Additional information

Planning Committee

Wednesday, 7 April 2021, 6.00pm

City of Fremantle

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PC2104-1 HIGH STREET, NO. 162 (LOT 464), FREMANTLE – FOUR STOREY EDUCATION ESTABLISHMENT (CS DA0370/20)

Additional Information 1 – Applicants Submission

OUR REF: CFR FRE

HATCH | RobertsDay

21 December, 2020

City of Fremantle
70 Parry Street
FREMANTLE WA 6160

By Email

Attention: Julia Kingsbury, Manager Development Approvals

Dear Julia,

RE: PROPOSED LEARNING CENTRE, CBC FREMANTLE

162 HIGH STREET, FREMANTLE

We refer to the abovementioned proposal currently being assessed by the City of Fremantle. Following the Design Advisory Committee meeting of 12 October 2020, subsequent issue of minutes, and meetings and discussions with the City of Fremantle, please find enclosed updated plans for the proposed learning centre.

In support of the revised plans we highlight the following proposed changes:

- The internal layout has been modified to ensure more activation of the front elevation and engagement with the street, and improved circulation space
- The overall height of the building has been reduced, and its visual impact has been substantially reduced through a combination of measures including
  - Dropping the basement level from RL 5.2 to RL 4.95
  - Dropping the floors above by 200mm each.
  - Locating the mechanical plant to the centre of the building, away from both the front and back boundaries, to also reduce height/bulk/scale etc
- In addition, we have paid attention to the perceived bulk, especially from the north, using a range of techniques and tools
  - Setbacks,
  - Tree planting and retention,
  - Composition and openings,
  - Reduced height,
  - Materiality
- We have introduced 'light wells' in different locations on the boundary to improve the amenity internally in terms of natural light.
- Landscaping has also been expanded to the front of the building and incorporated into the façade.
- It will be noted that overshadowing will not reach across the road reserve
- In addition, as previously advised additional cycle parking has been proposed on the CBC campus. An application to install this (covered) bicycle parking has been submitted to the City for approval (submitted on 17 December 2020 by another party, we are yet to be advised of the DA reference number)

Furthermore, in response to suggestions contained in the minutes of the Design Advisory Committee meeting, we provide the following responses to individual issues raised.

Level Two, 442 Murray St, Perth WA 6000 Australia

HATCH | RobertsDay

DAC Comments in Meeting Minutes	Design Response
i. Consideration should be given to relocating the car parking spaces to a full underground level to release the opportunity for a less constrained ground floor design which can interact with, and be on the same level as, the streetscape.	i. Entry relocated slightly to the west, along the boundary, to free up more of the frontage for activation and engagement with the public realm
ii. Subject to comments from City Officers, consideration could be given to relocating the cars off-site in a reciprocal arrangement with the main campus.	ii. This was examined however locating parking off site is not possible, there will be operational and loading requirements related to the function
iii. Consider revising the layout and function of the ground floor level to create a larger, more generous and legible main entry that complements the auditorium space and the ability to interact with the streetscape.	iii. Substantial additional space created at ground level as function/overflow space; note also that flexible learning areas can be arranged to create additional space if required
iv. Consider relocating the WC's/amenities from the front facade to allow active spaces to interact with the street and provide passive surveillance.	iv. Amenities relocated to eastern side of building, away from frontage
v. Reconsider the proposed elevational treatments to the east, west, and north to the same level as the considerations given to the design of the southern elevation, which takes cues from the immediate locality and adjoining state heritage building.	v. Some additional consideration provided on elevations, and also presentation of northern elevation, including opportunities for tree planting and possibly retention, additional setbacks, and scale to reduce perceived bulk
vi. Consider the opportunity for breakout spaces to support the adjacent learning spaces.	vi. Included on level one as discussed in point (iii) above, and additional circulation spaces between learning areas and amenities

In reviewing these design changes, it should be noted that functionally, there are limits to the amendments that can be made. As a learning centre with auditorium space, the ability to modify design and retain intended functionality is limited, in contrast with, for example, an apartment development where a few apartments can be lost incrementally through redesign.

To this end we are grateful to the Design Advisory Committee's comments that the scale of the proposed building is considered appropriate and acceptable.

We look forward to working with you on this project. Should you require any further details please do not hesitate to contact the undersigned on 9213 7300.

Yours Sincerely,

HATCH | ROBERTSDAY

ROSS DUCKHAM
SENIOR ASSOCIATE

Att: Revised Plans

2

Proposed Development
at
162 High Street
Fremantle
for
Christian Brothers College
DECEMBER 2020
REVISED CONCEPT
DEC 2020
CBC
FREMANTLE
Learning Centre
162 High Street, Fremantle

TAYNATT CHAMBERS
The purchase of 162 High Street, together with the recent demolition of the existing house on the site, has positioned CBC to construct a multi-storey building housing learning spaces that
support the co-curricular activities of students, particularly in the performing arts
provides a suite of flexible and collaborative spaces that are currently not available on campus
enable day conferences to be held
allow for easy access to breakout spaces
celebrate the heritage of the site and College through art and design
presents a landmark building to the south west of the campus
enables an assembly space for year groups, parent gatherings and student performance
Support amenities will provide for a servery kitchen, public and student toilets, service car bays, passenger and service lifts, together with quality learning technologies.
The requirement to contribute to the Fremantle context will see the design respond sensitively to the streetscape with the building height complementing the adjacent Dalkeith House, the use of natural materials in line with the latest construction on the CBC campus, and picking up a consistent relationship with other campus buildings along High Street.
eiw

Site Context

CBC Fremantle is located in the heart of the historic port city of Fremantle, Western Australia within walking distance of the train station and major bus routes.

Approaching the main entrance from Ellen Street is like stepping back in time to the days of Federation, with large Bauhinia trees decorated with delicate orchid-like flowers framing the limestone heritage listed buildings. Behind the stately facade, however, the College reveals modern facilities with a large gymnasium, exceptional IT infrastructure, well equipped Design and Technology workshops, spacious classrooms and a dynamic library.

On the southern side of the campus is the College's original building, Edmund Hall, which was built in 1882. To the west of Edmund Hall, the College gymnasium is easily distinguished by the commemorative bronze sculpture of a young man scaling the building, made by local artist Greg James.

CBC Fremantle has direct access to the City of Fremantle's excellent sporting facilities on Ellen Street and the adjacent swimming pools, and is just down the road from the city's cultural hub at the Fremantle Arts Centre.

Project Objectives

The development plan for the CBC Fremantle site has been informed by the College community as it seeks to build upon its strong presence in Fremantle and the needs of the learners in building capacity for the future. The intent is to articulate a plan that addresses the foreseeable future for the next 10 years, but maintains a flexible mindset in being able to respond to new challenges as they unfold.

Looking at future focused learning environments is about the coherency of the teaching and learning that goes on in the physical spaces, both inside and outside. A process of digging deeper gets past the superficial response of 'spaces that look good must be good for you too'. The way the alignment of place, learning and practice works together provides for effective environments that will see CBC continue to excel.

The tight site has led to limitations in redevelopment opportunities over the years. The opportunity to address the future improvement of the learning environments of the College has been stimulated by the purchase of 162 High Street, the subject of this application. Whilst physically separated from the main campus, the future potential for expanding the site along High Street provides some certainty in ensuring any new facilities can provide a strong community presence, together with legitimate educational purposes. It also enables future staging of redevelopment works thus minimising the impact on the operations of CBC during ongoing redevelopments.

The 162 High Street development does NOT result in the expansion of student or teacher numbers. It does allow for further redevelopment of the main campus by freeing up other learning spaces in the Marshall Building to be redeveloped to cater for new curriculum directions. Subject offerings are driving the requirements for different learning environments, not an increase in student numbers.

CBC FREMANTLE

CBC – existing campus

CBC – 162 High Street
PROPOSED DEVELOPMENT

eiw

CBC FREMANTLE

eiw

Site Context

Existing Campus + 162 High Street (Stage 1)

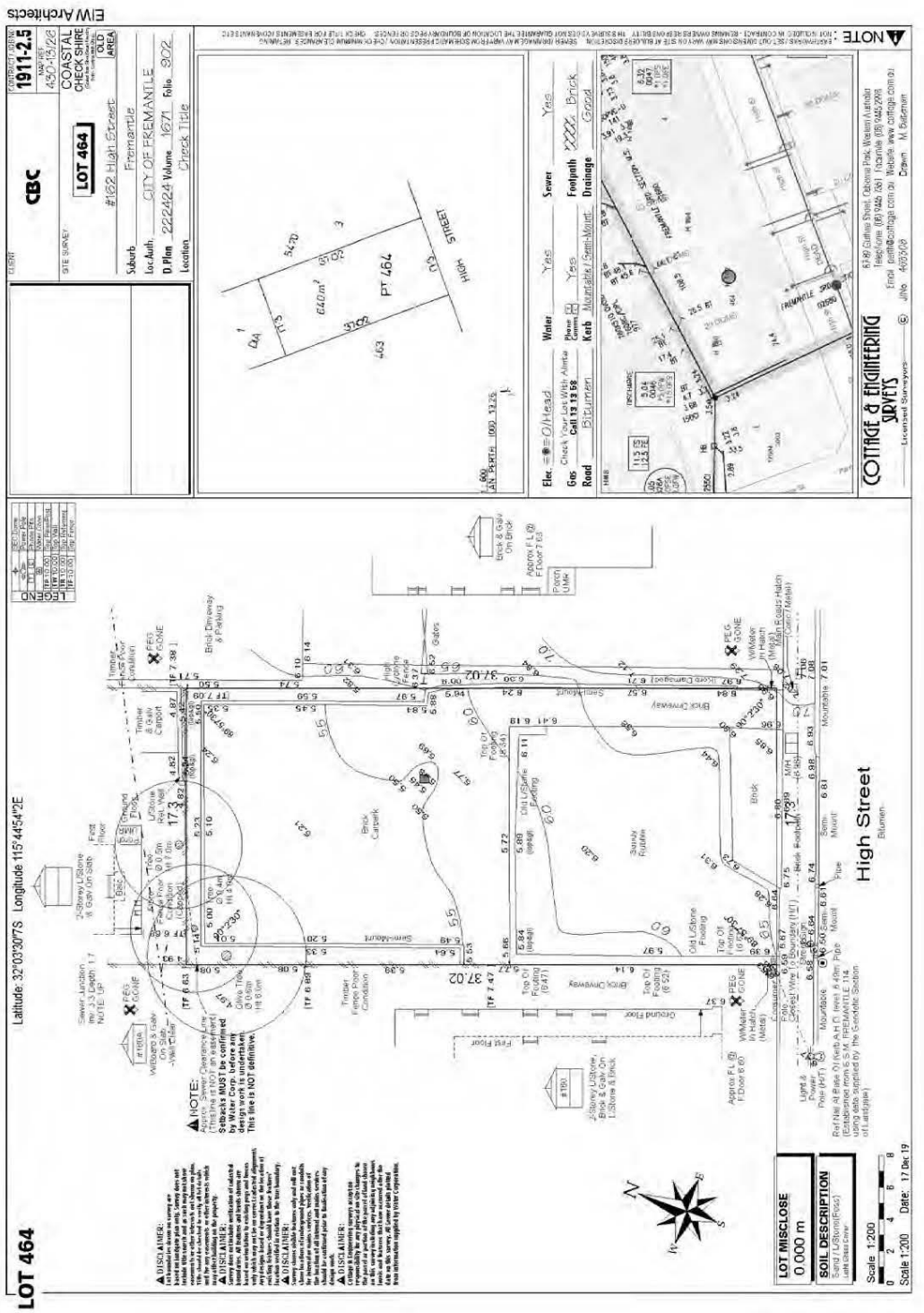
NB: Nearmap Imagery


CBC
FREMANTLE
ORD STREET
ELLEN STREET
CHRISTIAN BROTHERS COLLEGE
CAMPUS
STIRLING STREET
HIGH STREET
CBC
162 HIGH STREET
DALKEITH HOUSE
FREMANTLE PARK
PARRY STREET
State Planning
Policy 7.0-
Design Principle:
Community
eiw
Site Context
3D Aerial view from south west
NB: 3D Nearmap Imagery

