and policy assessment

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. Where a proposal does not meet the Deemed-to-comply requirements of the R-Codes, an assessment is made against the relevant Design principles of the R-Codes. Not meeting the Deemed-to-comply requirements cannot be used as a reason for refusal. In this application the areas outlined below do not meet the Deemed-to-comply or policy provisions and need to be assessed under the Design principles:

- Demolition of a building within a heritage area
- Primary Street setback
- Lot boundary setback

The above matters are discussed below.

Therefore, as the dwelling itself is considered to be of limited heritage significance and its broader contribution to the South Fremantle Heritage Area given its significant modifications is minimal, the proposed demolition of the existing dwelling is supported subject to the submission of an archival record.

In addition to an assessment against the demolition clause of the LPS4, the suitability of the proposed infill dwelling in regard to the South Fremantle Heritage Area has been considered. The proposal is considered to be sympathetic to the significance of the heritage area, subject to the proposed windows in the Commercial Street elevation being vertically proportioned. This amendment is not considered to impact on the use or amenity of the front rooms and is recommended as a condition of approval.

Primary Street Setback

Element	Requirement	Proposed	Extent of Variation
Ground Floor – Master Suite	5m	2.47m - 5m	2.53m (max)

Policy LPP 2.9: Residential Streetscape sets out the following discretionary criteria for setbacks:

1.2 Variations to the requirements of clause 1.1 above may be considered, at Council's discretion subject to the proposed development meeting at least one of the following criteria:

- i. The proposed setback of the building is consistent with the setback of buildings of comparable height within the prevailing streetscape; or*
- ii. The proposed setback of the building does not result in a projecting element into an established streetscape vista by virtue of the road and/or lot layout in the locality or the topography of the land; or*
- iii. The proposed setback of the building will facilitate the retention of a mature, significant tree deemed by the Council to be worthy of retention (Refer also to LPP2.10 Landscaping of Development and Existing Vegetation on Development Sites); or*
- iv. Where there is no prevailing streetscape; or*
- v. Where the proposed development is on a lot directly adjoining a corner lot, Council will consider a reduced setback that considers the setback of the corner lot in addition to buildings in the prevailing streetscape.*

The setback is considered to satisfy the discretionary criteria of Local Planning Policy 2.9 for the following reasons:

- The proposed dwelling design is considered to appropriately reflect the existing character of the Commercial Street streetscape, which comprises of generally single storey dwellings with stepped/articulated street elevations. The setback of 2.47m is considered to be consistent with the ground floor setback of the dwellings in the prevailing streetscape which range between 1.5m and 3m as shown in image 1 below.
- Overall, the development is considered to appropriately reflect the streetscape character and will therefore not result in a projecting element into the street.

Therefore, as the dwelling itself is considered to be of limited heritage significance and its broader contribution to the South Fremantle Heritage Area given its significant modifications is minimal, the proposed demolition of the existing dwelling is supported subject to the submission of an archival record.

In addition to an assessment against the demolition clause of the LPS4, the suitability of the proposed infill dwelling in regard to the South Fremantle Heritage Area has been considered. The proposal is considered to be sympathetic to the significance of the heritage area, subject to the proposed windows in the Commercial Street elevation being vertically proportioned. This amendment is not considered to impact on the use or amenity of the front rooms and is recommended as a condition of approval.

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- iii. The proposed setback of the building will facilitate the retention of a mature, significant tree deemed by the Council to be worthy of retention (Refer also to LPP2.10 Landscaping of Development and Existing Vegetation on Development Sites); or*
- iv. Where there is no prevailing streetscape; or*
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- Overall, the development is considered to appropriately reflect the streetscape character and will therefore not result in a projecting element into the street.



Image 1: Existing prevailing streetscape of Commercial Street (subject site highlighted in blue)



Image 2: Proposed layout of new dwelling within the prevailing streetscape of Commercial Street

Lot boundary setback

Element	Requirement	Proposed	Extent of Variation
Kitchen and Office (West)	1.5 m	1.2m	300mm

The lot boundary setback is considered to meet the Design principles of the R-Codes in the following ways:

- The lesser setback does not result in a perception of adverse building bulk when viewed from the adjoining western property given the wall is setback 1.2m from the common boundary and is single storey in height (2.7m);
- The lesser setback does not contribute adversely to a loss of direct sun given its eastern location to the neighbouring property, nor will it impact light generally or ventilation to existing major openings and outdoor habitable spaces of this property.

Boundary Wall

It is noted that the proposed western boundary wall of the single width garage is technically compliant with the provisions of LPP2.4 – Boundary Walls policy, as it abuts an existing carport structure which is of similar dimensions and location. Although the adjoining carport is 'open', this structure includes three pillars on the boundary as shown in image 3 below. Notwithstanding the proposed boundary being compliant with the R-Codes and Council Policy, officers consider any the potential impact of the wall on the amenity of the neighbouring property to be minimal as the garage adjoining a tandem parking area and the only window of the adjoining property, adjacent to the proposed

garage is setback 2.2 m from boundary, and therefore not considered to adversely impact on the its access to light and ventilation.



Image 3: Carport including posts located on the boundary of adjoining property at 4 Commercial Street.

STRATEGIC IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

Nil

ADDITIONAL OFFICER COMMENTS

Following the October Planning Committee meeting, the City's Heritage and Planning officers have undertaken an internal site inspection and provided additional comments regarding the Committee's reasons for deferral.

The site inspection confirmed that the original two room cottage and verandah are capable of being retained and conserved, however this will require an extensive amount of reconstruction and ultimately may result in essentially a new building in the same form as the original as little original fabric remains intact. The following evidence is visible on site:

- 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.

This evidence could be used as a model to allow for reasonably accurate reconstruction to occur. The retention of the original two room cottage would also allow for a large extension to the rear. This option would allow the potential for the place to still make a positive contribution to the Commercial Street streetscape once reconstructed. This option was discussed with the applicants/ owners however the applicant has opted to lodge amended plans which included alterations to the new build rather than reconstruction of the two front rooms and a rebuild to the rear of site.

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

Ultimately on balance, the Heritage officers' recommendation supports the demolition on heritage grounds on the condition that 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.

CONCLUSION

As discussed above, the demolition is supported on heritage grounds and additional information is provided in the Additional Information document 3.

The amended plans don't raise any new R-Code or policy discretion but ultimately introduce elements to the front elevation (cladding, window form and an awning) and increased roof pitch which are compatible with other heritage significant dwellings in the Commercial Street streetscape.

Overall, the development is considered to be worthy of support, subject to conditions.

OFFICER'S RECOMMENDATION

Planning committee acting under delegation 1.1:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, demolition of existing dwelling and construction of single storey Single house at No. 6 (Lot 27) Commercial Street, South Fremantle, subject to the following condition(s):

1. This approval relates only to the development as indicated on the approved plans, dated 19 October 2020. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.
2. All storm water discharge shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.
3. The approved development shall be wholly located within the cadastral boundaries of the subject site including any footing details of the development.
4. Prior to the issue of a building permit, amended plans altering the form of the two windows to the Commercial Street elevation to be a pair of vertically proportioned windows is to be submitted and approved, to the satisfaction of the City of Fremantle.
5. Prior to occupation/ use of the development hereby approved, the boundary wall located on the western elevation shall be of a clean finish in any of the following materials:
 - coloured sand render,
 - face brick,
 - painted surface,and be thereafter maintained to the satisfaction of the City of Fremantle.
6. Prior to the issue of a demolition permit or building permit for the development hereby approved, the existing building to be demolished shall be fully documented in the form of a professionally prepared study of the physical, documentary and other evidence associated with the site before any physical or material disturbance. This documentation shall consist of the following:
 - a) A professionally prepared architectural report including the address, names, use and description of the building and accurate measured drawings at a scale not less than 1:100 comprising the following:
 - i. Site plan.
 - ii. Floor plan(s)
 - iii. External elevations.
 - iv. Background.
 - v. Statement of significance.

- vi. Location plan.
- vii. Heritage assessment documentation or brief written history.
- viii. Other significant details.
- b) A photographic report which includes the following:
 - i. A site plan showing the position, direction and number of each photograph.
 - ii. Photos of the place and its setting, all external elevations, significant/representative external and internal spaces and other noteworthy items.
 - iii. The history of the original building and subsequent stages of development.
 - iv. Old photographs relating to this site and building.
 - v. Any other relevant historical information.

One set of such including photographs shall be submitted to the City of Fremantle for approval in electronic format prior to the commencement of development.

- 7. Prior to the occupation of the development hereby approved, modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
- 8. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

ADVICE NOTE:

- i) A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.
- ii) A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.
- iii) Any removal of asbestos is to comply with the following –

Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a licensed person or business for asbestos removal. All asbestos removal is to be carried out in accordance with the *Occupational Safety and Health Act 1984* and accompanying regulations and the requirements of the *Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]*;

Note: Removal of any amount of friable asbestos must be done by a licensed person or business and an application submitted to WorkSafe, Department of Commerce. <http://www.docep.wa.gov.au>.

- iv) The City strongly encourages deep planting zones that should be uncovered, contain a retained or planted tree to Council's specification, have a minimum dimension of 3.0m and at least 50% is to be provided on the rear 50% of the site.
- v) Levels as per existing footpath and/or ROW
 - a. Levels at the property boundary including any driveways and pedestrian access points shall match existing footpath and/or right of way levels;
 - b. Any adjustment in levels is to be achieved within the property boundaries;
 - c. Details of all existing and proposed levels to be shown in the submitted working drawings for a building permit, to show that existing footpath levels are maintained.

Minimum floor level to be road reduced level plus kerb height (150 mm) plus 2% slope towards to the property boundary. All levels are to be in AHD.

The floor level of any new structure capable of being occupied is to be a minimum of above 150 mm plus 2% slope towards to the property boundary. Basement car parks and similar areas may be permitted below this level if the structure and any access to the structure is tanked to a level of above. Please contact the Infrastructure Business Services department via info@fremantle.wa.gov.au or 9432 9999.

**PC2105-2 MCLAREN STREET, NO. 15 (LOT 25), SOUTH FREMANTLE
DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION
OF A SINGLE STOREY SINGLE HOUSE WITH AN ANCILLARY
DWELLING – (NB DA0508/20)**

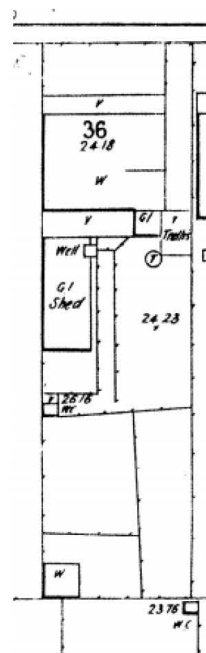
Additional Information 1 – City's Heritage Assessment

Heritage Comment - Internal

Address: 15 McLaren Street
Application number: DA0508/20
Proposal: Demolition and New Dwelling
Requesting officer: Nathan Blumenthal
Date: 27/11/2020



15 McLaren Street, Aerial photograph, ESRI, 27/11/2020



1908 Sewerage Diagram

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0508/20 and the affect that they will have upon the heritage values of 15 McLaren Street, South Fremantle. The proposed changes include:

- Demolition and New Dwelling

HERITAGE LISTINGS

State Register of Heritage Places

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

Inherit

Inherit Database number – 22386

Heritage List and LHS

15 McLaren 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 – 9 December 2020

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

BACKGROUND

Historical Information

McLaren Street was originally called Edward Street. The name was changed to Silas Street in 1906 in honour of William Silas Pearce, a local business identity. The street was renamed McLaren Street in 1923, this time in honour of F J McLaren, who was Mayor of Fremantle from 1912 to 1914.

House, 15 McLaren Street was constructed in 1899 for Thomas Henry Hopkins who occupied the house until his passing in 1938. Thomas Henry Hopkins was born in Fremantle in 1884 and was the son of Thomas Hopkins (a labourer) and Annie Marie Hearn (both born in Fremantle in 1858). The grandfather of Thomas Henry Hopkins was Thomas (Tommy) George Hopkins who travelled to Fremantle in 1850 aboard the Sophia which departed from Plymouth. Tommy Hopkins was the unofficial town crier of Fremantle

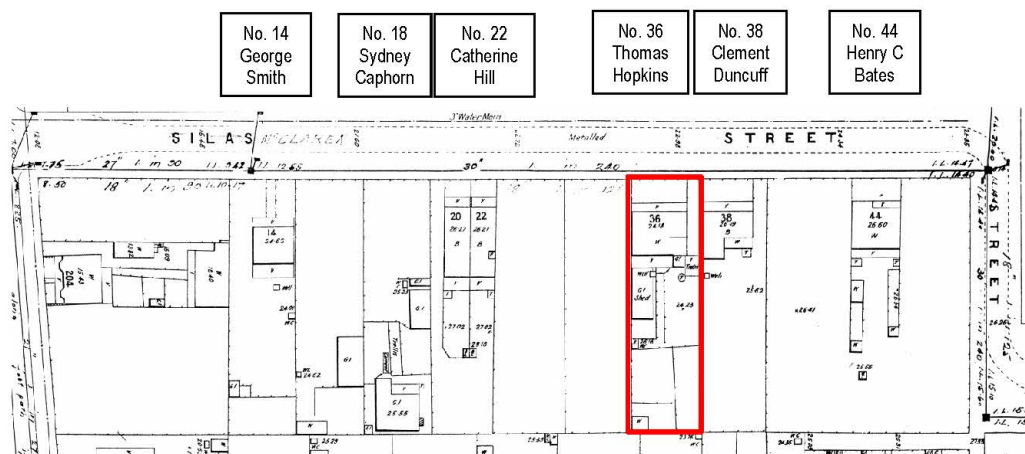
and was the means by which local news was disseminated in the 1850s and 60s. "Every lunch hour and evening his stentorian voice and sonorous bell could be heard announcing an auction sale, meeting, or other fixture, his fee being 2s 6d a time. At election times, the candidate who could command a monopoly of Tommy's services was on the right track to victory".