CBC FREMANTLE

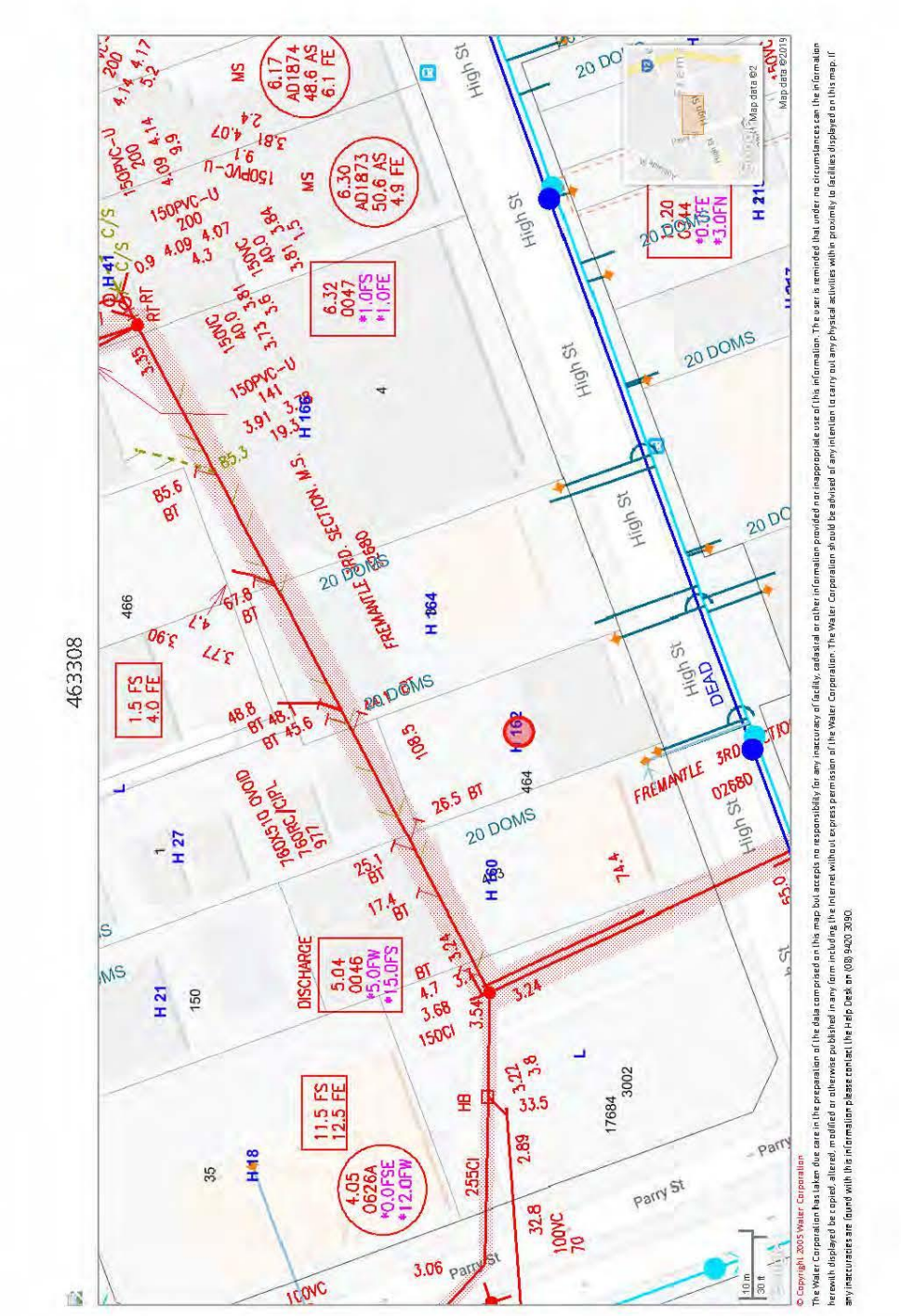
Site Survey

eiw



CBC FREMANTLE

Site Services



CBC FREMANTLE

Site Title

eiw

REGISTER NUMBER
464/DP222424

DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	10/8/2010

WESTERN AUSTRALIA

VOLUME	FOLIO
1671	902

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 464 ON DEPOSITED PLAN 222424

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TRUSTEES OF EDMUND RICE EDUCATION AUSTRALIA OF PO BOX 91 RICHMOND VIC 3121
(T N906829) REGISTERED 28/5/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

--END OF CERTIFICATE OF TITLE--

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1671-902 (464/DP222424)
PREVIOUS TITLE: 1431-180
PROPERTY STREET ADDRESS: 162 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING

LANDGATE COPY OF ORIGINAL NOT TO SCALE 10/12/2019 09:02 AM Request number: 60130222
Landgate www.landgate.wa.gov.au

Superseded - Copy for Sketch Only

LT. 37

ORIGINAL – NOT TO BE REMOVED FROM OFFICE OF

CT 1671 0902 F

Transfer G817507
Volume 1431 Folio 180

WESTERN AUSTRALIA

1671 902

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

FOL 902
VOL 1671
Page 1 (of 2 pages)

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 19th July, 1984

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Fremantle Town Lot 464, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

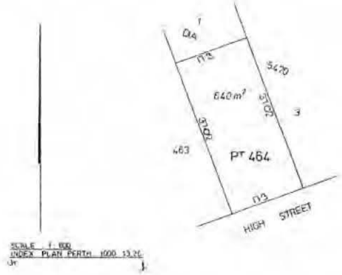
~~Winlina Nominees Pty. Ltd., of 59 Swan Road, Attadale.~~

SECOND SCHEDULE (continued overleaf)

NIL

REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

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Landgate www.landgate.wa.gov.au

CBC FREMANTLE

Heritage Context

The College traces its roots back to 1882 when the Fremantle Catholic Boys' School was first opened in High Street in Edmund Hall, which is still standing on the school grounds. A former Fenian convict, an architect by profession, drew up the plans for the school and it was built from stone quarried on site. When the doors opened, 30 primary aged boys attended under the management of Mr Otto De Grancy.

A change in the colony's Education Act in 1895 meant that all financial support for church based schools was withdrawn. The recently arrived religious order of Christian Brothers was invited to take charge of the Parish School and to establish a High School for the education of boys in Fremantle.

In the year of Australia's Federation in January 1901, the first group of Brothers took over caring for what was then known as St Patrick's Boys' School. Thirty boys were enrolled but this number grew to 90 within four weeks.

Until 1913, Christian Brothers' College Fremantle was one of the half-a-dozen schools in WA preparing students for the public examinations of the University of Adelaide. The University of WA opened in Irwin Street in 1914 with two Brothers and two former CBC Fremantle students among the first graduates.

The community of the Christian Brothers has been an integral part of the College's life since 1901. For much of the College's history this community provided all of the staffing for the school and accepted responsibility for the wellbeing of students. For the past 20 years the College has been staffed predominantly by lay teachers.

In 2007, Edmund Rice Education Australia (EREA) was established ushering in a new and exciting phase of governance for CBC Fremantle and more than 40 other Edmund Rice schools across Australia.

Today CBC Fremantle still operates on its original site and experiences a strong connection to the historic city in which it thrives. It has a special place in the city of Fremantle - renowned for the quality of its students, academic endeavour, sporting achievements and contributions to the community.

City of Fremantle TPS4

4.8 Variations to site and development standards and requirements

4.8.1 **Variation to height requirements**

4.8.1.1 Where sites contain or are adjacent to buildings that depict a height greater than that specified in the general or specific requirements in schedule 7, Council may vary the maximum height requirements subject to being satisfied in relation to all of the following—

(a) the variation would not be detrimental to the amenity of adjoining properties or the locality generally,

(b) degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality,

(c) conservation of the cultural heritage values of buildings on-site and adjoining, and

(d) any other relevant matter outlined in Council's local planning policies.

CBC FREMANTLE

Design Response

(a) There are various buildings in the vicinity that exceed the requirements of schedule 7, including on the CBC campus main site. Refer to following pages.

1. 160 High Street – Dalkeith House
2. 166 High Street – CBC Gymnasium building
3. Student Services Building + adjoining heritage building – CBC

In addition, a building further down High Street on the opposite side of the High St and Parry St intersection appears to be the highest building in the vicinity – 185 High Street

(b) The design approach on the western end of the building streetscape is to pick up on the cues from the pitching point of Dalkeith House, together with the ridge of the roof. It is also proposed to ensure any visible projection on the eastern end of the streetscape, namely the lift over-run, does not exceed the highest point of the CBC Gymnasium building. This falls within the requirements noted in 4.8.1.3 (a) + (b)

(c) Previously noted

Variation to Height Requirements

eiw

CBC FREMANTLE

The Student Services Building on Stirling Street is part of the updated CBC streetscape on the eastern boundary and was connected to the adjacent historically significant Convent Building (Administration Building). In 2011, a contemporary architectural style was introduced to the Stirling Street streetscape, commencing CBC's vision to have new buildings of significance along each of their street frontages.

Heritage Context

eIW

The Gymnasium Building is part of the existing CBC streetscape on High Street.