In 1906 Edward Street was changed to Silas Street. The 1908 Sewerage Diagram indicates a weatherboard cottage with a full length verandah in the same location as the house now. It also notes a well, two galvanised iron sheds, a trellis and a water closet. It should be noted that the 1908 sewerage diagram indicated a weatherboard building, however, it is considered likely that this is a notational error and that the original building was likely masonry.

In 1923 Silas Street was renamed McLaren Street and then in 1935, 36 McLaren Street became 15 McLaren Street when the odd and even numbers swapped to the opposite side of the street.

Following the passing of Thomas Henry Hopkins in 1938 the house was then occupied by Mrs Annie Hopkins.

The place was purchased in the 1950s by Angelo and Santa Maria Zugaro, who remained living in the house until Angelo passed in 2014 and Santa Maria in 2018. Angelo Zugaro (a welder) arrived in Fremantle in Mar 1955 aboard the Castel Felice from Trieste, Italy. His wife Santa Maria Zugaro remained in Italy for another 2 years and arrived in Fremantle on 3 Mar 1957 aboard the Neptunia, from Genova, Italy.



1908 Sewerage Diagram

Physical Description

The original 1899 cottage is still located on the site with the original form being clearly evident, although the place has undergone much change over the years. When comparing the aerial photograph with the 1908 Sewerage Diagram the various elements of building, additions and outbuildings can still be identified.

The place is a single storey masonry and decramatic tile cottage, with a symmetrical façade, central front door flanked on either side by windows. The original verandah has been removed, reinstated and then infilled with a face brick front wall, central front door and aluminium windows.

The roof to the house retains its original form being a hipped roof over the front two rooms of the house and various skillion roofs to the rear.

The walls are rendered masonry. The windows to the original front wall of the cottage are timber framed casements, likely replacements of original double hung sash windows.

As typical with these small original cottages, there are additions to the rear under skillion roofs. Internally the original plan is intact. There is little decorative detail. There is evidence of damp to some of the walls and the floors likely require restumping.

The front garden has a low level masonry fence, paving and small shrubs. There is a driveway to the eastern side leading to a later constructed single garage.

To the rear of the cottage there are many outbuildings, some of which are likely early or original. There have been many ad hoc additions to the outbuildings over the years with sheds for various activities such as bottling tomatoes and housing chickens. The rear garden retains many elements of the way of life of the self sufficient, hardworking and resourceful European Migrants who arrived on our shores during the post WWII period.



15 McLaren Street, South Fremantle, City of Fremantle, 9/12/2020

IMPACT ASSESSMENT

Statement of Significance

Impact on Significance - Demolition

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

Heritage Impact Comments

The proposed demolition of 15 McLaren Street 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 or State Register on an individual basis.

The place is included in the South Fremantle Heritage Area and is considered to be a contributory place in the Heritage Area.

The underlying structure and overall form of the cottage dates from 1899, however much of the original or early detailing has been changed both internally and externally and demonstrates the influence of the European Migrants of the post WWII era.

Still remaining is the overall form of the original building and the original floor plan, the original masonry walls, roof structure and form, timber floors, outbuildings and the original copper.

Original floor plan – intact

Original roof form – intact

Original overall cottage form – altered but is still clearly evident

Original front façade proportions – central front door / windows either side / verandah structure running full length of front façade all intact, however the brick infill of the front verandah obscures the front facade

Original front façade detailing – significantly altered (verandah has been removed, reconstructed and then infilled / front façade windows have been replaced)

Original verandah form – significantly altered

Original verandah detailing – removed and reconstructed then infilled

Front fencing, gardens or setting – significantly altered from original but now reflects 1950s European Migrant influence

Internal details – significantly altered or removed

Social or historic significance – social or historic significance due to associations with early settler family and also reflects 1950s European Migrant influence.

The proposed demolition of 15 McLaren Street will have an irreversible impact on the cultural heritage significance of the place individually, the McLaren Street streetscape and the South Fremantle Heritage Area. The complete loss of the place is a loss of an element of the heritage streetscape, an individual heritage place dating from 1899 and a loss of a demonstration of the influence that the European Migrants had on Fremantle, and particularly South Fremantle, during the Post WWII era.

RECOMMENDATIONS:

Generally this proposal is NOT supported on heritage grounds.

It is considered that part of the place (the front two rooms and central corridor under the main hipped roof) could be retained and conserved, with the reconstruction of the original front verandah (or the front verandah infill of the post WWII era) and an addition constructed to the rear to meet the owners needs and current living requirements.

Whilst interesting and significant as part of the history of the place and the area, the outbuildings could be demolished following an archival record.

Appendices
Site Visit Photographs – 9 December 2020



















































Appendices
Documentary Evidence – Wise's Post Office Directories

McLAREN ST, S FRE-
MANTLE
Right side fr Mandurah rd
1 Jackson Jno H
3 McKenzie A*
5 Bates Mrs B
7 Cartwright Mrs C*
9 Cartwright R
11 Forward H D
13 Griffiths Geo
15 Davis Jno M
17 Ackland Mrs Jean
19 Dvorak Leo
21 Adams George
23 Wenn Mrs
..... Parmella st
Left side
2 Jakicevich J
4 Woods Mrs C
6 Fisher Mrs Martha J
8 Bennett Mrs J S
12 Frew Thos J
14 Peatling Mrs Amy A
16 Thomas Mrs Emily
18 Forster Mrs Gwen E
20 Smedley Fredk
22 Eacott Alan
24 Carbon Mrs Violet
..... Parmella st 1949

McLAREN ST, S FRE-
MANTLE
Right side fr Mandurah rd
1 Jackson Jno H
3 Barclay Sydney C
5 Bates Mrs B
7 Cartwright Mrs C*
9 Minnoughan Mrs Valda I
11 Tomson S
13 Griffiths Geo
15 Davis Jno M
17 Ackland Mrs Jean
19 Dvorak Leo
21 Adams George
23 Wenn Mrs
..... Parmella st 1947

McLAREN ST, S FRE-
MANTLE
Right side fr Mandurah rd
1 Jackson Jno H
3 Barclay Sydney C
5 Bates Mrs B
7 Cartwright Mrs C*
9 Minnoughan Mrs Valda I
11 Tomson S
13 Griffiths Geo
15 Hopkins Mrs Annie
17 Maskell Mrs Margt
19 Ackland Mrs Jean
21 Dvorak Leo
23 Adams George
25 Wenn Mrs
..... Parmella st 1945

McLAREN ST, S FRE-
MANTLE
Right side fr Mandurah rd
1 Jackson Jno H
3 Barclay Sydney C
5 Bates Mrs R
7 Tomson Leonid W
9 Tomson S
11 Kennon Livingstone
13 Griffiths Geo
15 Hopkins Thos
17 Carbon Jno
19 Walton Mrs Violet*
21 Adams George
23 Wenn Mrs
..... Parmella st 1940

McLaren st, South Fremantle
Right h side fr Mandurah rd
1 Jackson Jno H
3 Moore H
5 Bates Mrs B
7 Andrews Stan R
9 Tomson S
11 Kennon Livingstone
13 Griffiths Geo
15 Hopkins Thos
17 Carbon Jno
19 Goulds Dan W
21 Adams George
23 Wenn Mrs
..... Parmella st 1938

McLaren st, South Fremantle
Right h side fr Mandurah rd
1 Jackson Jno H
3 Moore H
5 Vacant
7 Andrews Stan R
9 Tomson S
11 Kennon Livingstone
13 Griffiths Geo
15 Hopkins Thos
17 Wagner Ernst
19 Goulds Dan W
21 Adams George
23 Wenn Mrs
..... Parmella st 1937

McLaren st, South Fremantle
Right h side fr Mandurah rd
1 Jackson Jno H
3 Moore H
5 Vacant
7 Andrews Stan R
9 Tomson S
11 Kennon Livingstone
13 Griffiths Geo
15 Hopkins Thos
17 Wagner Ernst
19 Goulds Dan W
21 Adams George
23 Wenn Mrs
..... Parmella st 1936

36 McLaren Street became 15 McLaren Street – Street was renumbered 1935 with the odd and even numbers swapped to the opposite side of the street.

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Jackson, John H
16 McLeod, Jock
18 Jones —
20 Vacant
22 Tomson S
24 Kennon Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Wagner Ernst
40 Goulds, Dan W
44 Adams, George
46 Coleman, Wm
..... Attfield lane 1935
Left hand side

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Jackson, John H
16 McLeod, Jock
18 Jones —
20 Vacant
22 Tomson S
24 Kennon Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Wagner Ernst
40 Goulds, Dan W
44 Adams, George
46 Coleman, Wm
..... Attfield lane 1934
Left hand side

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Jackson, John H
16 McLeod, Jock
18 Vacant
20 Tomson-Smith, —
22 Kennon, Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Vacant
40 Goulds, Dan W
44 Adams, George
46 Coleman, Wm
..... Attfield lane 1933

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Hall, Sydney
16 Martin George
18 Jones, George
20 Werndly, Arthur Wm
22 Kennon, Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Reid, Mrs O
40 Shearer, Mrs J
44 Smith, Gilbert Brian
46 Jackson, Jno H
..... Attfield lane 1932

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Hall, Sydney
16 Martin George
18 Jones, George
20 Werndly, Arthur Wm
22 Kennon, Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Reid, Mrs O
40 Shearer, Mrs J
44 Smith, Gilbert Brian
46 Jackson, Jno H
..... Attfield lane 1931

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Hall, Sydney
16 Martin George
18 Jones, George
20 Werndly, Arthur Wm
22 Kennon, Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 Collins, Wm
40 Morrison, Mrs J
44 Smith, Gilbert Brian
46 Jackson, Jno H
..... Attfield lane 1930

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward, Miss
16 Martin George
18 Caporn, Sydney
20 Werndly, Arthur Wm
22 Craven, Robt Jos
34 Griffiths, George
36 Hopkins, Thos
38 McGuire, —
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Rice Richard Hy
..... Attfield lane 1929

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward Mrs Mary Ann
16 Martin George
18 Caporn, Sydney
20 Chester, Wm John
22 Kennon, Livingstone
34 Griffiths, George
36 Hopkins, Thos
38 McGuire, —
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Rice Richard Hy
..... Attfield lane 1928

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward Mrs Mary Ann
16 Martin George
18 Caporn, Sydney
20 Chester, Wm John
22 Kennon, Livingstone
24 New building
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Rice Richard Hy
..... Attfield lane 1927

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward Mrs Mary Ann
16 Martin George
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Rice Richard Hy
..... Attfield lane 1926
Left hand side

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward Mrs Mary Ann
16 Martin George
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Mickelbergh, Albert Wm
Jno
..... Attfield lane 1925

McLaren st, South Fremantle
Right h side fr Mandurah rd
14 Ward, Saml John
16 Smith, —
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
46 Mickelbergh, Albert Wm
Jno
..... Attfield lane 1924

In 1923 Silas Street was renamed McLaren Street.

Silas st, South Fremantle
Right h side fr Mandurah rd
14 Ward, Saml John
16 Sloan, Mrs Clara
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
..... Attfield lane 1923

Silas st, South Fremantle
Right h side fr Mandurah rd
14 Griffiths, Harry
16 Sloan, Mrs Clara
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Caporn, David
40 Morrison, Mrs J
44 Bates, Mrs Mary A
..... Attfield lane 1922

Silas st, South Fremantle
Right h side fr Mandurah rd
14 Griffiths, Harry
16 Sloan, Mrs Clara
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Irvine, Robt
40 Morrison, Mrs J
44 Bates, Mrs Mary A
..... Attfield lane, 1921

Silas street, Beaconsfield
Right h side fr Mandurah rd
14 Griffiths, Harry
16 Haynes, George
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Irvine, Robt
40 Morrison, Mrs J
44 Bates, Mrs Mary A
..... Attfield lane

1920

Silas street, Beaconsfield
Right h side fr Mandurah rd
14 Griffiths, Harry
16 Haynes, George
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Gibson, Jas S
40 Morrison, Mrs J
44 Bates, Henry C

1919

Silas street, Beaconsfield
Right h side fr Mandurah rd
14 Griffiths, Harry
18 Caporn, Sydney
20 Bennett, James
22 Kennon, Livingstone
36 Hopkins, Thos
38 Gibson, Jas S
40 Morrison, Mrs J
44 Bates, Henry C
Left hand side

1918

Silas street, Beaconsfield
Right h side fr Mandurah rd
14 Griffiths, Harry
18 Caporn, Sydney
20 Harper, Mrs H
22 Kennon, Livingstone
36 Hopkins, Thos

1917

Silas street, Beaconsfield
Right h side fr Mandurah rd
14 Griffiths, Harry
18 Caporn, Sydney
20 Harper, Mrs H
22 Kennon, Livingstone
36 Hopkins, Thos
38 Howard, Hay
40 Morrison, Mrs J
44 Bates, Henry C
Left hand side

1916

Silas street, Beaconsfield.
Right h. side fr. Mandurah rd.
14 Ward Saml. J
18 Caporn Sydney
20 Clarke Nichols
22 Kennon Livingstone
36 Hopkins Thomas H
38 Bell Miss A. dressmkr
40 Morrison F
44 Bates Henry C
Left hand side.
11 Macbus Bus

1915

Silas street, Beaconsfield.
Right h. side fr. Mandurah rd.
14 Ward Saml. J
18 Caporn Sydney
20 Bennett Jas
22 Kennon Livingstone
36 Hopkins Thomas H
38 Bell Miss A. dressmkr
44 Bates Henry C
Left hand side.
15 Monaghan Wm. M

1914

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Rlymer Lewis
18 Caporn Sydney
20 Hewitt Jas
22 Nelson Francis
36 Hopkins Thomas H
38 Bell Miss A. dressmkr
44 Bates Henry C
Left hand side.
15 Monaghan Wm. M
37 Beattie Thos

1913

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
18 Caporn Sydney
20 Gordon Hugh
22 Nelson Francis
36 Hopkins Thomas
38 Bell Miss A. dressmkr
44 Bates Henry C
Left hand side.