166 High Street

162 High Street

11.1 Aesthetic Value

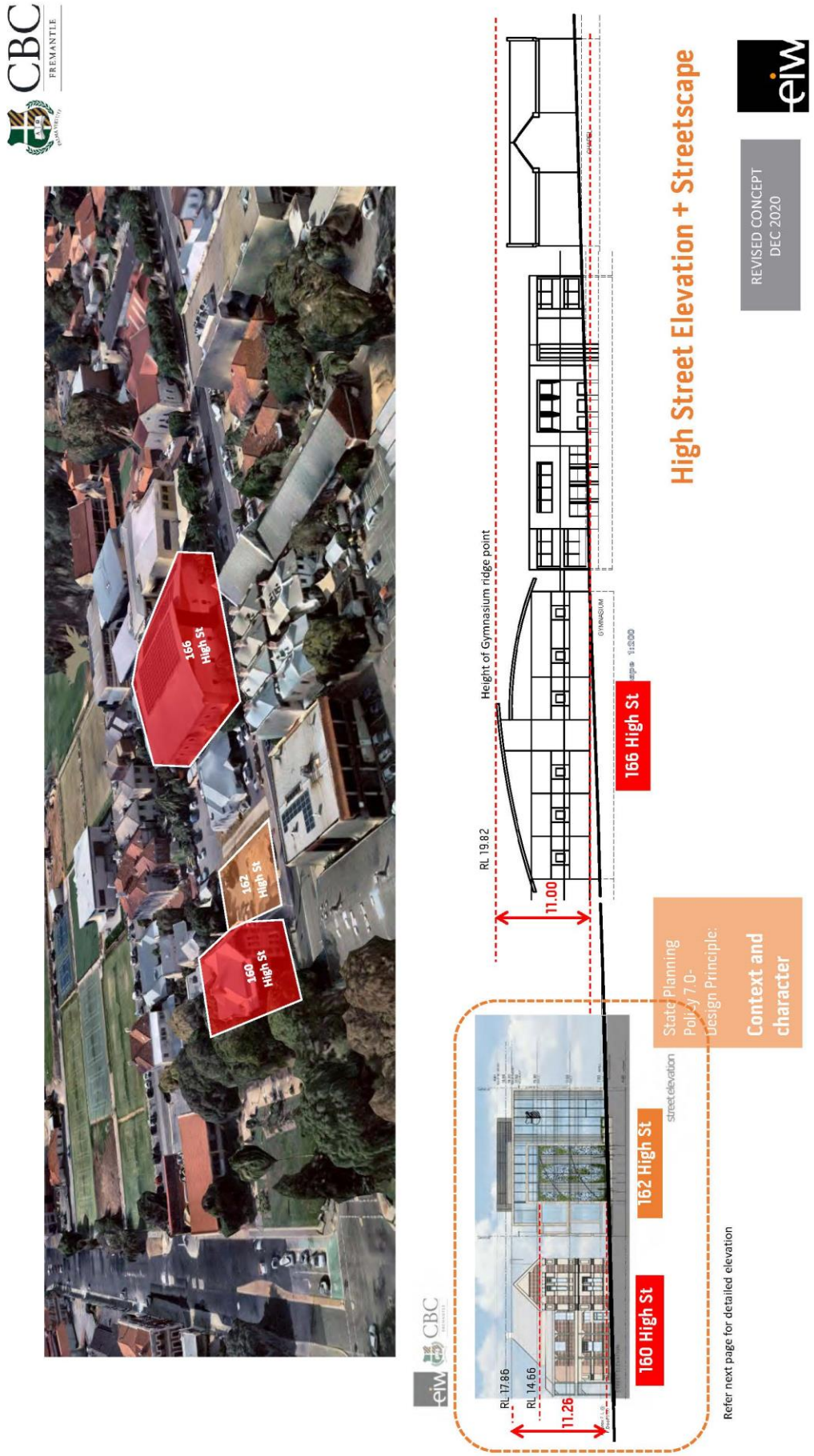
Daikeith House is an excellent and substantially intact example of a mansion built in the Federation Queen Anne style. (Criterion 1.1)

Daikeith House has significance for its fine aesthetic characteristics imparted by the richly worked timber and cast iron embellishments of the verandahs and the moulded string courses and brackets contrasting with the red brick walls. (Criterion 1.2)

Daikeith House is important for its landmark qualities which arise from its location close to the intersection of High Street and Parry Street. The open grassed spaces on each corner of the intersection allow full appreciation of the High Street and Parry Street elevations.

160 High Street
Dalkeith House

Extract from Register of Heritage Places – Assessment Documentation 16/10/1999


CBC FREMANTLE
166 High St
162 High St
160 High St
High Street Elevation + Streetscape
REVISED CONCEPT DEC 2020
eiw
Height of Gymnasium ridge point
RL 19.82
11.00
166 High St
GYMNASIUM
State Planning Policy 7.0 - Design Principle:
Context and character
RL 17.86
RL 14.66
11.26
162 High St
160 High St
street elevation
Refer next page for detailed elevation

CBC FREMANTLE

Stirling Street Elevation + Streetscape

Stirling Street streetscape

26.11.2012 approved
Application no: DA0485/12

CBC FREMANTLE

High Street Context – 185 High Street






CBC
FREMANTLE
High Street Streetscape
REVISED CONCEPT
DEC 2020
eiw
VIEW CORRIDOR
TO DALKEITH HOUSE

REVISED CONCEPT
DEC 2020

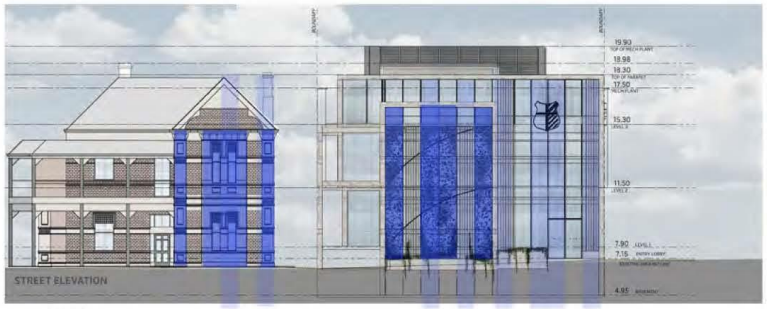
State Planning Policy 7.0- Design Principle:

Built form and scale



Vistas

As mentioned in the Register of Heritage Places, the impact of Dalkeith House is appreciated from the vistas that exist from the 'open grassed spaces on each corner of the intersection...' The photo above shows these grassed spaces and how the building at 162 High Street has no impact on this aesthetic value.



CRITICAL SHAPES



CRITICAL DETAILS



CRITICAL LINES

Height + Scale

The horizontal and height relationship between Dalkeith House and 162 High Street has been approached in three ways –

1. To preserve the vista to Dalkeith House approaching down High Street from the east we have set the building back beyond the Dalkeith House setback and reduced the height relative to the existing pitchpoint of the 45 degree roof, ensuring that Dalkeith House has some 'room to breathe' with the sunlight still projecting on to the eastern wall and roof from late morning allowing a full appreciation of the form of the building.
2. To respond to the strong horizontal elements expressed in Dalkeith House, it is proposed to use these as cues through the faced of the new building. Though having different floor levels to Dalkeith House, the expression in the glazing and cladding elements, including the entry portico, relates back to those lines of the verandah on Dalkeith House, a strong and important part of the rhythm of the streetscape.
3. Setting back the highest elements of the proposed building to avoid any perception of being overpowering or dwarfing of Dalkeith House.

Proportions + Detail

The form of the new building does not replicate Dalkeith House, as is the accepted response. It does acknowledge the elements and proportions that so strongly contribute to the aesthetic value of the building by attenuating some of the vertical proportions and specific elemental proportions of the façade.
The rhythm of the vertical proportions and decorative elements of Dalkeith House inspire a response that –

1. Establish a feature vertical element that is a critical proportion in relationship to the overall façade with a consistent material treatments, and
2. Introduce an intricacy in the design of the framed glazing that acknowledges a design process that breaks down the scale of simple elements and contributes to the texture and rhythm of the streetscape without it being to the decorative response inherent in Dalkeith House.

Heritage Context

eiw



High Street Elevation + Streetscape





Dalkeith House

The traditional materials used on Dalkeith House are typical of the Federation Queen Anne style of this period in using *'richly worked timber and cast iron embellishments of the verandahs and the moulded string courses and brackets contrasting with the red brick walls.'* The use of local limestone is also common of the 1890's when the house was constructed, but also used in the building of the first CBC buildings quarried from the site the campus is on.

context


limestone


redbrick


timber


silveraluminium


axolotl

CBC FREMANTLE

Materials

As stated on previous pages, a more contemporary aesthetic being proposed for 162 High Street falls in line with the approach CBC is taking in the ongoing development of the campus. Whilst the use of traditional materials, commensurate with the historic structures in the precinct and Fremantle at large, is proposed, the interpretive nature of the textures and palette of colours will see –

1. Timber vertical cladding with expressed horizontal jointing aligned with major horizontal lines from Dalkeith House
2. Diamond cut limestone cladding to the vertical feature wall
3. Use of 'Axolotl' in a metal-like cladding surround to the glazed windows
4. Silver aluminium fascia and roof linings in line with the Student Services building on Stirling Street

Heritage Context

eiw



View from eye height – opposite footpath

REVISED CONCEPT
DEC 2020

eiw

State Planning Policy 7.0 - Design Principle:

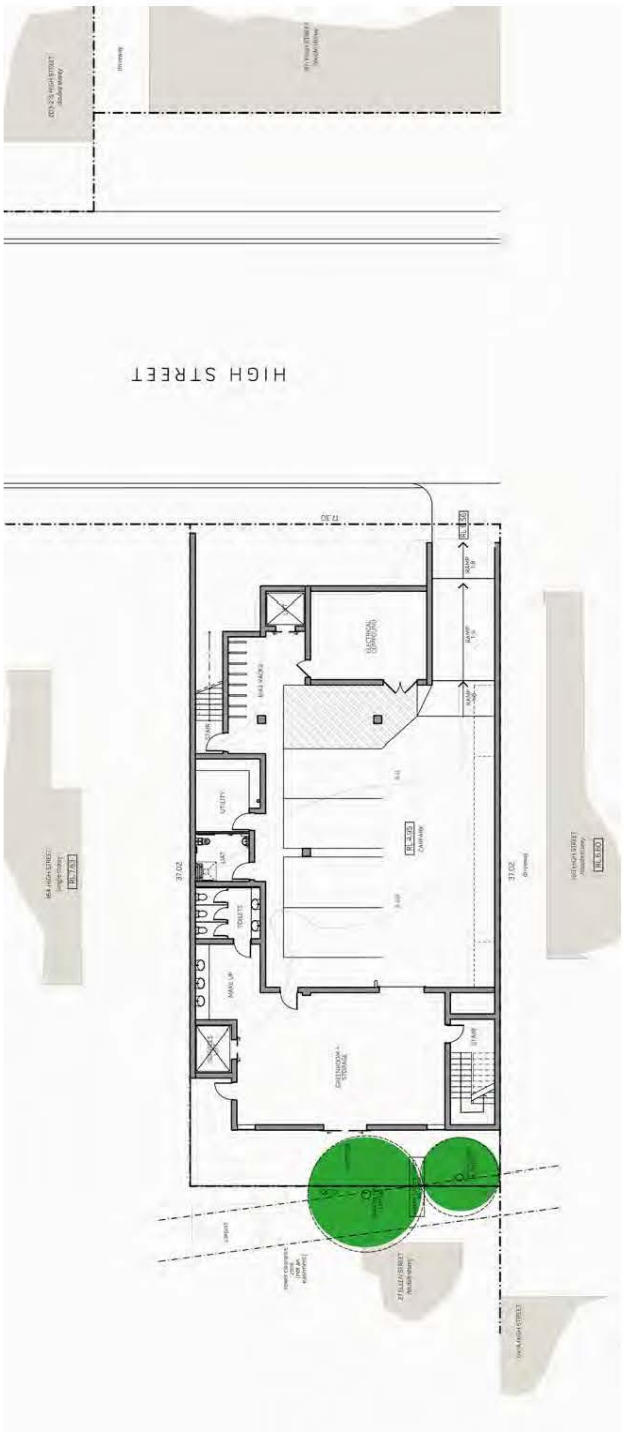
Context and character





Plans + Elevations

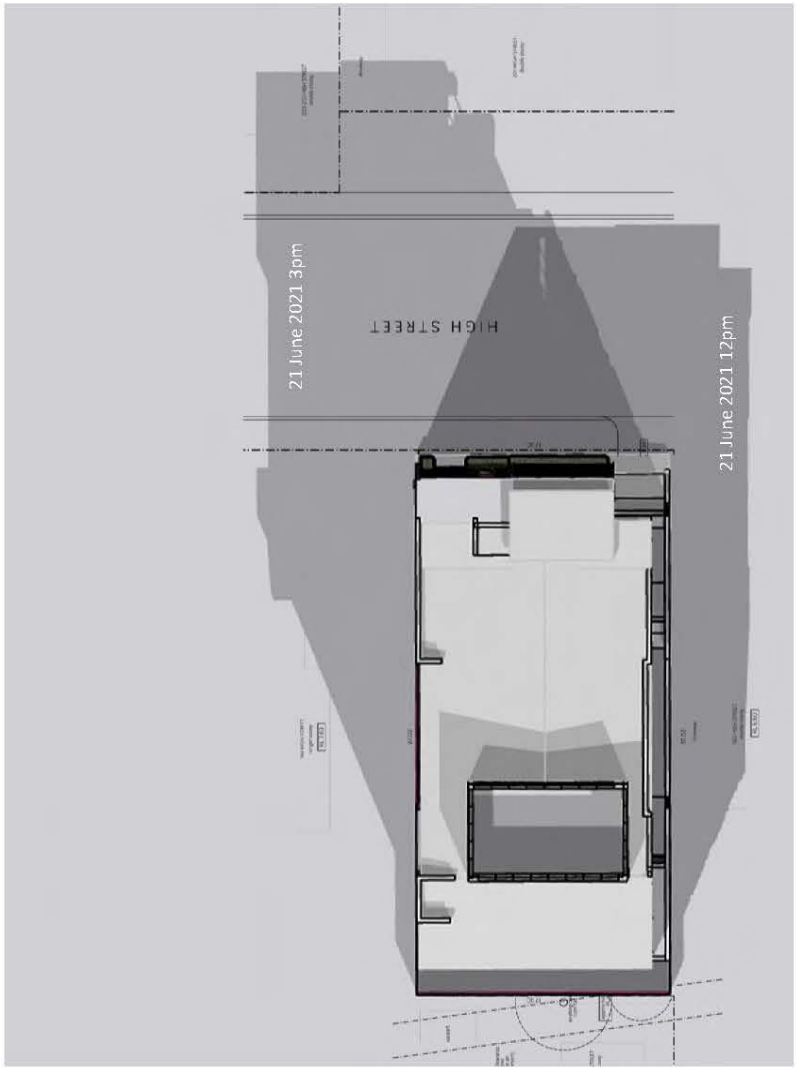
CBC FREMANTLE



SITE CONTEXT PLAN
1:200

REVISED CONCEPT
DEC 2020

CBC FREMANTLE

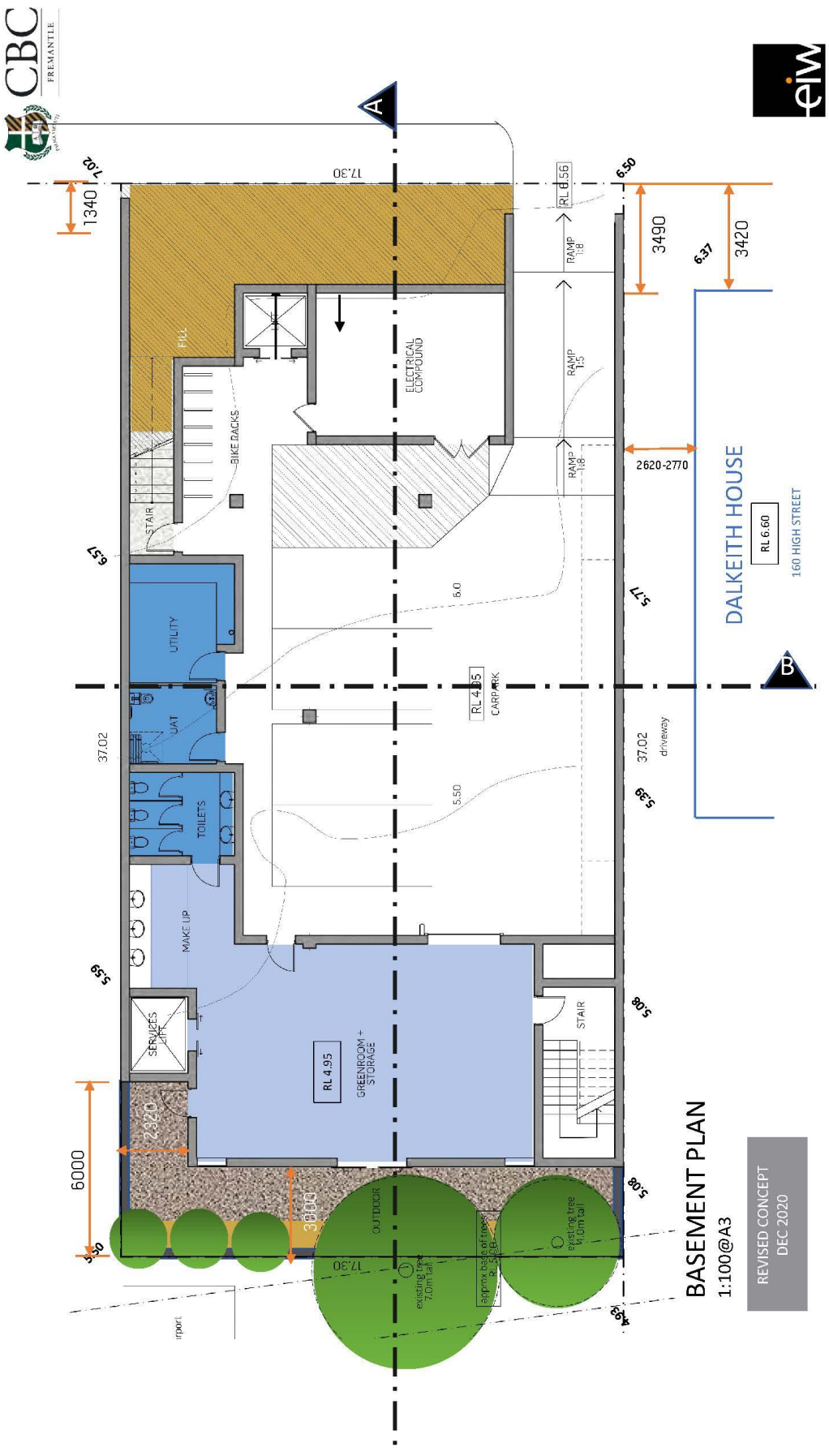


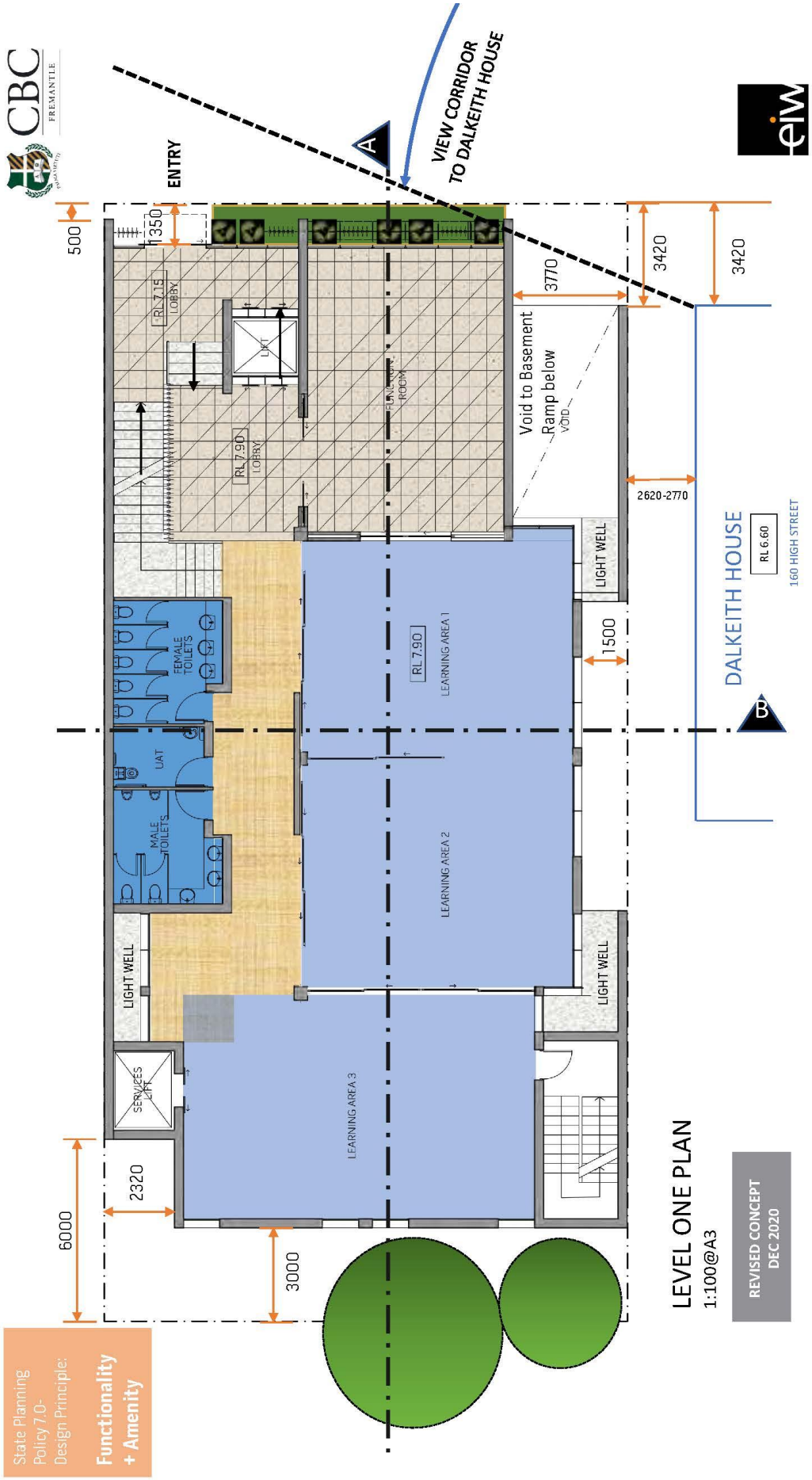
SHADOW DIAGRAM – 21 JUNE

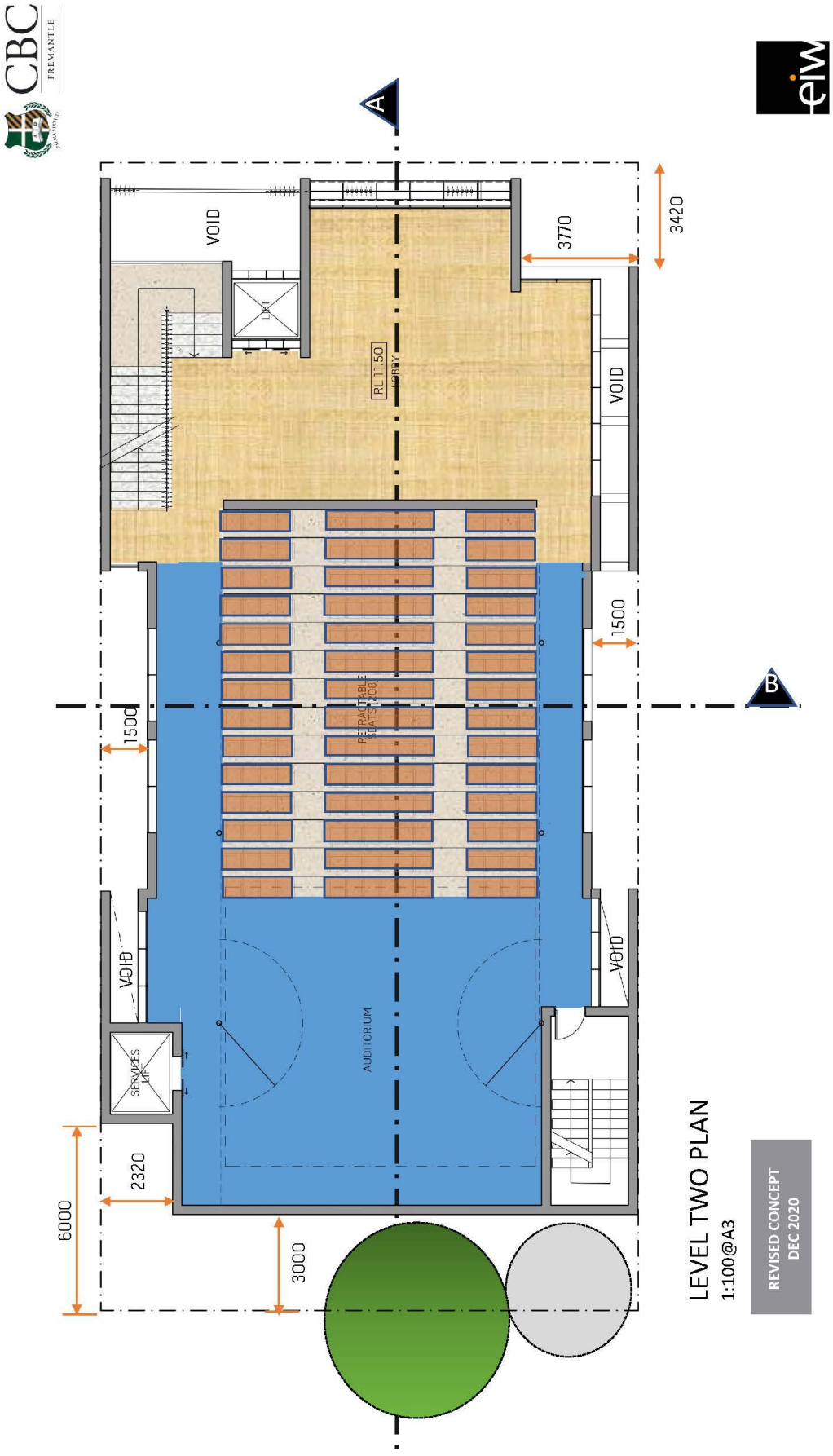
162 HIGH STREET - SITE CONTEXT PLAN

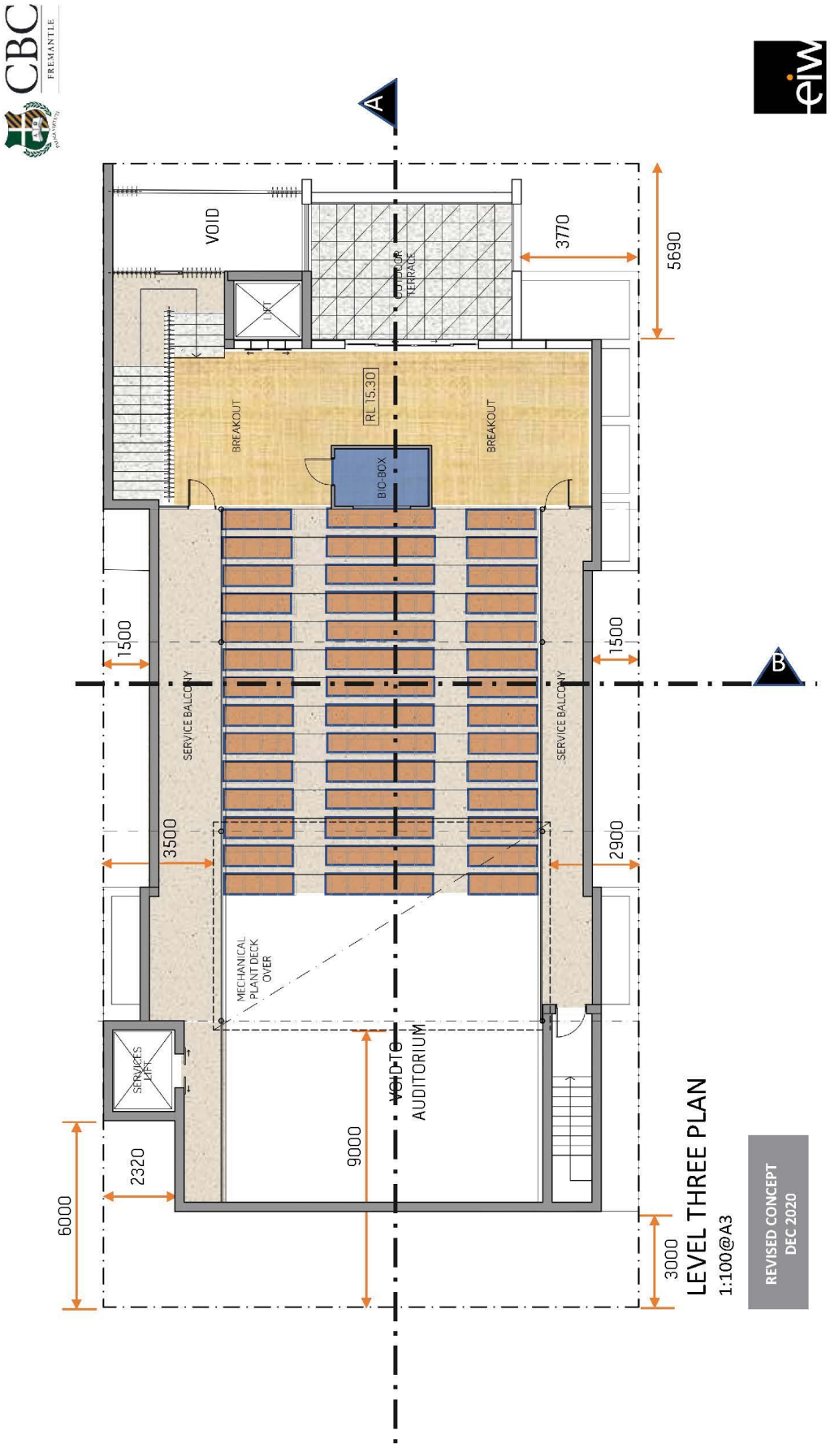
1:200

REVISED CONCEPT
DEC 2020


CBC FREMANTLE
A
B
DALKEITH HOUSE
160 HIGH STREET
RL 6.60
RL 6.56
RL 4.95
RL 4.95
RAMP 1:8
RAMP 1:5
RAMP 1:8
ELECTRICAL COMPOUND
BIKE RACKS
STAIR
FILL
UTILITY
UAT
TOILETS
MAKE UP
SERVICES
GREENROOM + STORAGE
CARPARK
OUTDOOR
STAIR
driveway
existing tree 7.0m tall
existing tree 4.0m tall
approx base of trees
17.30