1912

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
18 Caporn Sydney
20 Gordon Hugh
22 Nelson F
36 Hopkins Thomas
38 Newson Ernest
44 Bates Henry C
Left hand side.
41 Thomas Jno. R
43 Eldrid Wm. F
45 Thomas Fredk
47 Lowe Chas. R

1911

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Nelson F
18 Caporn Sydney
20 Gordon Hugh
36 Hopkins Thomas
38 Newson Ernest
44 Bates Henry C
Left hand side.
17 Urquhart Wm
41 Thomas Jno. R
43 Eldrid Wm. F

1910

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
18 Caporn Sydney
20 Gordon Hugh
36 Hopkins Thomas
38 Newson Ernest
44 Bates Henry C
Left hand side.
17 Urquhart Wm
41 Thomas Jno. R
43 Eldrid Wm. F
47 Gilbride Michl

1909

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
18 Caporn Sydney
36 Hopkins Thomas
38 Duncuff Clement
44 Bates Henry C
Left hand side.

1908

1908 Sewerage Diagram

Silas street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Smith Geo
18 Caporn Sydney
22 Hill Mrs. Catherine
36 Hopkins Thomas
38 Duncuff Clement
44 Bates Henry C
Left hand side.

1907

In 1906 Edward Street was changed to Silas Street

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Bell Geo
18 Caporn Sydney
22 Hill Mrs. Catherine
24 Hopkins Thomas
38 Duncuff Clement
44 Bates Henry C

1906

No 24 was changed to No 36 in 1906

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Comben Bartholomew
18 Caporn Sydney
20 Pringle Oscar
24 Hopkins Thomas
38 Dancuff Clement
44 Bates Henry O
Left hand side. 1905

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Comben Bartholomew
Caporn Sydney
Mortimore Geo
Woodhead Geo
Hopkins Thomas
Mortimore Wm
Bates Henry
Left hand side. 1904

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Lamerton George A
Caporn Sydney
Hopkins Thomas
Marshmore Henry
Bates Henry
Left hand side. 1903

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Lamerton George A
Webb Richd
Hopkins Thomas
Bates Henry
Left hand side. 1902

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
14 Lamerton George A
Webb Richd
Hopkins Thomas
Bates Henry
Left hand side 1901

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
Lamerton George A
Webb Richd
Caporn Sydney
Hopkins Thomas
Bates Henry
Left hand side.

1900

Edward street, Beaconsfield.
Off Mandurah rd.
Right hand side.
Lamerton George A
Hopkins Thomas
Bates Henry
Left hand side.

1899

Edward street, Beaconsfield.
Off Mandurah rd.
McKabe Peter
Jamieson Andrew
Lamerton George A
Caporn Sydney
Williamson Robert
Anderson James J
Thomas John R
Bates Henry

1898

Joslin William
 Joslin Mrs. Sarah
here is Ord st
here is South st
 Left hand side.
 Winton & Co. fruiterers
 Merchandani S. J. fancy goods
 Wrighton Ernest, hairdresser
 Davies Arthur E. furniture dealer
 Watson Brothers, indent merchants
 Barry & Merrilees, grocers
 Scherer Joseph, baker
 Thomas John A. grocer
 Smith Mrs. J. A. dressmaker
 Wehrstedt Otto, Freemason's hotel
 here is Henderson st
 Collett William
 Richards Robert
 Presbyterian Church (Rev. R. Han-
 lin)
 Henderson Mrs. private school (off
 South terrace)
 Scott Henry (off South terrace)
 Military Barracks,
 John McCarthy, sergeant
 Marmion Mrs. W. E
 here is Alma st
here is Howard st
here is Hampton st.....
 Thompson Mrs. Louisa
 Thomas John
 Hopkins Thomas
 Abbet Henry
 Matsen Charles
 McGill Thomas
 Herbert William
here is South st 1897

Terrace
 Hope, Samuel, The Terrace
 Hope, S. H., Hampton st.
 Hopkin, Thos., South ter. 1895

st. p.r. the Terrace J
 t. Hope, Sam., the Terrace J
 Hopkins, F., Howard st. J
 Hopkins, Thos., Norfolk Lane J
 Hopkins, Thos., South Ter. J
 Hopkins, W., Lear st., off J
 South st. J
 r, Horne, H. C., Lilburn rd. N J
 l- Horner, Wm., Swan st. N J 1894

Hopkins, Frank, Russell st.
Hopkins, Thos., Norfolk lane
Hopkins, Thos., Russell st.
Hopkins, W., Hampton st.
Horne, H. C., Lilburn rd. **N**
Horner, Wm., Swan st **N**
Howley, Ed., Looka st. 1893

Additional Information 2 – Applicants Heritage Assessment



**HOCKING
HERITAGE +
ARCHITECTURE**



15 McLaren Street, South Fremantle
Heritage Assessment

March 2021

15 McLaren Street, South Fremantle

March 2021

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HHS Job No. 2021-07

Rev No	Author	Reviewer	Date	
A	G Dewar	P Griffin		9 March 2021

15 McLaren Street, South Fremantle

March 2021

Table of Contents

Documentary Evidence	4
Physical Evidence	9
Assessment of Significance	15
Level of Significance	17
Conclusion	19
Appendix 1	21

15 McLaren Street, South Fremantle

March 2021

Documentary Evidence

The following information has been largely provided by the City of Fremantle. Acknowledgment is extended to the author, Annabel Wills, City of Fremantle Heritage Advisor

McLaren Street was originally named Edward Street. The name was changed to Silas Street in 1906 in honour of William Silas Pearce (1838-1908), merchant and parliamentarian. The street was renamed McLaren Street in 1923, to honour of Frederick James McLaren (1873-1944), Mayor of Fremantle from 1912 to 1914.

During the 1890s, Fremantle was undergoing significant development as the economy and population grew following the major gold discoveries in the east. Parcels of land were purchased and subdivided by developers, for sale to the workers and their families.

This lot was purchased by Aubrey Augustus Edwards, a mercantile clerk of Fremantle in January 1897. In November of the same year, it was transferred to Thomas Hopkins Junior, a carter of Fremantle. There is no evidence to suggest that the property was developed until transferred to Hopkins and the rates books designate the lot as vacant in 1898 but a cottage present on the site in 1899. It is therefore concluded the place was built in 1898 for Thomas Henry Hopkins (1884-1934).

Thomas Henry Hopkins was born in Fremantle in 1858 and was the son of Thomas (Tommy) George Hopkins (1826-1899) who travelled to Fremantle in 1850 aboard the Sophia, departed from Plymouth. Tommy Hopkins was the unofficial town crier, or 'Bellman' of Fremantle and was the means by which local news was disseminated in the 1850s and 60s. "Every lunch hour and evening his stentorian voice and sonorous bell could be heard announcing an auction sale, meeting, or other fixture, his fee being 2s 6d a time. At election times, the candidate who could command a monopoly of Tommy's services was on the right track to victory".

In 1906, Edward Street was changed to Silas Street. The 1908 Sewerage Diagram indicates a weatherboard cottage with a full length verandah in the same location as the house now. It also notes a well, two galvanised iron sheds, a trellis and a water closet.

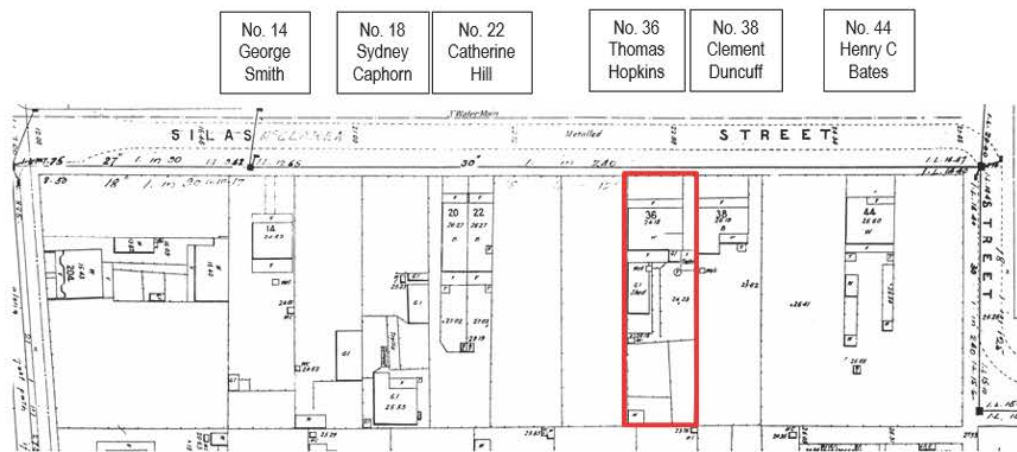
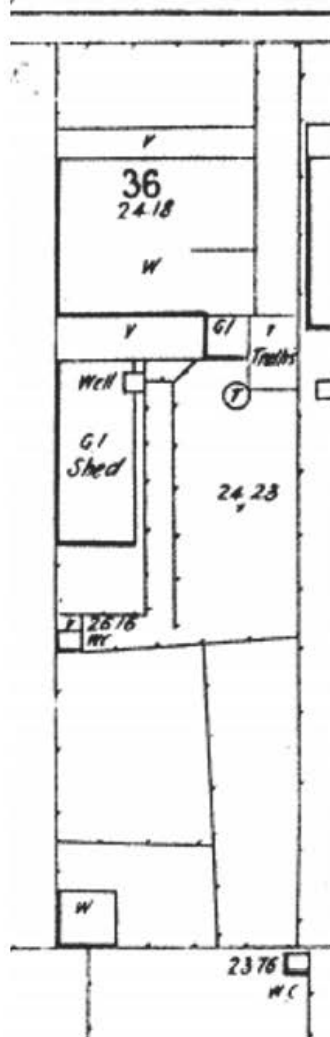


FIGURE 1 BASE PLAN PORTION OF 1908 SEWERAGE DIAGRAM, OCCUPANCY DETAILS FROM WISE'S POST OFFICE DIRECTORIES.

15 McLaren Street, South Fremantle

March 2021



With regard to the 'W' on the plan there are two possible explanations:

The notation 'W' on the plan may be an error as the physical evidence indicates that the front portion of the cottage is masonry, most probably limestone.

Alternatively, the 'W' may refer only to the skillion addition across the rear of the cottage with an incomplete line showing the separation of the two sections. We believe this is more likely to be the case.

We believe the cottage is of limestone construction which would not have been unusual for the period with many of the buildings in Fremantle constructed of stone found either on site or in quarries nearby.

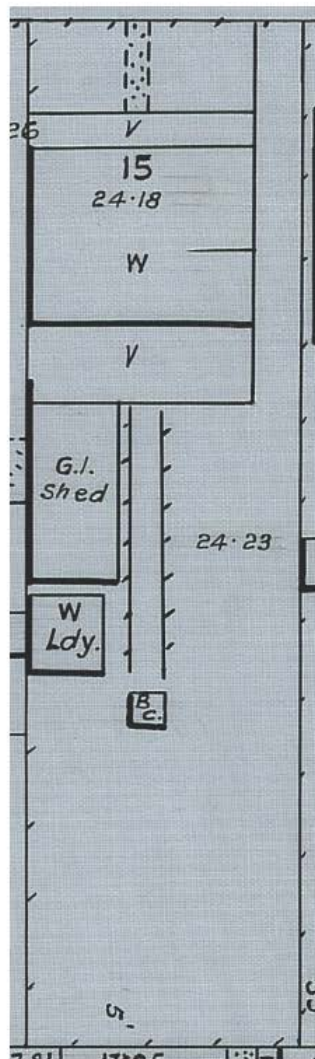
FIGURE 2 1908 SEWERAGE PLAN DETAIL

Thomas Henry Hopkins worked at the Fremantle Harbour for the majority of his working life. He married Annie Maria Hearn in 1882 and the couple had three children. Following Thomas's death in 1934, the property was transferred to his daughter Hinemoa May Hopkins (1887-1958) who lived at the house with her mother, until Annie's death in 1944.

From 1945 until her death in 1958, the rates books indicate that Hinemoa Hopkins leased the property to tenants. It is possible that during this time works were undertaken to change the form of the property.

15 McLaren Street, South Fremantle

March 2021



A plan of the property in 1954 for the MWSS & DD shows the place is largely unchanged although no well, tank, trellis or dividing fencing in the rear of the lot. The brick closet (BC) and laundry are new additions.

The verandah across the rear appears to be one structure without the galvanised iron portion on the eastern end.

The designation of 'W' for the main house is still ambiguous as it may again apply only to the skillion addition across the rear.

FIGURE 3 PORTION OF SEWERAGE PLAN 1954.

In 1958, Hinemoa Hopkins died and the property was transferred to the executrix, Jessie Farmer.

On 20 May 1959, the property was transferred to Angelo Zugaro, labourer and Santa Maria Zugaro, married woman and at that time they were living at 15 McLaren Street.

Angelo Zugaro (a welder) arrived in Fremantle in March 1955 aboard the Castel Felice from Trieste, Italy. His wife Santa Maria Zugaro remained in Italy for another 2 years and arrived in Fremantle on 3 March 1957 aboard the Neptunia, from Genova, Italy. The Zugaro's raised their three children at the house and to accommodate the growing family undertook additions and alterations to the place.

The City of Fremantle have plans of alterations to the place undertaken in 1962 and 1963. In 1962, the back verandah was enclosed and a kitchen created. This plan designates the walls on the front western side as being of stone construction. Because of the drawn thickness of the walls it is proposed the walls of the front four rooms are also of stone construction.