17.30
1340
3490
3420
2620-2770
6000
2320
3000
6.0
5.50
37.02
37.02
BASEMENT PLAN
1:100@A3
REVISED CONCEPT
DEC 2020


CBC FREMANTLE
ENTRY
VIEW CORRIDOR TO DALKEITH HOUSE
A
B
500
1350
RL 7.15 LOBBY
RL 7.90 LOBBY
LIFT
PLANT ROOM
3770
3420
3420
Void to Basement Ramp below
VOID
2620-2770
LIGHT WELL
1500
DALKEITH HOUSE
RL 6.60
160 HIGH STREET
FEMALE TOILETS
UAT
MALE TOILETS
RL 7.90
LEARNING AREA 1
LEARNING AREA 2
LEARNING AREA 3
LIGHT WELL
LIGHT WELL
SERVICES LIFT
2320
6000
3000
LEVEL ONE PLAN
1:100@A3
REVISED CONCEPT DEC 2020
State Planning Policy 7.0- Design Principle:
Functionality + Amenity


CBC
FREMANTLE
A
B
VOID
LIFT
RL 11.50
LOBBY
3770
3420
VOID
1500
1500
RETRACTABLE SEATING 208
VOID
VOID
AUDITORIUM
SERVICES LIFT
2320
6000
3000
LEVEL TWO PLAN
1:100@A3
REVISED CONCEPT
DEC 2020


CBC
FREMANTLE
eiw
A
B
VOID
LIFT
OUTDOOR TERRACE
3770
5690
BREAKOUT
RL 15.30
BIO-BOX
BREAKOUT
1500
1500
SERVICE BALCONY
SERVICE BALCONY
3500
2900
MECHANICAL PLANT DECK OVER
SERVICES LIFT
VOID TO AUDITORIUM
9000
2320
6000
3000
LEVEL THREE PLAN
1:100@A3
REVISED CONCEPT
DEC 2020

CBC FREMANTLE



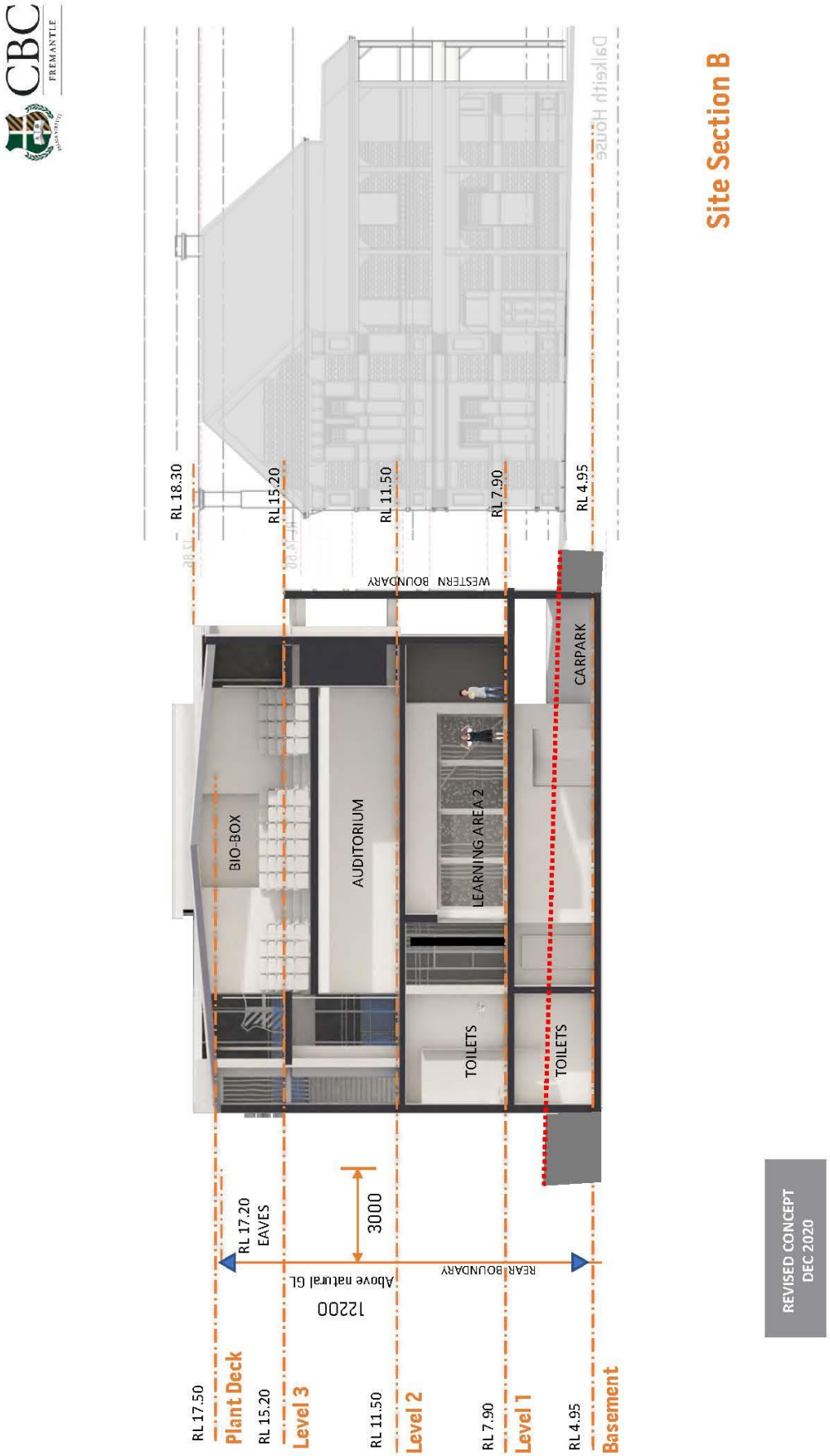




ELEVATIONS

REVISED CONCEPT
DEC 2020


CBC FREMANTLE
Site Section A
RL 18.30
1350
11300 - 11850
Above natural GL
On High Street
HIGH STREET BOUNDARY
RL 6.65
TERRACE
BREAKOUT
RECEPTION ROOM
ELECTRICAL
BIO-BOX
LEARNING AREA 1
CARPARK
LEARNING AREA 2
AUDITORIUM
LEARNING AREA 3
GREENROOM
STORE
RL 19.90
RL 17.20
EAVES
3000
REAR BOUNDARY
Above natural GL
12200
RL 17.50
Plant Deck
RL 15.20
Level 3
RL 11.50
Level 2
RL 7.90
Level 1
RL 4.95
Basement
REVISED CONCEPT
DEC 2020


CBC FREMANTLE
Site Section B
Oakleith House
RL 18.30
RL 15.20
RL 11.50
RL 7.90
RL 4.95
WESTERN BOUNDARY
CARPARK
BIO-BOX
AUDITORIUM
LEARNING AREA 2
TOILETS
TOILETS
RL 17.20
EAVES
3000
Above natural GL
12200
REAR BOUNDARY
RL 17.50
Plant Deck
RL 15.20
Level 3
RL 11.50
Level 2
RL 7.90
Level 1
RL 4.95
Basement
REVISED CONCEPT
DEC 2020

CBC FREMANTLE

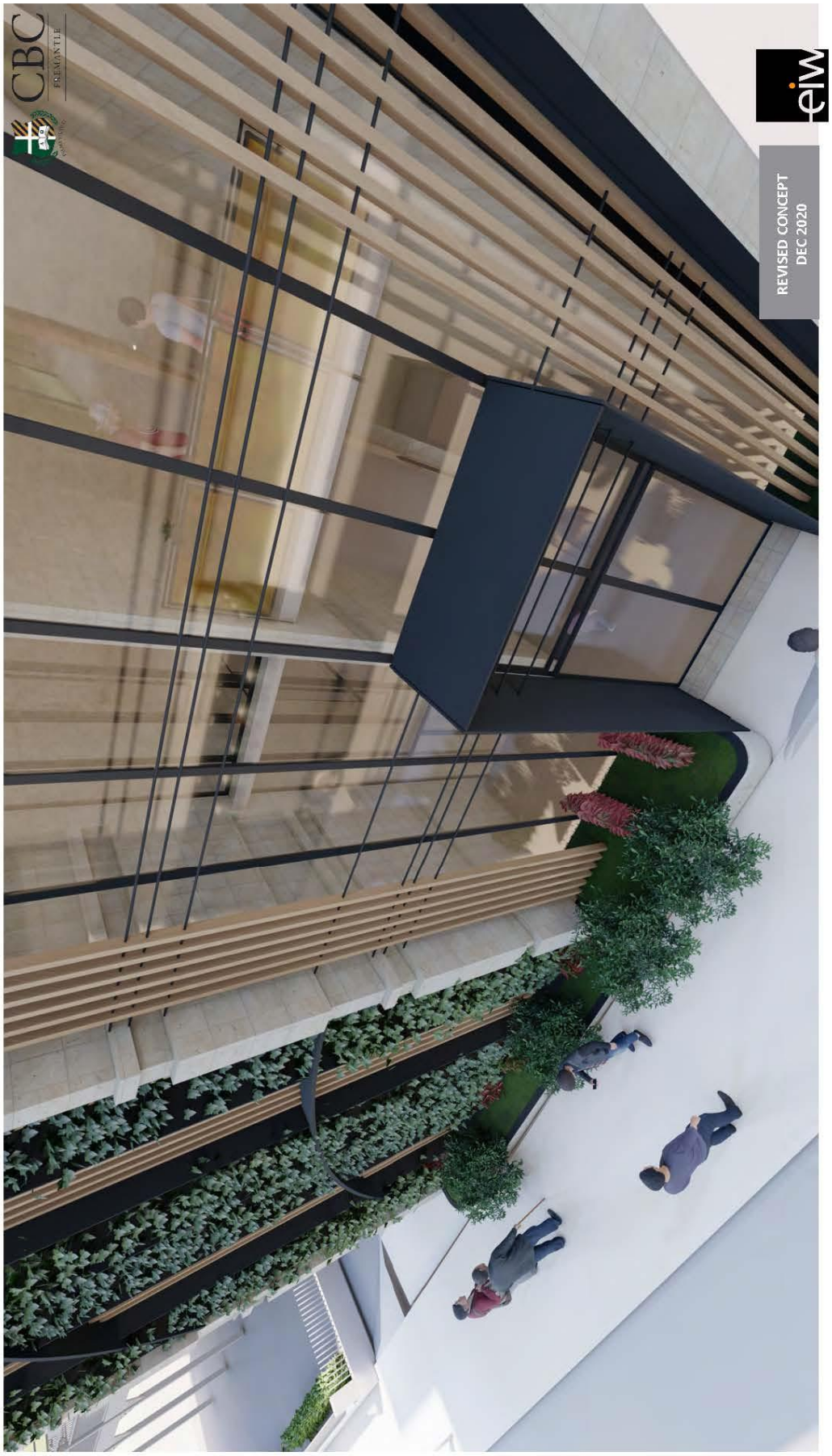
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3d Images