Page 6

15 McLaren Street, South Fremantle

March 2021

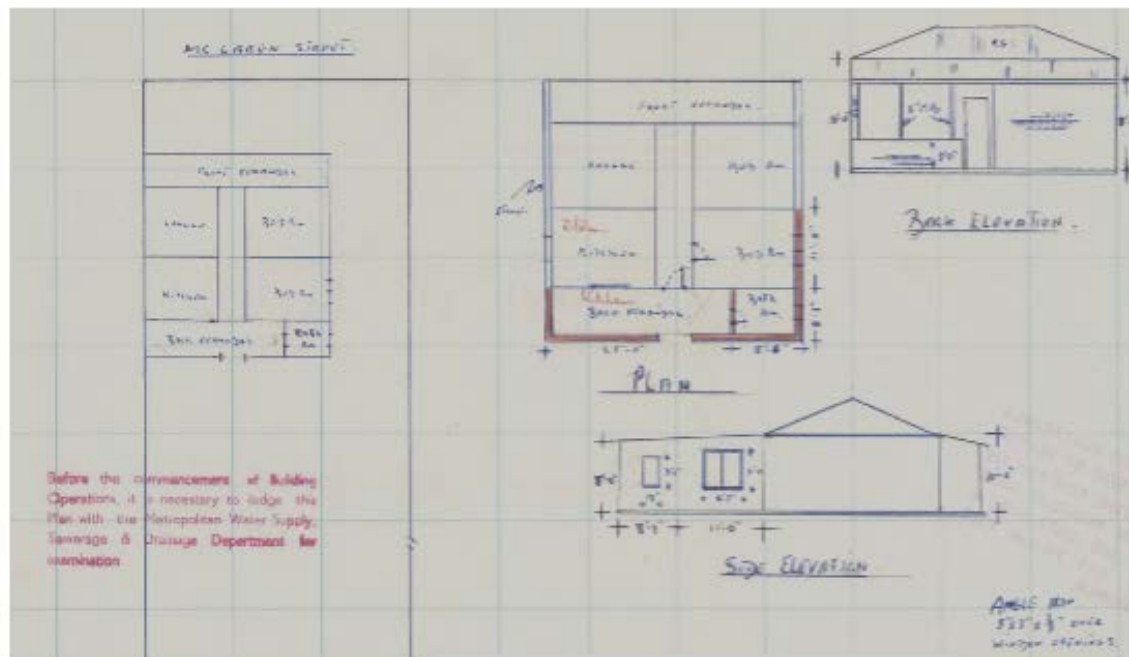


FIGURE 4. PLAN SHOWING 1962 ADDITION WITH STONE ANNOTATION CIRCLED

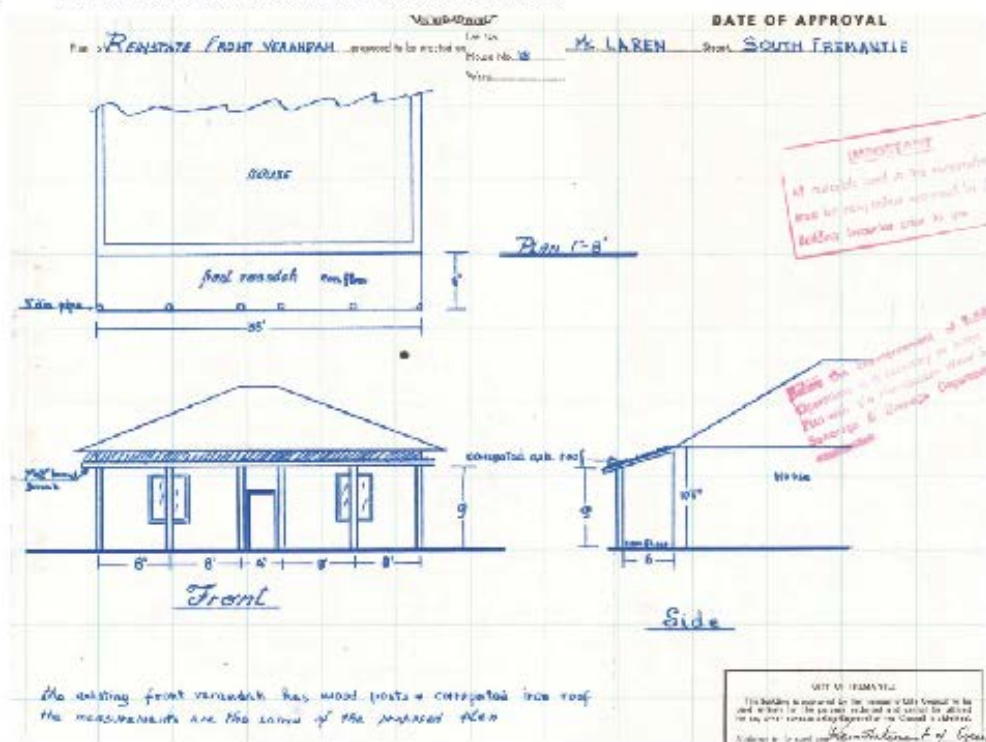


FIGURE 3. PLAN SHOWING 1963 VERANDAH REINSTATEMENT.

15 McLaren Street, South Fremantle

March 2021

The plan prepared in 1963 for the verandah reinstatement records that the existing verandah had timber posts and a corrugated iron roof. The proposal was to replace them with pipe columns and corrugated asbestos roof. Photographs of the completed works provided by the owner (not included) show that the front façade is rendered and the front windows being of a different proportion to those sketched. The windows at this time are horizontally emphasised openings with twin casements flanking a larger central fixed pane opening. The verandah posts were steel pipes with a fine metal balustrade and a concrete deck.

Since the 1960s, there have been further changes to the facade including the application of brick to the facade and the enclosure of the verandah with brick to form additional rooms. The property presents with this facade today.

Aerial photographs from the mid 20th century indicate that the form and extent of the original cottage have not changed significantly although there have been many shed additions in the rear of the property.

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15 McLaren Street, South Fremantle

March 2021

Physical Evidence

No 15 McLaren Street, South Fremantle is a single storey cottage with symmetrical facade and additions to the rear. Alterations to the facade and side elevations have occurred which obscure the original construction of the place. The roof form appears to be original although the cladding has been changed.

1. Street Facade



FIGURE 6 15 MCLAREN STREET - FACADE

The property today presents with a variegated red brick facade of symmetrical planform, no verandah and a hipped roof which continues down at a broken pitch to form the roof over the front two small rooms.

The facade as it is seen today is not the original. The verandah was enclosed in the 1960s to add additional rooms to the front of the property. The symmetrical arrangement of the facade is reflective of the original symmetrical facade of the cottage.

The enclosed verandah aspect and street facade of the property are of no heritage significance.

2. Roof

The roof is hipped and appears to be the original form. The decramastic cladding dates from the 1960s and is in a failing condition. The original cladding is likely to have been corrugated galvanised iron, laid in short sheets. The verandah canopy will also have been corrugated galvanised iron.

The roof form demonstrates some significance however the cladding is of no significance.

15 McLaren Street, South Fremantle

March 2021

3. Elevations



FIGURE 7 CRACK ADJACENT TO BRICK VENEER

The side elevations have been rendered over with a cement render. There is a crack in the render to both the side elevations, approximately one brick width wide and adjacent to the brick veneer. This coincides with the non-original brick cladding to the original frontage of the cottage. It appears that the brick cladding has been affixed to the non-original rendered facade.

The cement render is failing in places to both elevations.

Whilst it is believed that the rendered sections of the cottage are of limestone construction there is also evidence of brick which could accord to traditional brick quoining.

A number of exploratory tests have been undertaken to determine the construction of the original section of the house. These indicate that there is limestone rubble and dust behind the render as well as brick. An inspection undertaken by Cap-It-All Building Inspections found that the upper sections of the walls when viewed from the roof void were brick. There was no evidence of any timber framing.

As the exploratory tests have indicated that the place is of limestone construction this could result in the place demonstrating heritage significance. However where render has been removed, the limestone appears to be rubble and dust so does not appear to be in good condition beneath the render.

15 McLaren Street, South Fremantle

March 2021

4. Eaves

The eaves to the facade of the house are lined with fibro cladding with cover battens, likely to be asbestos containing material. The eaves linings are not original and are not of heritage significance.

5. Original House Facade

The original house facade which cannot be seen from the street now presents with a brick veneer which appears to have been stuck to the rendered finish. It is unknown when the facade was rendered but the owner confirms it was rendered at the time his father purchased the place.

The neighbouring property at no. 17 McLaren Street which is believed to have been constructed c. 1902 also has a rendered facade. The owners of this property confirm that the subject property looked like this prior to the brick cladding being applied.

The brick veneer is of no heritage significance. The render beneath the brick veneer is also of no significance.

It is unknown what condition the limestone beneath the render is in. Cement render is harmful to both brick and stone substrate and removal may cause damage, even under the guidance of an experienced heritage builder. Tests from the inside show rubble only.

6. Original Windows



FIGURE 8 REPLACEMENT WINDOWS IN FRONT TWO ROOMS

15 McLaren Street, South Fremantle

March 2021

The windows to the facade of the cottage are horizontally emphasised with casement windows flanking a fixed pane. These windows cannot be seen from the street and are not the originals. It is more than likely that the original windows were 1-over-1 timber framed sashes.

The windows to the two front rooms are of no significance.

7. Internal Planning

The internal planning of the original section of the house has not been altered although the details and finishes have been changed. The central entrance opens into a hallway leading to the rear section of the house with a room either side to the original part of the cottage.

The floor is timber with the boards being narrow and in keeping with the style of boards introduced post-1950s. The skirting is shallow with a curved edge, again in keeping with the styles of the 1950s and 1960s. The architraves are simple and devoid of detailing. The doors are flush panel doors with later style hardware.

The ceiling to the hallway is a lowered plasterboard ceiling with cornice. The bedroom ceilings (the two front rooms) are at the original height however are replacement ceilings.

The internal walls are approximately 120mm deep and are of brick construction. The wall between the hallway and lounge (the original rear wall) is considerably deeper and are approximately 250mm deep which would be consistent with limestone construction. The front wall is slightly deeper due to the brick veneer. The walls are lined with a hard render which is definitely cement render in places.



FIGURE 9 WIDTH OF ORIGINAL REAR WALL

15 McLaren Street, South Fremantle

March 2021



FIGURE 10 INTERNAL WALL WIDTH



FIGURE 11 SKIRTING, FLOORBOARDS, DRUMMY PLASTER AND CONCRETE FOOTINGS

Page 13

15 McLaren Street, South Fremantle

March 2021



FIGURE 12 LIMESTONE AND HARD CEMENT RENDER



FIGURE 13 LIMESTONE CONSTRUCTION BELOW SKIRTINGS

Page 14

15 McLaren Street, South Fremantle

March 2021

The internal planning of the original section of the cottage demonstrates heritage significance however the finishes are not of significance.

8. Condition

A building inspection has been undertaken by Cap-It-All Building Inspections which highlighted a number of issues including termite damage, rising damp, corroded roof sheets, cracked render and floor structure issues. The report concluded that the original walls appear to have been built with common/rough bricks with render. The roofing structure was found to be largely sound although there was evidence of some termite damaged timbers.

Evidence throughout the interior of the house shows bubbling drummy plaster indicating rising damp issues, spongy floor boards indicating issues with the floor structure and failing external render. Exploratory tests undertaken internally have shown a variety of results including sandy mortars behind the render, rubble stone construction which may have been used as wall filler when the windows were altered, random bricks and hard cement renders. The original construction of the property appears to be in variable condition.

A further report undertaken by Airborne Building Solutions confirmed there were moisture levels of 999 which had progressed up the walls to over 1200mm from floor level. The floor structure was recorded as displaying dry rot.

Due to the recorded levels of pathogenic fungi (*Aspergillus/Penicillium* and *Cladosporium*) the property has been deemed to be a health and safety hazard by Airborne Building Solutions.

Assessment of Significance

The subject property contains two rooms and a hallway forming the core of the original cottage. The extensions beyond the core of the cottage are not of significance and are not being considered in this report. The enclosed verandah section is also not of significance and not being considered in this report. Therefore the question is whether the core of the property demonstrates any heritage significance and if so, what level.

City of Fremantle has a long held commitment to the conservation of original buildings that contribute to the early development of the City. South Fremantle is an adopted heritage area under the planning scheme however at the time of writing there is no policy in place outlining the significance of the heritage area or their objectives for protecting the area. The subject property is not individually listed on the City's heritage survey and as a result is not individually listed on the Heritage List adopted under the Planning Scheme.

A search of the InHerit Database managed by the Heritage Council does not include the subject property. Sixteen properties have been identified by City of Fremantle as contributing to the streetscape of McLaren Street but no. 15 McLaren Street is not one of them. A printout of the list is included at Appendix 1 of this report. As the subject property has not been identified by City of Fremantle as a place that specifically contributes to the streetscape or the heritage of the South Fremantle Heritage Area it is questionable as to whether the place does demonstrate any heritage significance.

In terms of City of Fremantle's policy for protecting heritage, under Clause 4.14. of Local Planning Scheme No. 4, the Council will only grant planning approval for the demolition of a building or structure where it is satisfied that:

- a. The place has limited or no cultural heritage significance, and
- b. Does not make a significant contribution to the broader cultural heritage significance and character of the locality in which it is located.

With regard to point a, no. 15 McLaren Street is considered to demonstrate limited cultural heritage significance. It is believed to be an original limestone cottage although further invasive investigations would be required to categorically confirm this and as an original house dating the turn of the century this aspect alone could be considered to justify a degree of heritage significance.

However, a remnant of early development does not automatically mean that the place demonstrates a level of significance that is worthy of retention. Other factors must be taken into account when assessing heritage significance. City of Fremantle planning policy does not establish the criteria that must be considered when preparing a heritage assessment and therefore the recognised and adopted criteria published by Heritage Council for assessing places for entry into local

Page 15

15 McLaren Street, South Fremantle

March 2021

government inventories are being used in this instance. The criteria are based on Aesthetic, Historic, Social, Research values, level of integrity and authenticity, and level of rarity or representativeness.

i. Aesthetic Value

In its current condition the place demonstrates little aesthetic value. Though some of the original form of the place can still be recognised through its roof form, the changes that have occurred since the 1950s at least have obscured its original detail and presentation.

It is not considered to be an exemplar of its type. If it is a limestone cottage, there are many intact examples of the type in the immediate locality that better represent the style than the subject property. All evidence of its original construction has been obscured through layers of render and brick and does not present as a limestone cottage.

It makes little contribution to the setting of McLaren Street or the wider character and significance of the South Fremantle Heritage Area in its current form.

It is generally accepted that when key original features and design elements have been lost through removal or other change, a place does not demonstrate aesthetic value. In the case of 15 McLaren Street, the changes described above have been harmful to the place and eroded or degraded key design elements and therefore does not demonstrate the level of aesthetic value that would justify entry onto a local government heritage survey.

ii. Historic Value

Historic value is shown in many ways including associations with events, development phases, people/groups or can be an example of a technical or creative achievement from a particular period. Associations should be strong and verified by evidence and ideally demonstrated in the fabric of the place.

No. 15 McLaren Street does appear to be part of the early development of the South Fremantle area which creates an element of historic significance.

The house does not demonstrate associations with important local personalities or events.

As a property that was purchased by an Italian family in the late 1950s, it demonstrates some association with this important group of people that have helped characterise areas of Fremantle however the majority of the changes to the house were undertaken prior to the Zugaro family moving in and has not been "Italianised" in the way many early houses were. The house does not demonstrate any level of significance for this attribute.

Whilst the core of the house may be original, apart from the roof form the associations with early development in Fremantle is not overtly evident in the extant fabric. Therefore it is considered that no. 15 McLaren Street demonstrates little historic significance.

iii. Research Value

Research or scientific value is divided into two sub-criteria and to be considered as demonstrating research value it must demonstrate information that contributes to an understanding of the natural or cultural history of the local district or it demonstrates a high degree of technical innovation or achievement.

A place will not be included under this criterion if the information it yields can be found in other similar places or the place cannot yield useful information through the fabric. A place should demonstrate high authenticity (the extent to which the fabric is in its original state).

Whilst further invasive research into 15 McLaren Street may reveal the true form of its construction it is unlikely to reveal a form of construction that cannot be seen elsewhere in the street. If the place is a limestone cottage, it will be built to the typical standards and methodologies seen in other limestone cottages. The fabric may yield some information but is highly unlikely to reveal anything unique. The extant fabric is also not in its original state.

15 McLaren Street, South Fremantle

March 2021

iv. Social Value

Social value is one of the hardest values to identify but has been defined by Heritage Council as demonstrating significance through associations with a community or cultural group in the local district for social, cultural, educational or spiritual reasons. Associations that are commonplace, recent or only recognised by a small group are not considered as demonstrating social value.

No. 15 McLaren Street is an early house which in itself does not quantify social value. The house, due to its degraded/ altered presentation does not contribute to the local sense of place or identity and is not considered to demonstrate any meaningful level of social value.

v. Rarity

Working on the assumption that the subject property is a limestone cottage it does not demonstrate rarity value. There are further examples of stone houses within the street and there are a significant number of similar houses within the immediate locality.

As a limestone cottage it demonstrates early development styles which in turn reflects a certain way of life but neither are of exceptional interest or significance and neither are considered to be rare. No. 15 McLaren Street does not demonstrate rarity value.

vi. Representativeness

To be considered under this value, a place should demonstrate characteristics of a class of cultural places or environments in the local area and should be a good example of its type and provide a high level of authenticity.

No. 15 McLaren Street has been altered to such an extent that the representative qualities of a typical limestone cottage have been lost and as a result no longer represents its class or style.

vii. Integrity

No. 15 McLaren Street demonstrates a high level of integrity as it still functions in its original use as a private residence.

viii. Authenticity

No. 15 McLaren Street demonstrates a low level of authenticity due to a loss of original fabric and changes made to its presentation.

ix. Condition

Condition in this regard means the state of the place in relation to the values for which it has been assessed. In this instance, no. 15 McLaren Street is being assessed as an early limestone cottage which were representative of typical workers cottages at the turn of the century. Due to the changes made to the fabric, it is considered that the subject property is in poor to fair condition.

Level of Significance

City of Fremantle have adopted five management categories for heritage places:

Level 1a	Exceptional cultural heritage value in its own right within the context of Fremantle. The place is entered on the State Register.
Level 1b	Exceptional cultural heritage value in its own right within the context of Fremantle and its conservation is required. These places should be considered for entry onto the State Register.

15 McLaren Street, South Fremantle

March 2021

Level 2	Considerable significance in its own right within the context of Fremantle and its conservation is a priority.
Level 3	Some 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.
Historic Record	Identified as being of interest for historical reasons and/or for structures that no longer exist.

Based on the above table, the level of any heritage significance attributed to no. 15 McLaren Street would be historic record only.

The subject property is not considered to meet the threshold for entry as a Level 3 place. As set out above, the place demonstrates little to no aesthetic value, little historic and social value, no scientific value and does not make a significant contribution to the streetscape. It is recommended that a detailed archival record be prepared prior to any demolition to preserve the historic record of no. 15 McLaren Street.

Redevelopment

Should demolition of the subject property be approved, the owner intends to redevelop the site with a single storey house of simple contemporary design that also reflects the heritage of early development in the area. The house does not seek to mimic any earlier style but has been informed by the earlier styles.



FIGURE 14 PROPOSED FACADE

Page 18

15 McLaren Street, South Fremantle

March 2021

The proposed residence consists of a symmetrical facade with windows flanking a centrally placed entry. The roof form is hipped, reflecting the form of the neighbouring roof at no. 17 McLaren Street, clad with corrugated metal sheeting and with a separate hipped verandah canopy.

Its scale and form are in keeping with the general scale of McLaren Street and would not harm the overall significance of the street.

Conclusion

Original building stock is a finite resource the world over and conservation of much of it is highly recommended as a retained record of development. However not every place is worthy of retention.

No. 15 McLaren Street is not listed on the City's Local Heritage Survey as an individual place. Nor has it been specifically identified by the City as making a contribution to the streetscape. It forms part of the South Fremantle Heritage Area due to its location rather than any heritage significance.

Whilst City of Fremantle seek to retain places of cultural heritage significance, they have not shown how the subject property demonstrates significance. Under the test for demolition set out in clause 4.14. of Local Planning Scheme No. 4, the Council will only grant planning approval for the demolition of a building or structure where it is satisfied that:

- a. The place has limited or no cultural heritage significance, and
- b. Does not make a significant contribution to the broader cultural heritage significance and character of the locality in which it is located.

The assessment above shows that no. 15 McLaren Street passes the test for demolition as it has limited cultural heritage significance and does not make a significant contribution to the broader cultural heritage significance and character of the locality in which it is located.

Places of identified cultural heritage significance should be retained and conserved. Local governments have a legal duty identifying and protecting places of significance in their local areas. Local heritage surveys are usually not complete surveys of an entire area and some places do fall through the gaps and are never assessed for potential significance.

Places that do not individually meet the threshold for entry into a heritage survey may demonstrate a higher level of significance on a collective basis and be designated as a heritage area, such as South Fremantle. Each place within the heritage area should be assessed in terms of its contribution to that area. Those that make a considerable contribution should be retained whilst those that make a more limited contribution should be treated with a more flexible approach. Those that make no contribution should be allowed to be demolished and redeveloped in an appropriate manner.

No. 15 McLaren Street has not been identified as making a contribution to the streetscape of McLaren Street or to the South Fremantle Heritage Area. A new property could make an equal, if not better, contribution to the streetscape in this instance.

Areas develop. Streets show a chronology of buildings which in turn forms character. This does not necessarily form heritage but it does contribute to urban character. McLaren Street is a street that showcases a chronology of development with some good example from the late 1890s and early 1900s. Whilst the majority have undergone some degree of change, their original design intent can still be understood. In the case of no. 15 McLaren Street the changes made to the facade have obscured the original design intent of the place. Original details of construction have been covered with render. Window dimensions have been increased with a totally new style of opening. The verandah has been replaced with additional rooms effectively bringing the facade of the house closer to the street. The roof form is the only discernible original element when viewed from the street, albeit with non-original cladding.

There is no consistency in architectural style along McLaren Street, with each house showing casing a different set of design features. The commonality is the dominant single storey scale of the houses, interrupted only occasionally by a two storey dwelling. The palette of materials is traditional Fremantle - brick, limestone, weatherboard, corrugated iron and tile. The proposed new house for 15 McLaren Street follows this palette and form.

The house at no. 15 McLaren Street, South Fremantle does not meet the threshold for demonstrating "some" cultural heritage significance and it does not make a significant contribution to the broader cultural heritage significance of the

Page 19

15 McLaren Street, South Fremantle

March 2021

area. Demolition of the place would not harm the significance of South Fremantle nor would it compromise the streetscape of McLaren Street.

If demolition is granted, an archival record would be prepared and submitted to the City for their records.

15 McLaren Street, South Fremantle

March 2021

Appendix 1

Heritage Council of WA - Places Database

Place Number	Place Name(s)	Address	Local Government	
22864	HOUSE, 1 MCLAREN STREET	1 McLaren St South Fremantle	Fremantle	
21304	HOUSE, 11 MCLAREN STREET	11 McLaren St South Fremantle	Fremantle	
21305	HOUSE, 12 MCLAREN STREET	12 McLaren St South Fremantle	Fremantle	
21306	HOUSE, 13 MCLAREN STREET	13 McLaren St South Fremantle	Fremantle	
21307	HOUSE, 14 MCLAREN STREET	14 McLaren St South Fremantle	Fremantle	
21308	HOUSE, 16 MCLAREN STREET	16 McLaren St South Fremantle	Fremantle	

[http://inherit.stateheritage.wa.gov.au/...20fremantle&isCurrentlyStateRegistered=False&SearchToken=3fd038c0-c64b-4748-953e-f31b4ec3bfe5\[24/3/21, 9:07:34 am\]](http://inherit.stateheritage.wa.gov.au/...20fremantle&isCurrentlyStateRegistered=False&SearchToken=3fd038c0-c64b-4748-953e-f31b4ec3bfe5[24/3/21, 9:07:34 am])

Heritage Council of WA - Places Database

22866	HOUSE, 17 MCLAREN STREET	17 McLaren St South Fremantle	Fremantle	
21309	HOUSE, 19 MCLAREN STREET	19 McLaren St South Fremantle	Fremantle	
21310	HOUSE, 20 MCLAREN STREET	20 McLaren St South Fremantle	Fremantle	
21311	HOUSE, 21 MCLAREN STREET	21 McLaren St South Fremantle	Fremantle	
22867	DUPLEX, 22 MCLAREN STREET	22 McLaren St South Fremantle	Fremantle	
22897	DUPLEX, 24 MCLAREN STREET	24 McLaren St South Fremantle	Fremantle	

<http://inherit.stateheritage.wa.gov.au/...20fremantle&isCurrentlyStateRegistered=False&SearchToken=3fd038c0-c64b-4748-953e-f31b4ec3bfe5>[24/3/21, 9:07:34 am]

Heritage Council of WA - Places Database

22865	HOUSE, 4 MCLAREN STREET	4 McLaren St South Fremantle	Fremantle	
21302	DUPLEX, 7 MCLAREN STREET	7 McLaren St South Fremantle	Fremantle	
21303	DUPLEX, 9 MCLAREN STREET	9 McLaren St South Fremantle	Fremantle	
21301	HOUSE, 2 MCLAREN STREET	Unit 3/2 McLaren St South Fremantle	Fremantle	

<http://inherit.stateheritage.wa.gov.au/...20fremantle&isCurrentlyStateRegistered=False&SearchToken=3fd038c0-c64b-4748-953e-f31b4ec3bfe5>[24/3/21, 9:07:34 am]

Additional Information 3 – Applicant's Structural Report

PO Box 3466 Joondalup WA 6027

Ph.: (08) 9405 8710

Email: enquiries@cap-it-allbuildinginspections.com.au

Web: www.cap-it-allbuildinginspections.com.au



Specialised Reporting Systems

Visual Building Inspection Report

Complies with AS 4349.1 – 2007

1.0 CLIENT

Client: **Gabriel Dugaro**

Invoice Number: **INV- 3068**

Phone: **0404 919 970**

E-mail address: **oscar@chross.com.au & gabezugaro@gmail.com**

Dwelling at: **15 McLaren Street, South-Fremantle, WA**

Inspection Date: **28/01/2021**

Attended By: **Mark (inspector - Builders Reg 102556)**

Arrival Time: **09-00am**

Departure Time: **11-50am**

Weather Conditions: **Fine & dry**

Buildings Furnished: **Yes, this dwelling was fully furnished, and all cupboards were full of stored goods at the time of inspection**



Front Elevation of the Inspected Property at the time of this inspection

Take the time to fully read this inspection report. Please contact the inspector to acknowledge you have read and fully understand this inspection report.