CBC
FREMANTLE
REVISED CONCEPT
DEC 2020
eiw


CBC
FREMANTLE
REVISED CONCEPT
DEC 2020
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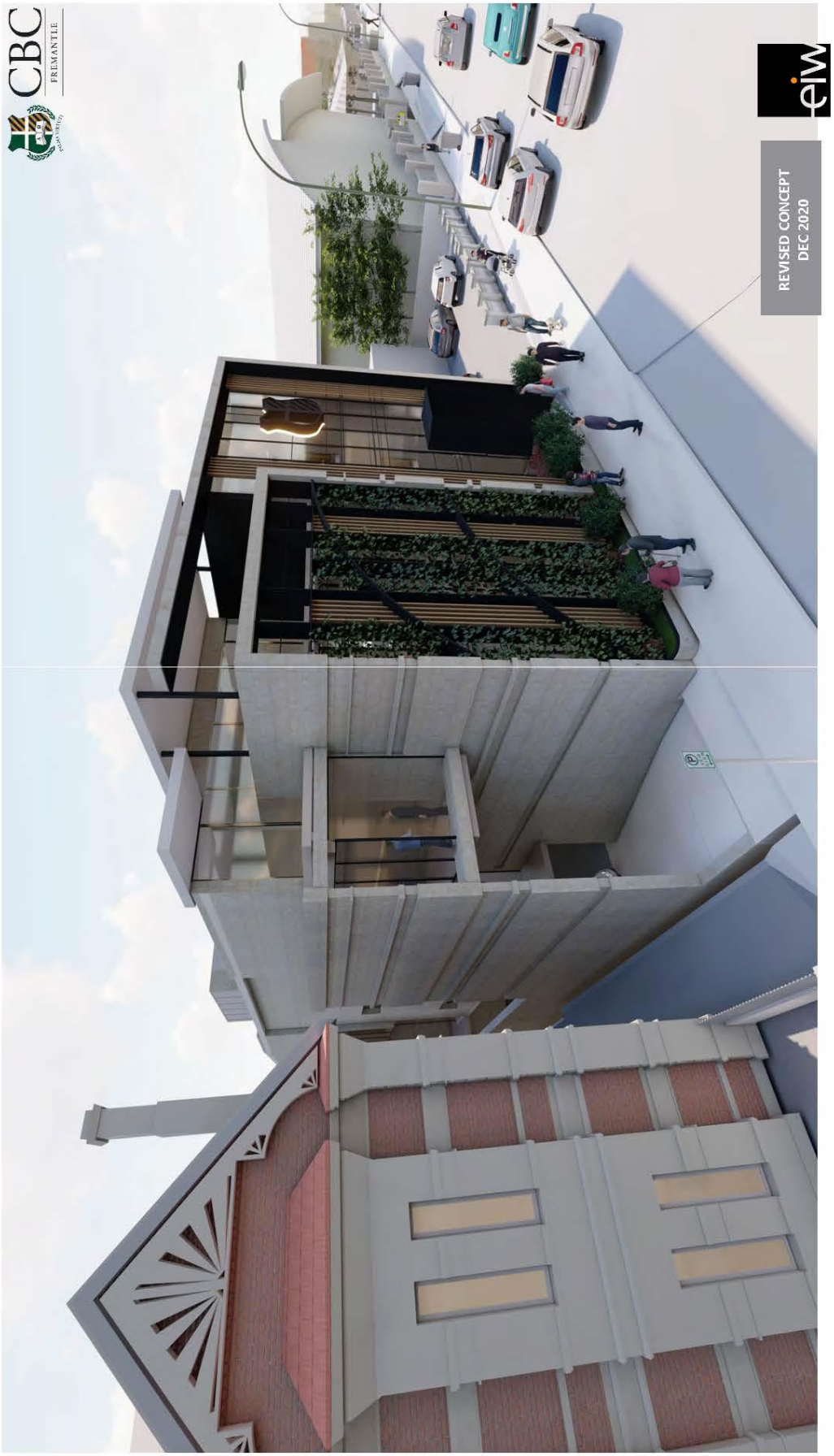

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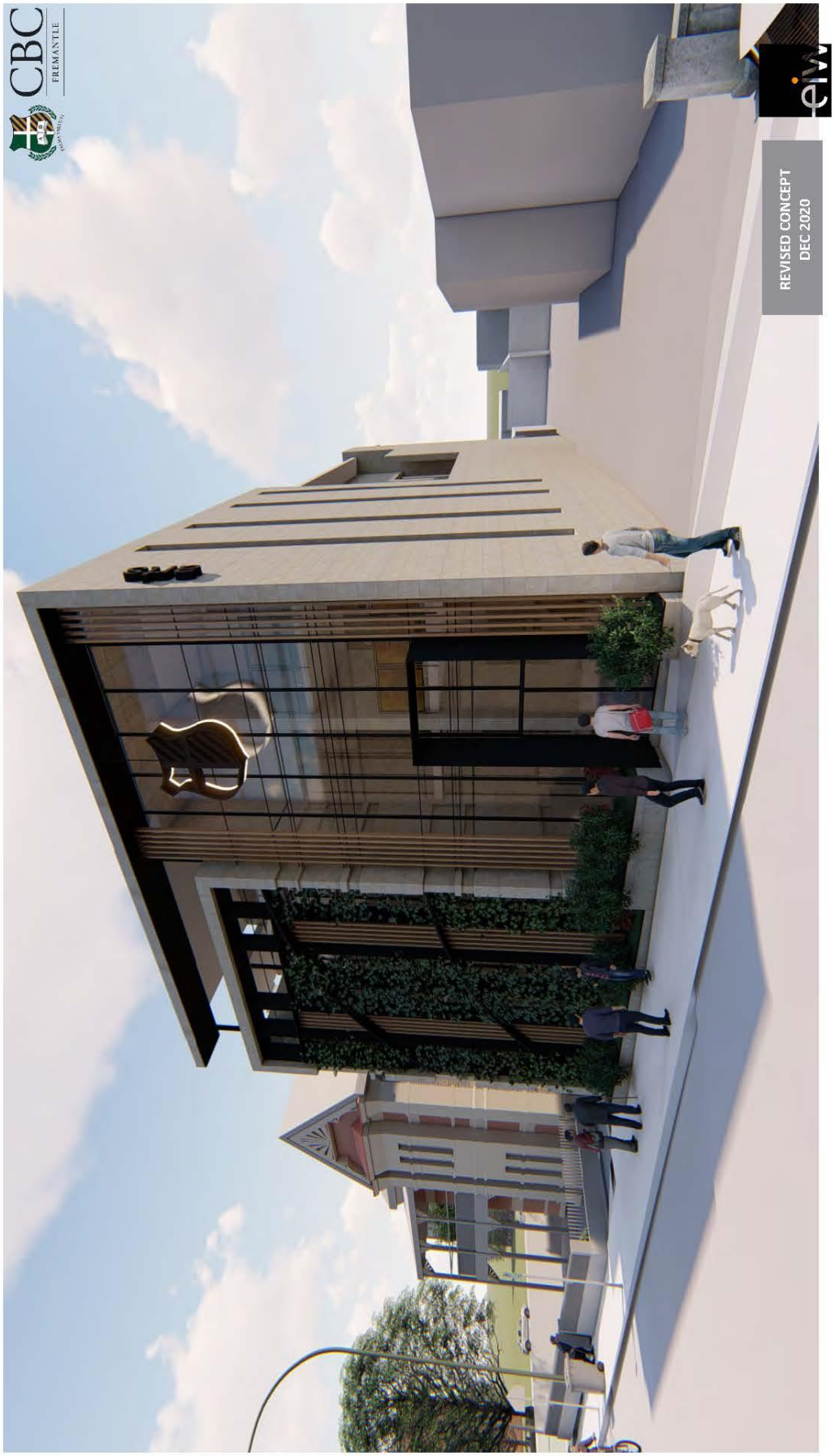

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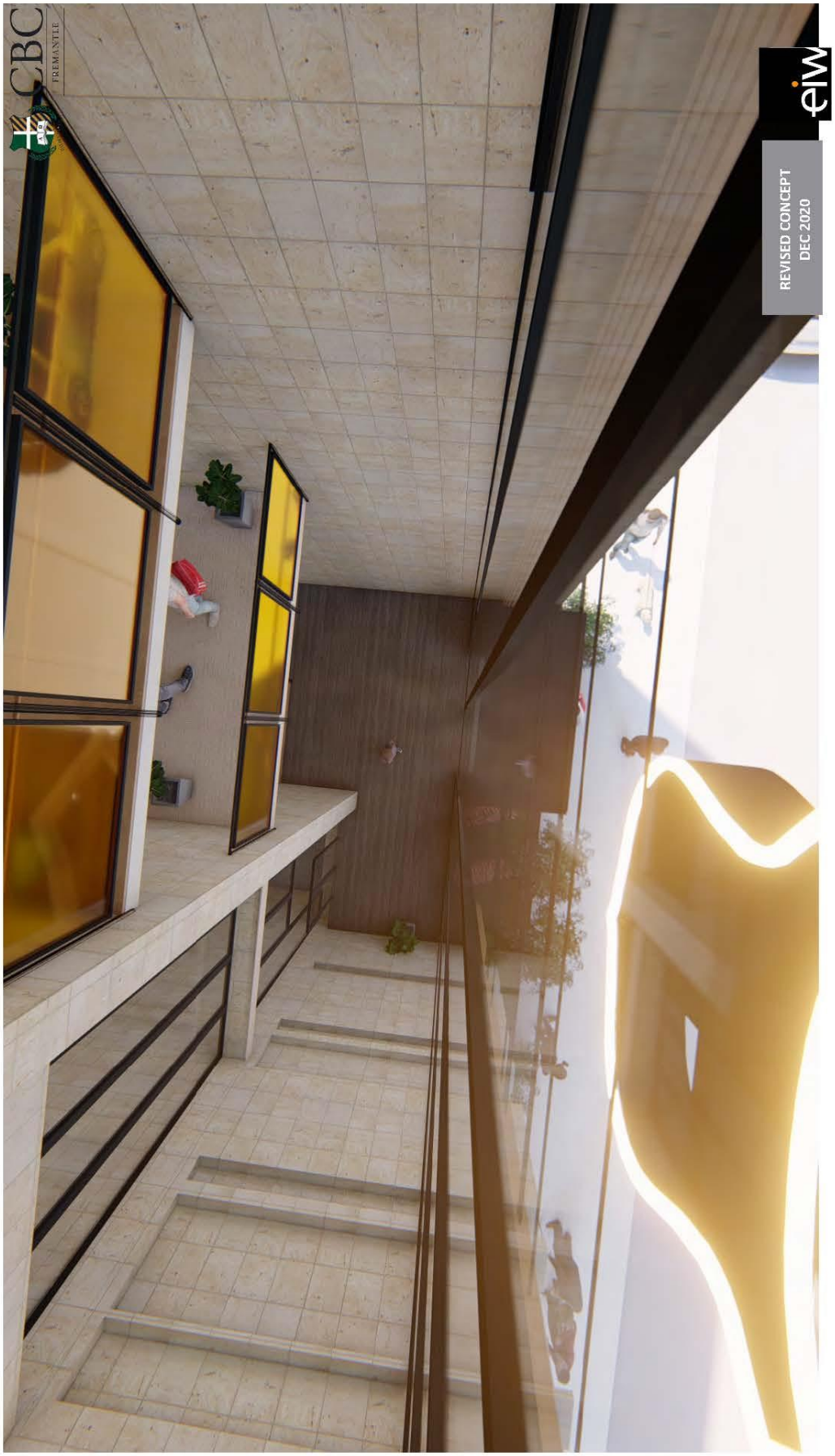