INDEX

<u>1.0</u>	CLIENT
<u>2.0</u>	FEE & INSPECTION AGREEMENT & TAX INVOICE
<u>3.0</u>	GLOSSARY OF TERMS & LIMITATIONS
<u>4.0</u>	PROPERTY DETAILS
<u>5.0</u>	INSPECTION OVERVIEW
<u>6.0</u>	ACCESS
<u>7.0</u>	FINDINGS
<u>8.0</u>	RECOMMENDATIONS/FURTHER INFORMATION
<u>9.0</u>	TERMS & DEFINITIONS
<u>10.0</u>	CERTIFICATION & FURTHER INSPECTIONS REQUIRED
<u>11.0</u>	CONTACTING THE INSPECTOR
<u>12.0</u>	ACKNOWLEDGEMENT OF THIS REPORT

2.0 FEE & INSPECTION AGREEMENT

This document (as viewed on the Cap-It-All website or as previously agreed to at phone attendance) **is agreed to and forms part of this Pre-Purchase Inspection Building Report.**

(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)

*(Definition: **Instructions**; the purchaser has given verbal or written directions to carry out this inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

*(Definition: **Offer and Acceptance**; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*

*(Definition: **Valuable Consideration**; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*

YOU AGREE TO THE FOLLOWING TERMS & CONDITIONS: INSPECTION TYPE/S ORDERED:

VISUAL BUILDING INSPECTION and REPORT

1. This inspection will be carried out in compliance with AS4349.1&0-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.
2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. This inspection by *Cap-It-All Building Inspections* shall comprise of a visual assessment only for the buildings within 30 metres of the main building and within the property's boundaries.
4. Safe and reasonable access only will be achieved to the areas being, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior of the Roof Loft space and within the Sub Floor areas only.
5. We will also report on the Defects, Safety Hazards and Cracking visible on the date and time of the inspection.
6. The Inspector is limited to some areas and will not conduct any invasive inspections.
7. The Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or personal belongings in place.
8. The Inspector will compare the building with a building that was constructed with Local and BCA Compliance.
9. We DO NOT inspect the inside of walls, between floors, inside skillion roofing, inside the eave areas, behind any stored goods in cupboards, and other areas that are obstructed at the time of our inspection.
10. The use of any inspection aids used to enhance the accuracy of our reports are considered aids only & these aids should be fully understood by the consumer should any confusion arise from their diagnostics. For example, a thermal imaging camera is a measure of surface temperature only & will not act as a building x-ray.
11. **ONLY APPLICABLE IF A TIMBER PEST/TERMITE INSPECTION HAS NOT BEEN REQUESTED** - The Building Inspection WILL NOT report on Timber Pest Activity. You should have a full Timber Pest Inspection carried out in compliance with AS 4349.3-2010 by a qualified and insured Timber Pest Inspector. (Unless it is stated that a Pest Inspection is carried out at the same time as the building inspection)
12. When Timber Pest Damage is found, it will be reported. We will only report on the

- visible damage at the time of this inspection.
13. Although areas of possible asbestos will be identified, the material will require laboratory testing to definitively confirm the presence of asbestos.
 14. No inspection will be carried out for Magnesite. (However, if found I may comment on the circumstances.)
 15. Although mould will be reported on, only a qualified industrial hygienist can comment on its type and level of risk.
 16. No inspection will be made for Solar Power Units.
 17. Estimates and Quotations are not provided within this Report and verbal estimates if given are only opinions of costs of rectification.
 18. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed.
 19. The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
 20. Where a Strata Title property is to be inspected, then we will only inspect the interior and the immediate exterior of the unit or apartment to be inspected as detailed in Appendix B in AS4349.1-2007.
 21. A full Strata Report should be obtained for all of the common areas before you make an informed decision to purchase the Unit.
 22. This report is not a Structural Engineers Report. A structural engineer should be engaged if clarification on an issue is necessary.
 23. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection process.
 24. If an issue, dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.
 25. We will not be liable for any loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
 26. Definitions of acceptance, access, client/s and property issues are clearly defined in AS4349.1-2007.
 27. You Agree to Safe and Acceptable Access: This does not include any invasive methods or moving of stored goods. "Accessible areas shall be determined by us at the time of inspection which is solely based on our visible findings and expertise at the time of this inspection. We shall determine at the site if sufficient space is available for safe access into the areas stated below. We cannot access any areas outside our line of sight and areas that are too close to the ground surface or as otherwise stated." If sub-floor areas appear to have been recently sprayed with Chemicals, they will not be inspected unless it is safe to do so.

Area	Access man-hole	Crawl Space	Accessible Height
Roof Loft	400mm x 500mm	Crawl space of 600mm	Access using a 3.6m ladder, if safe to do so
Roof Exterior	N/A	N/A	From a 3.6m ladder on the ground
Sub-floor	Accessible opening	Crawl space 400mm under bearers	400mm (or less) under the timber bearers is not accessed

NOTE: You agree when viewing this agreement you have read and understand the contents of this agreement that the inspection will be carried out in accordance with this document and the inspection type you have requested. You agree to pay as agreed at the time of ordering.

NOTE: We will carry out the inspection on the basis of this agreement. You agree that a cancellation fee of \$200-00 (each) will apply if cancelled within 24 hours of the inspection booking.

INVOICE & FEE AGREEMENT (Offer & Acceptance applies)

*(Definition: **Instructions**; the purchaser has given verbal or written directions to carry out this inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

*(Definition: **Offer & Acceptance**; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*

*(Definition: **Valuable Consideration**; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*

COST OF THE REPORTS: \$695.00 Incl. GST

TAX INVOICE NO: INV- 3068 Cap-It-All Building Inspections © ABN 98 165 257 205

DATE PAID: 29/01/2021

Signed on behalf of: **Cap-It-All Building Inspections by MARK FLATT**



3.0 GLOSSARY OF TERMS & LIMITATIONS

Limitations to the Inspection:

As noted within this report and how these limitations may affect the Inspection in general are:

Any stored or scattered goods, stored boxes, rubbish left against dwellings external walls, parked cars, boats & trailers, A/C unit's and their ducting within roof loft areas and any external foliage, plants or tree covering areas will hinder our inspection, these areas will be clearly stated within the body of this report.

GLOSSARY OF TERMS:

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

ACCESS HOLE - An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

ARCHITRAVE - Moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A moulding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

HINDERED ACCESS - The inability to access this area stated in this report.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

INSPECTOR - Person of organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of plasterer's sand, cement and lime.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

SEPARATION - Gapping formed between the two surfaces stated.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SOFFIT - The underside of a slab or an eave.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, it usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING AND DRAINAGE TERMS

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. Also called **ABSORPTION PIT**, **ABSORPTION WELL** OR **SOAKAWAY**.

GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one storey in height.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

TRAP VENT - A vent pipe from an individual trap to the open air or to a main or branch vent pipe, for the prevention of loss of water seal in the trap.

SHOWER TAP FLANGE - The back flange of the shower taps covering the hole through the wall tiles placed over the tap spindles.

TAP SPINDLE - The spindle is the apparatus where the washer is placed at the back end.

4.0 PROPERTY DETAILS

Description and ID of the Property Inspected

Type: Residential dwelling facing approximately north

Site Topography: Reasonably Level

Height: Single Storey

Construction Type: Timber floors on bearers and joists and some slab, double masonry, with steel-sheet roof

5.0 INSPECTION OVERVIEW

The purpose of the inspection is to provide the client advice specific to their area of concern as agreed upon during their initial enquiry.

The inspection shall comprise of visual assessment of the property to form an opinion regarding the specific potential defect to the property at the time of inspection.

This inspection complies with Australian Standard 4349.1 (2007) guidelines. Additional information and advice is also included to assist in producing a report that is individual and unique to the subject property.

Inspections are non-invasive, leaving your property in the same condition in which we found it. A wide range of tools and equipment such as a Thermal Imaging Cameras and Moisture Meters may be utilised to ensure a thorough and comprehensive outcome.

We cannot report on areas outside of our expertise, however, we may offer advice and guidance to assist in achieving a satisfactory outcome, or a referral to the relevant professional.

Please refer to our website – www.cap-it-allbuildinginspections.com.au for a plethora of information to assist you in understanding the contents of this report. Please ensure that you contact your Inspector for verification of any aspects that you do not fully comprehend.

6.0 ACCESS (At the time of this inspection)

The Areas inspected were:

The front section of the property.

The Areas NOT accessible for inspection & the reasons why were:

- Sub-floor. No manhole access.

The areas in which Visual Inspection was Obstructed & reasons why were:



Visual inspection of the roof
loft space was obstructed in
areas due to the presence of
insulation.

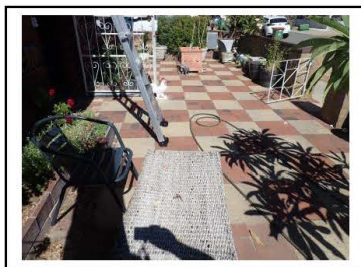
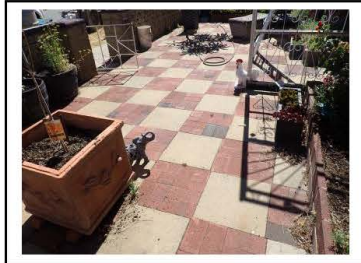
Further Inspections are essential if access is hindered in any way prior to making your decision to purchase. Further inspections will incur an additional cost if required.

7.0 FINDINGS: THE SITE



Front boundary walls are around 40-50 years old. Currently stable, however fretting mortar joints and cracking requires attention/repair.

7.0 FINDINGS: THE SITE (continued)



Concrete pavers and slabs
present as stable and in fair
condition.

SITE ADDITIONAL NOTES

1. All site drainage should contain adequate surface run off inlet or diversion drainage to protect the dwellings foundation material and to prevent rising damp issues and internal dampness ingress from occurring in the future.
2. Timbers in garden areas should be removed unless they are of a treated type.
3. Although we are not plumbers we believe it is essential that the pressure relief overflow pipe from the hot water system be redirected into or over an appropriate drainage inlet point using a *clear hose only*. A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED.
4. As a general comment, any A/C unit/s condensation drainage outlets must also be directed into or over an appropriate drainage inlet point, also using a clear hose only.
5. Any timbers that are in direct ground contact being in garden areas or pergola/awning related should be removed or relocated unless evidence is provided that these timbers are of a treated or specific type suitable for its as applied application.
6. The above comments 1 – 5 are also conducive conditions towards potential Termite attack.

7.0 FINDINGS: EXTERIOR



RCDs present at time of inspection.



Gutters and downpipes are badly corroded and perforated in multiple areas. Not performing as intended.
Conducive to Termite attack.

7.0 FINDINGS: EXTERIOR (continued)



Fascias, trims and eaves
sheets require painting.



Cover boards to each end are
possible asbestos containing
materials.

SAFETY HAZARD



Early/ spot corrosion to lintels.

7.0 FINDINGS: EXTERIOR (continued)



Lean-to addition is built using "Moroccan Leather Barkface" bricks of 230mm solid construction. Aluminium windows are incorporated. Mortar joints are fretting in numerous areas. Multiple spalling bricks also present.

7.0 FINDINGS: EXTERIOR (continued)



Original exterior walls are thought to date from the 1890's and appear to have been constructed using common/ rough bricks with a rendered finish. This is corroborated by viewing from the damaged area of render and at the top of the walls within the roof loft space. (See pics a & b). A common brick façade has been added more recently, however this has been poorly constructed with bricks cut both horizontally and vertically by more than half their original size. The brickwork is not correctly aligned. Rendered flank walls have bubbling and damaged areas of paintwork consistent with water penetration. There are numerous cracks to render and surfaces are "Drummy" indicating that adhesion to the underlying brickwork has been compromised.

7.0 FINDINGS: EXTERIOR (continued)

EXTERIOR ADDITIONAL NOTES

1. Downpipes, bib taps and overflow pipes can often be discharging to an inadequate area. For further information on surface drainage please visit For further information on surface drainage please visit <http://www.cap-it-allbuildinginspections.com.au/stormwater--surface-drainage.html>.
2. Although we check the presence of the RCD's as per recent legislation, we DO NOT test RCD's operation. PLEASE CONTACT A LICENSED ELECTRICIAN FOR FURTHER ADVICE.
3. The dwellings footings are not physically inspected as part of this report. However, we may comment on adjoining elements, which may give indication that a defect exists within the footing system.

7.0 FINDINGS: INTERIOR

Room One: Front Entrance Lobby



Front Entry door sill in ground contact.

Conducive to Termite attack.



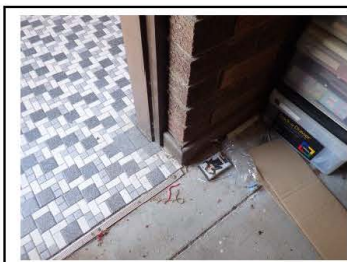
Ceiling boards are possible asbestos containing materials.

SAFETY HAZARD

- Doors operational – Yes
- Windows operational – N/A

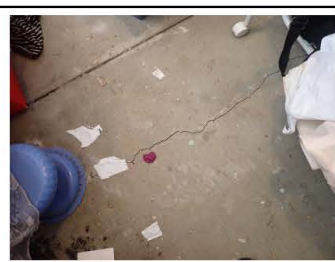
7.0 FINDINGS: INTERIOR (continued)

Room Two: Right-hand front room

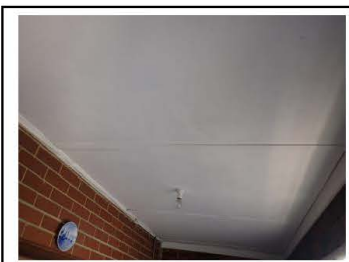


Entry door frame and skirting
boards in ground contact.

Conducive to Termite attack.



Cracking to concrete slab
floor.



Ceiling boards are possible
asbestos containing materials.

SAFETY HAZARD

- Doors operational – Yes
- Windows operational – Yes

7.0 FINDINGS: INTERIOR (continued)

Room Three: Left-hand front room



Entry door frame and skirting
boards in ground contact.

Conducive to Termite attack.



Ceiling boards are possible
asbestos containing materials.

SAFETY HAZARD

- Doors operational – Yes, however does not latch shut.
- Windows operational – Yes
- Carpet preventing view of concrete slab condition.

7.0 FINDINGS: INTERIOR (continued)

Room Four: Entrance Hallway



Smoke alarm, hardwired,
dated: 09/09/2017. Replace
2027.

- Doors operational – Yes
- Windows operational – N/A
- Some areas of timber floor are “springy”. This often indicates underlying structural damage from fungal decay or Termite attack.

7.0 FINDINGS: INTERIOR (continued)

Room One: Front Bed 1



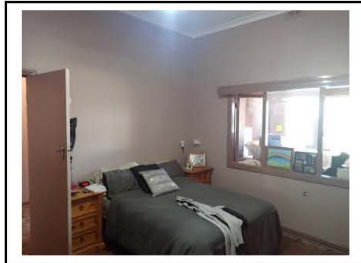
Timber floor is "springy" in multiple areas and is dropping towards the front wall. Underlying structural damage appears to have occurred.

**MAJOR DEFECT
(Structural)**

- Doors operational – Yes, however does not latch shut.
- Windows operational –

7.0 FINDINGS: INTERIOR (continued)

Room One: Front Bed 1 (Cont.)

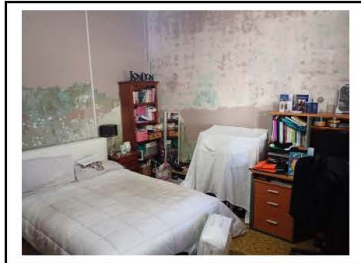


Bubbling paint and damaged plaster to both front and rear walls. High moisture readings to base of walls indicating rising damp.

- Doors operational – Yes, however does not latch shut.
- Windows operational – Yes

7.0 FINDINGS: INTERIOR (continued)

Room One: Front Bed 2



Bubbling paint and damaged plaster to both front and rear walls. High moisture readings to base of walls indicating rising damp.

- Doors operational – Yes
- Windows operational – Yes, however latching handles damaged and not operating as intended and 1x opening binding with frame.
- Some areas of timber floor are “springy”. This often indicates underlying structural damage from fungal decay or Termite attack.

INTERIOR ADDITIONAL NOTES

1. Carpets or soft furnishings left damp for a prolonged period are conducive to mould growth.
2. Cracking to wall/cornice/ceiling junctions was noted in areas. This type of cracking is typical in the majority of homes and consistent with normal settlement.

7.0 FINDINGS: ROOF LOFT



Roof framework presents in fair condition and free of any significant visible defects affecting structural integrity.

7.0 FINDINGS: ROOF LOFT (continued)



Termite damage to joist.



Multiple areas of corrosion to roofing sheets.



Original roofing sheets over front lean-to structure are possible asbestos containing materials.

SAFETY HAZARD

ROOF LOFT ADDITIONAL COMMENTS

1. The roof space was not sarked.
2. Loose fill insulation was noted.

7.0 FINDINGS: ROOF EXTERIOR



Steel sheet roofing is weathered/ faded and has multiple areas of damage/ denting. Internal corrosion indicates some water penetration.

ROOF EXTERIOR ADDITIONAL NOTES

1. Gutters & valley gutters need regular cleaning out around a dwelling as part of general maintenance.
2. Excessive leaking of gutters & downpipes require immediate rectification as excessive leaking can cause "conductive" conditions to termite attack.

8.0 RECOMMENDATIONS/FURTHER INFORMATION

In the opinion of the inspector the front/ original section of this property is in poor condition with structural damage to the floor framework. The extent of possible fungal decay and Termite infestation/ damage could not be fully assessed due to lack of access to the sub-floor and the presence of loose fill insulation within the roof loft space. Possible asbestos containing materials were identified in multiple areas.

The original walls appear to have been built using common/ rough bricks and rendered/ weatherboarded. The modern brickwork lean-to is structurally sound and securely attached to the main property.

Modern, common brickwork has been attached to the façade which is poorly constructed aesthetically with bricks cut by more than half their size vertically and sliced randomly horizontally around some frames. Alignment is not true.

Cracking and “drummy” areas to render show water has penetrated and loosened it from its substrate.

High moisture meter readings indicate rising damp.

9.0 TERMS & DEFINITIONS

Information Regarding the Scope & Limitations of our Inspection and Report

1. THIS IS A VISUAL INSPECTION ONLY: Limited to those areas and sections of the property that is fully accessible and visual on the date of this property inspection.
2. This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.) The presence or absence of timber pests. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.
3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs. The Arbitrator or Mediator will determine what costs each of the parties are to pay. The inspectors PI Insurer must be notified in writing of any pending claim or dispute involving this as inspected property within the 28 days of the same. No claim will be recognised after the 28 day period expires.
4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
5. Once this report document has been received it is then deemed as being totally read and understood by the Purchasers, unless otherwise notified in writing.
6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
7. Retaining Walls: (Reference to: Retaining walls supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high.) Where a major defect is identified in any retaining wall regardless of height it is essential that an Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. This report is NOT a structural report and should not be deemed as such under any circumstances.
8. Solar Power Units: It is our opinion that this item, if applicable to this property should be inspected and Certified by a licensed Electrician. Solar Power Units and their operation are out of our area of expertise.
9. Stormwater & Surface Drainage: All of the properties existing stormwater drainage and connection points and any surface drainage and/or grated inlet drainage points around this inspected dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger surface inlet and diversion drainage be put into place, if not evident, to any low lying or moss effected ground foundation areas. NOTE: For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building.
10. Pitched Roofs: For pitched roofs with valley gutters and any Dutch Gables that are fitted, we recommend that compraband prestite flashings or similar be fitted between the valley gutters and the underside of the existing roof tiles to prevent possible future leaking at these points. Valley gutters must have their top ends sealed to prevent bird or vermin entry into the roof loft areas at these points. This is required as well when excessive leaf and/or bird entry is clearly visible and evident within an inspected dwellings roof void/loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard.
11. Concrete Paths and Driveways: We make a general note that where any concrete paths or concrete slabs or concrete driveways have been placed directly against any of the dwellings downpipes and/or their stormwater drainage points, that this may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations, therefore we recommend these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. (In normal building practise there should have been or should be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete was or is yet to be poured.)
12. Stored Goods: Also as a general note, all or any stored goods including building materials, bricks, fire wood stacks etc, around the perimeter of this inspected dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. (In the event of no Pest Report being carried out, then remove these stored goods immediately.) Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make a complete informed decision whether to purchase this property.

13. Weep Holes: Relating to concrete slab properties and also multi level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the Dwelling/Building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the dwellings/buildings interior and within the wall cavity areas. This also includes wall area above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over 900mm in width and be no more than 1.200mm centres.
[1]
[SEP]
14. It is essential that a Pest Inspection and Report to AS 4349.3 be sought on this property, unless it was arranged with this Building Inspection Report. (If a Termite Treatment was evident to this inspected dwelling then contact must be sought to the Pest Inspector in relation to this item for clarification and warranty details. If no Termite Treatment is in place then a complete Termite Treatment must be put into place for future protection of this property) [1]
[SEP]
15. In relation to properties slab edges, in the event the slab edge is not exposed, then this creates a high risk for potential Termite Attack. Termites can enter via the dwellings weep holes or at the base of the drop edge beam areas. High coverage of foliage can also hinder visible access areas of Termite Attack. See "Pest Report" for further details. [1]
[SEP]
16. Note: In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected. [1]
[SEP]
17. Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees. Also, see a Pest Report for further details. [1]
[SEP]
18. Septic Tanks: It is our opinion that this item, if applicable to this site should be inspected by a licensed Plumber. Septic Tanks and their operation are out of our area of expertise. [1]
[SEP]
19. Swimming Pools: Swimming Pools/Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool expert be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the current legislation. CPR charts and Safety codes can be obtained from your local Council. [1]
[SEP]
20. DISCLAIMER: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report. [1]
[SEP]

10.0 CERTIFICATION & FURTHER INSPECTIONS REQUIRED

The following is a list of inspections that an owner of a property may require to be undertaken

Timber Pest Inspection	Swimming Pool/Spa Safety	Asbestos
Mould	Electrical Safety	Smoke Alarm Certification
Waterproofing Certification for Wet Areas and Balconies	Heating, Ventilation and Air Conditioning	Geotechnical Report
Full Plumbing, Gas Fitting, Stormwater and Sewer Drainage Inspection	Energy Efficiency Certification	Roof Inspection

This list is not exhaustive but conveys an understanding of the inspection services available to property owners to meet their individual requirements.

These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 Ref: Appendix D; and are totally excluded from this Report. (Unless otherwise agreed to)

You as the purchaser/owner of the subject property should decide which inspections you require for your peace of mind.

For further information please refer to the [Technical Information](#) section on our website.

It is recommended that you seek confirmation of approval from the relevant body or local council for any additional structures, patios/ pergolas, swimming pools, sheds, retaining walls, fencing etc.

11.0 CONTACTING THE INSPECTOR

It is imperative to us that you fully understand the content of this report and as such you are encouraged to discuss any detail with us.

For a complete clarification then contact the inspector prior to purchase of this property. The Inspector will only answer questions relating to this inspected property and no questions will be entered into in relation to the properties or the dwellings future structural ability.

This inspection and report is based on the expertise and qualifications as a Qualified and Accredited Building Consultant and Inspector.

12.0 ACKNOWLEDGEMENT OF THIS REPORT

Please confirm that you have read & understood this inspection report by contacting the inspector. The inspector may be contacted via phone, email, or SMS. Alternatively, the signing & returning of the document provided under section two 'Fee & Inspection Agreement' will act as a form of acknowledgment.

We hope that you are happy with the service provided. Your feedback is invaluable to our business in continuing our professional development. We also believe that word-of-mouth advertising is our most powerful marketing tool. If you could please take the time to give us your feedback via or Facebook page that would be much appreciated.

<http://www.facebook.com/capitallbuildinginspections>

Thank you for choosing Cap-It-All Building Inspections.

Time taken to produce this Inspection and Report: 11 hours



Signed for & on behalf of:



Mark Flatt Builders Reg. 102556
Cap-It-All Building Inspections
Mobile: 0412 575 225



Additional Information 4 – Applicant's Mould Report

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Tape Analytical Report

Prepared For:

Leigh Sibley
Airbourne Building Solutions
47 Clumber Concourse
Baldwins, WA 6171
0430 190 297

AEML Batch: 221342

Project/Site:

Gabriele Zagaro. 15 McLaren St Sth Fremantle.

Authorised for release by:
Cimona Fernandes
Project Manager

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10 & 11 Walker St, Braeside, VIC 3185 • Phone: (03) 8518 5720 • www.aemply.com.au

Page 1 of 18

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18



Table of Contents

AEML Batch: 221342

Client: Leigh Sibley
Airbourne Building Solutions
47 Climber Concourse
Baldivis, WA 6171
0430 190 297

Project/Site: Gabriele Zagaro, 15 McLaren St Sth Fremantle.

1. Cover Page	1
2. Table of Contents	2
3. Project Narrative	3
4. Sample Summary	4
5. Detection Summary	5
6. Client Sample Results	6
7. Definitions and Glossary	7
8. Fungal Glossary	9
9. References and Links	18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Project Narrative

AEML Batch: 221342

Client: Leigh Sibley
Airbourne Building Solutions
47 Climber Concourse
Baldivis, WA 6171
0430 190 297

Project/Site: Gabriele Zagaro, 15 McLaren St Sth Fremantle.

Receipt

The sample(s) contained in this report were collected on January 21, 2021 and received by AEML, Pty Ltd. Microbiology Laboratories on January 27, 2021. All samples were received in good condition unless otherwise noted in the results section of this report or on the accompanying Chain of Custody.

Sample Analysis

Analyses were performed in accordance to AEML, Pty Ltd.'s Standard Operating Procedures and Quality Assurance Program. No deviations were made to these procedures unless noted in the results section of this report. Any additional information that the laboratory believes relevant will be noted as Data Qualifiers accompanying the sample results.

Quality Assurance

AEML, Pty Ltd. has developed and implemented policies and procedures that adhere to the General Requirements for the Competence of Testing and Calibration Laboratories, ISO/IEC 17025:2017.

The laboratory is staffed by highly trained and experienced professionals. AEML, Pty Ltd. utilises state of the art equipment that is of the most recent technology available for fungal spore identification and quantification. AEML, Pty Ltd. has the most up to date data systems available with capabilities to provide standard reports in hardcopy and electronic data deliverables.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Sample Summary

AEML Batch: 221342

Client: Leigh Sibley
Airbourne Building Solutions
47 Clumber Concourse
Baldvis, WA 6171
0430 190 297

Project/Site: Gabriele Zagaro, 15 McLaren St Sth Fremantle.

Lab Sample ID	Client Sample ID	Media	Collected	Received
221342-05	Bed 1 Wall	Tape	21-01-2021	27-01-2021
221342-06	Bed 2 Wall	Tape	21-01-2021	27-01-2021
221342-07	Joist Living	Tape	21-01-2021	27-01-2021
221342-08	Floor Board Bed 1	Bulk	21-01-2021	27-01-2021

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Detection Summary

AEML Batch: 221342

Client: Leigh Sibley
Airbourne Building Solutions
47 Climber Concourse
Baldivis, WA 6171
0430 190 297

Project/Site: Gabriele Zagaro, 15 McLaren St Sth Fremantle.

Lab Sample ID	Client Sample ID	Spore Type	Count/cm²
221342-05	Bed 1 Wall	Aspergillus/Penicillium-Like	15
		Cladosporium	92
221342-07	Joist Living	Aspergillus/Penicillium-Like	46
		Cladosporium	108
		Smut/Myxomycetes/Periconia	154
		Hyphal Fragments	400
221342-08	Floor Board Bed 1	Ascospores	15
		Aspergillus/Penicillium-Like	508
		Cladosporium	62

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Leigh Sibley
Airbourne Building Solutions
47 Climer Concourse
Baldvins WA 6171
0430 190 297



AEML Pty Ltd.
10 & 11 Walker St.
Braeside, VIC 3195
Phone: (03) 8518 5720
email: customerservice@aemply.com.au

Project: Gabriele Zagaro. 15 McLaren St Sth Fremantle.

Batch: 221342
Sampled: 21/01/2021
Received: 27/01/2021
Analysis Date: 27/01/2021
Report Date: 27/01/2021

AEML Test: T001 Tape Analysis

Sample ID: 221342-05*				221342-06*				221342-07				221342-08			
Client Sample ID:		Bed 1 Wall		Bed 2 Wall		Joist Living		Floor Board Bed 1							
Detection Limit:		15		15		15		15							
Media:		Tape		Tape		Tape		Bulk							
Sample Analysis:				Analyzed at 600X Magnification				Analyzed at 600X Magnification							
Spore Types	Raw Count	Count/cm²	%	Raw Count	Count/cm²	%	Raw Count	Count/cm²	%	Raw Count	Count/cm²	%			
Alternaria	—	—	—	—	—	—	—	—	—	—	—	—			
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—			
Ascomycetes	—	—	—	—	—	—	—	—	—	1	15	3			
Aspergillus/Penicillium-Like	1	15	14	—	—	—	3	46	15	33	508	87			
Basidiomycetes	—	—	—	—	—	—	—	—	—	—	—	—			
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—			
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—			
Chaetomium	—	—	—	—	—	—	—	—	—	—	—	—			
Cladosporium	6	92	86	—	—	—	7	108	35	4	62	11			
Curvularia	—	—	—	—	—	—	—	—	—	—	—	—			
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—			
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—			
Ganoderma	—	—	—	—	—	—	—	—	—	—	—	—			
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—			
Nigrospora	—	—	—	—	—	—	—	—	—	—	—	—			
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—			
Pithomyces	—	—	—	—	—	—	—	—	—	—	—	—			
Rust	—	—	—	—	—	—	—	—	—	—	—	—			
Smut/Myxomycetes/Periconia	—	—	—	—	—	—	10	154	50	—	—	—			
Stachybotrys	—	—	—	—	—	—	—	—	—	—	—	—			
Torula	—	—	—	—	—	—	—	—	—	—	—	—			
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—			
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—			
Total Spores	7	108	—	0	0	—	20	308	—	38	585	—			
Hyphal Fragments	—	—	—	—	—	—	26	400	—	—	—	—			

* Excessive debris. Reported results may be affected.

Signature

Cimona Fernandes
Project Manager

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
This report shall not be reproduced, except in its entirety and with the written approval of AEML.

Page 6 of 18



Definitions and Glossary

Definitions

Mould - A fungus that grows in the form of multicellular filaments called hyphae. Moulds cause biodegradation of natural materials, which is necessary in nature but can become unwanted when it causes food spoilage or damage to property. Some diseases of animals and humans can be caused by certain moulds. These diseases may result from allergic sensitivity to mold spores, from growth of pathogenic moulds within the body, or from the effects of ingested or inhaled toxic compounds (mycotoxins) produced by moulds.

Fungi - A Kingdom composed of eukaryotic organisms that include unicellular microorganisms such as moulds, yeasts, smuts, and mushrooms. Fungi receive nutrients by absorbing dissolved molecules and are referred to as nature's decomposers.

Spores - Produced by moulds and fungi as units of reproduction that have adapted for dispersal. Spores can disperse through the air, by insects, animals, or humans and remain dormant on a surface for years until favourable conditions for growth occur.

Mycotoxin - A toxic secondary metabolite produced by mould. The term 'mycotoxin' is usually reserved for the toxic chemical products produced by fungi that readily colonise crops. One mould species may produce many different mycotoxins, and the same mycotoxin may be produced by several species.

Glossary

Sample ID - A unique internal identification assigned to the sample by the laboratory for traceability of the sample.

Client Sample ID - An identification given to the sample and provided to the laboratory by the person who collected the sample. This is typically the location the sample was collected.

Media - The device used for collection of the sample.

Sample Analysis - The method of analysis used by the laboratory to analyse the sample. The use of a high level of magnification such as 600X magnification is necessary to see small details and provides the highest quality analysis.

Raw Count - Spore count present in the portion of the sample analysed by the laboratory.

Count/cm² - An extrapolated count of spores that would be present in a square centimetre of surface area. This calculation is based on the portion of the sampled analysed by the laboratory and the raw count.



Definitions and Glossary

Glossary

Percent (%) - Percent composition of the sample. This is a breakdown of the percentage of the total spore count of the sample that each spore comprises.

Detection Limit - Also known as Method Detection Limit. This is the minimum number of spores that would need to be present in one square centimetre of the surface in order for one spore to be detected by this analysis. This calculation is based on the portion of the sample analysed by the laboratory.

Remediation

Remediation - The process correcting, or remedying, any issues in the building that were identified by a mould assessor. This may include cleaning or removing any contaminated material, as well as, identifying and correcting any conditions that may be favourable for mould growth.

AEML, Pty Ltd. makes no claims pertaining to the necessity of remediation. The results contained in this report should be used in conjunction with a physical inspection of the property to determine what, if any, actions are necessary.

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Fungal Glossary



Alternaria	
Description	Characteristics
These are a common plant pathogen involved in the decomposition of plants. In the indoor environment they are found growing on a variety of substrates including sheetrock and other building materials. They are common allergens causing hay fever or hypersensitivity reactions.	
Arthrinium	
Description	Characteristics
These are a plant pathogen found in soil and decomposing plant material. Not typically found growing indoors. One species has been determined to be an allergen.	
Ascospores	
Description	Characteristics
These are a very large group of spores that are found everywhere in nature. They are commonly found outdoors and associated with rain and moisture. Some species grow well indoors on damp materials. Ascospores have allergenic potential, however, it is species dependent.	

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Fungal Glossary



Aspergillus/Penicillium-Like	
Description	Characteristics
These are two of the most common genera in the world. They can be found everywhere in nature, both indoors and outdoors. Indoors they can be found on water damaged wallpaper, carpet, and other organic materials. They can also grow well in conditions of high humidity. Many species are allergens and a common cause of respiratory irritation. Some species are human and animal pathogens and can cause infection.	 
Basidiospores	
Description	Characteristics
These are primarily comprised of mushrooms and shelf fungi. They are typically found outdoors. Occasionally they are found indoors growing on any organic matter causing dry rot. Some species can be an allergen to sensitive individuals.	
Bipolaris/Dreschlera	
Description	Characteristics
These are a plant pathogen typically found outdoors on grasses, grains, and decaying food. Indoors they can be found on plants and building materials. They are an allergen that can affect the nose, skin, eyes and upper respiratory track.	 

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Botrytis	
Description	Characteristics
These are a plant pathogen typically found growing on vegetation particularly in temperate and subtropical climates. Indoors they can be found growing on plants. They are a potential allergen causing hay fever and asthma effects.	 

Chaetomium	
Description	Characteristics
These are typically found indoors on water damaged cellulose containing materials such as paper, sheetrock, and wallpaper. Not well studied but possible allergen with hay fever and asthma effects.	  

Cladosporium	
Description	Characteristics
One of the most common genera in both the indoor and outdoor environments. Indoors they grow well in damp environments and areas where condensation builds. They are often found on textiles, window sills, in bathrooms, and A/C systems. They are a common allergen when airborne.	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Curvularia	
Description	Characteristics
Primarily found outdoors on plants and soil especially in subtropical and tropical environments. Indoors they grow on a variety of building materials. They are a common allergen causing hay fever, asthma, and allergic fungal sinusitis.	 
Epicoccum	
Description	Characteristics
Outdoors they are found in the soil, air, and rotting vegetation. Indoors they grow well on a variety of building materials such as paper and textiles. They are a potential allergen with hay fever, asthma, and skin allergy effects.	
Fusarium	
Description	Characteristics
Indoors they are typically found under very wet conditions. Some places they can be found are dust in carpet and mattresses, damp walls, wallpaper, and duct liner. They are a potential allergen causing hay fever and asthma effects.	  

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Ganoderma	
Description	Characteristics
These are shelf mushrooms that are typically found growing outdoors on wood causing white rot, root rot, and stem rot. They are a possible allergen at high concentrations.	

Memnoniella	
Description	Characteristics
These are mycotoxin producing spores related to and often found in conjunction with Stachybotrys. These grow well on water damaged cellulose containing building materials such as sheetrock, paper, wallpaper, and textiles.	

Nigrospora	
Description	Characteristics
These are typically found on decaying plant material and soil and are usually not found growing indoors. They are a potential allergen causing hay fever and asthma effects.	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Oidium/Peronospora	
Description	Characteristics
These are plant pathogens that are common obligate parasites on leaves, stems, flowers, and fruits of higher living plants.	
Pithomyces	
Description	Characteristics
These are typically found on dead leaves and stems of plants. Rarely found growing indoors; however, they grow well on paper indoors given the right conditions.	
Rust	
Description	Characteristics
These are parasitic plant pathogens that grow on plants, grass, and trees. They are rarely found growing indoors since they require a living host, and therefore typically not found on cellulose containing building materials. They are a potential allergen causing hay fever and asthma effects.	 

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Smut/Myxomyces/Periconia	
Description	Characteristics
This is a grouping of several genera organised together in a general category that are mostly associated with living and decaying plants, wood, soil, grass, cereal crops, weeds, and flowering plants. These are rarely found growing indoors. They are a potential allergen causing hay fever and asthma effects.	 
Stachybotrys	
Description	Characteristics
These are typically found indoors growing on water damaged cellulose containing building materials such as sheetrock, paper, and ceiling tiles. They are often referred to as "toxic black mould." They have the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat, and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss, and brain damage.	 
Torula	
Description	Characteristics
These are typically found growing outdoors on leaves, roots, wood, and soil. Indoors they can be found growing on water damaged cellulose, paper, wicker, straw baskets and ceiling tiles. They are a potential allergen causing hay fever and asthma effects.	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary



Ulocladium	
Description	Characteristics
Requires very wet conditions and can commonly be found indoors in damp or wet areas such as bathrooms, kitchens, basements, and around windows. These grow well on cellulose containing materials such as paper and straw and on water damaged building material such as sheetrock. They are a common allergen causing hay fever and asthma effects.	 

Unidentified Spores	
Description	Characteristics
This is a grouping of spores that are unable to be categorised due to a variety of reasons. They may be weathered, disfigured, or otherwise lacking the morphological structures necessary to identify the genus.	

Hyphal Fragments	
Description	Characteristics
These are branched filamentous structures with cell walls. Hyphae are somewhat analogous to stems or roots in plants whereas the spores would be analogous to the seeds. Large quantities present may indicate an active fungal colony or active fungal growth in the structure.	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



Fungal Glossary

	Typically found growing outdoors.		Potential allergen.		Considered water damage indicator.		Potential to produce mycotoxins.
---	-----------------------------------	---	---------------------	--	------------------------------------	---	----------------------------------

Pollen	
Description	Characteristics
These are a fine to coarse powdery substance produced by the anthers of seed-bearing plants, trees, grasses, flowers, and weeds. They are an allergen that causes hay fever effects.	 

The information provided in this report is not intended to provide medical advice. This report is designed to be used for building diagnostic purposes only. Any determination of exposure or potential for exposure should be formed using the results in this report in conjunction with a physical inspection of the property. A medical professional must be consulted for any medical or health related information.

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References and Links

- Environmental Protection Agency (EPA) - www.epa.gov/mold/
- A Brief Guide to Mould, Moisture, and Your Home - www2.epa.gov/mold/brief-guide-mold-moisture-and-your-home
- Should You Have the Air Ducts in Your Home Cleaned? - www2.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned
- Flood Cleanup - Avoiding Indoor Air Quality Problems - www2.epa.gov/indoor-air-quality-iaq/flood-cleanup-protect-indoor-air-quality
- Center for Disease Control and Prevention (CDC) - www.cdc.gov/mold/
- General Information - www.cdc.gov/mold/basics.htm
- Cleanup and Remediation - www.cdc.gov/mold/cleanup.htm
- Occupational Safety & Health Administration (OSHA) - www.osha.gov/SLTC/molds
- American Academy of Allergy, Asthma & Immunology (AAAAI) - www.aaaaa.org
- Institute of Inspection, Cleaning and Restoration Certification (IICRC) - www.iicrc.org
- Information and recommendations about mould can vary based on location and climate. More information can be found through your local state's Indoor Air Quality programs. Links for some local resources can be found below:
- New South Wales - www.health.nsw.gov.au/environment/factsheets/Pages/mould.aspx
- Northern Territory - www.nt.gov.au/wellbeing/healthy-living/mould-growth
- Queensland - www.qld.gov.au/community/disasters-emergencies/recovery-after-disaster/cleaning-up/mould
- South Australia - www.sahealth.sa.gov.au/wps/wcm/connect/public+content/sa+health+internet/protecting+public+health/living+conditions+and+sanitation/household+mould
- Victoria - www.betterhealth.vic.gov.au/health/conditionsandtreatments/mould-and-your-health
- Western Australia - www.betterhealth.vic.gov.au/health/conditionsandtreatments/mould-removal-at-home
- New Zealand - www.health.wa.gov.au/Articles/J_M/Mould-and-dampness
- www.building.govt.nz/resolving-problems/resolution-options/weather-tight-services/signs-of-a-leaky-home/mould/
- www.tenancy.govt.nz/maintenance-and-inspections/mould-and-dampness/

Additional Information 5 – Site Photos



Photo 1: 15 McLaren Streetscape



Photo 2: East elevation of existing house

PC2105-3 Strang Street, No. 37 (Lot 93), Beaconsfield – Two Storey Single House (TG DA0054/21)

Additional Information 1 – Site photos



Photo 1: Subject site across verge facing north west



Photo 2: Subject site from verge



Photo 3: Subject site facing towards 24 Naylor Street



Photo 4: Subject site facing south west



Photo 5: Subject site facing south west



Photo 6: Rear elevation of lot 84



Photo 7: Facing towards 20 & 22 Naylor Street



Photo 8: Image of adjoining alfresco to lot 84 – extract from public real estate photography



Photo 9: Image of adjoining alfresco to lot 84 – extract from public real estate photography