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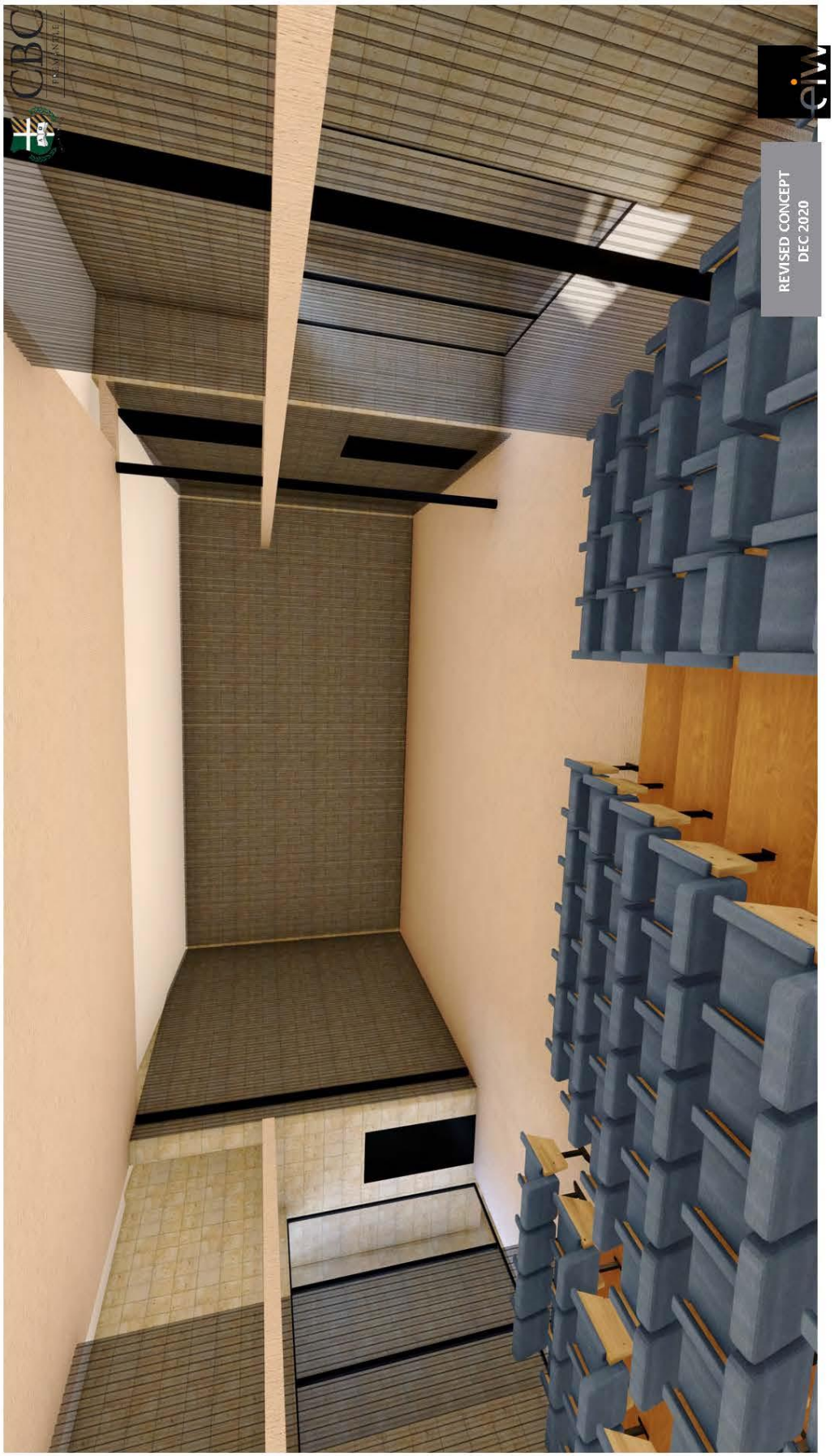

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DEC 2020

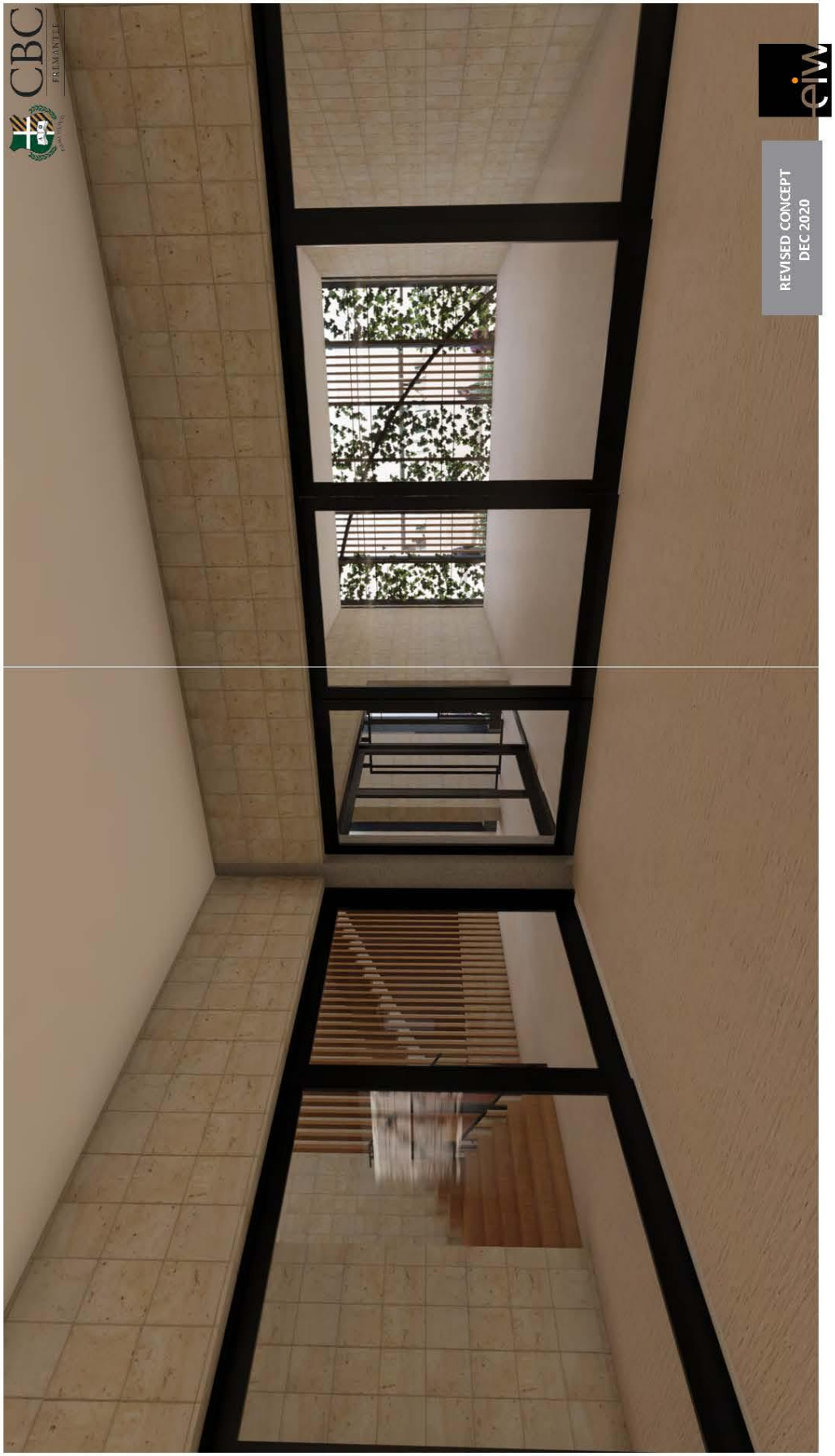

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DEC 2020
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DEC 2020
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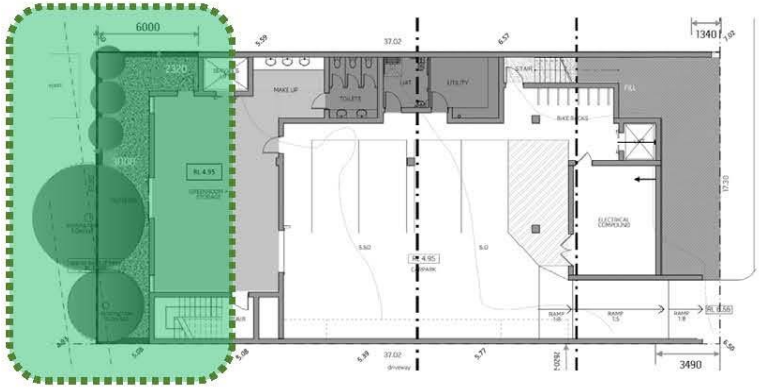

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DEC 2020


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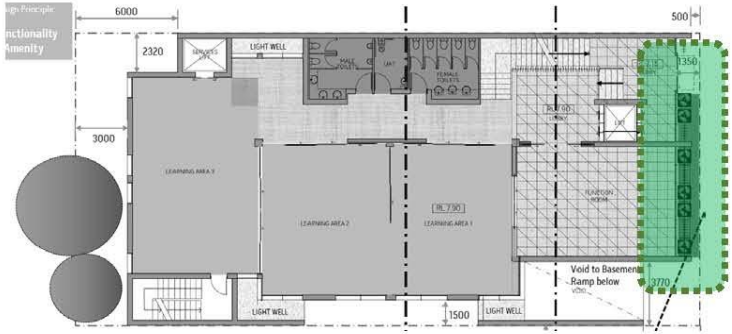

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Tight boundary, while inviting to the pedestrian outdoor realm



Front zone reserved for a landscaped microclimate



State Planning Policy 7.0- Design Principle:

Landscape quality

CBC FREMANTLE

Landscape quality

1. In increasing the rear setback to 3000mm, the retention of a 4m high tree on the site can be managed, plus the adjoining site has a 7m high tree. This also enables privacy screening of the northern façade.

2. The northern setback will be both hard and soft landscape to provide an outdoor space off the Greenroom/Storage area.

3. The High Street glazing incorporates the opportunity to establish a vertical landscaped screen coming up from the expanded planter area at street level.

4. Native, waterwise, biodiverse flora will be highly encouraged.

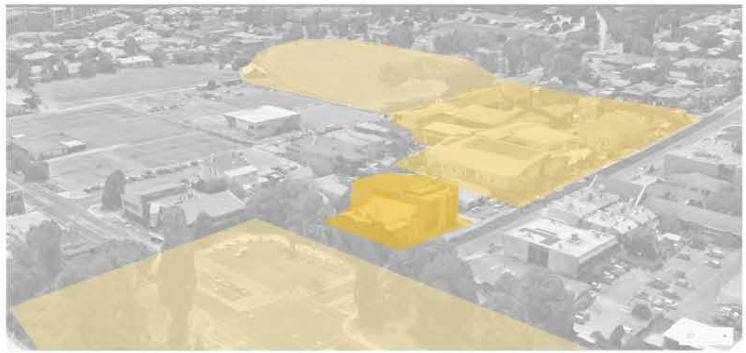
5. The outdoor approach and pedestrian path into the building will form part of the hard-landscaping, softened by using paving which is tactile and characterful.

6. The street frontage zone will be designed as an inviting transitional space, adding to the microclimate of the public realm, and reinforcing the vision for a landscaped streetscape for the enjoyment of passers by.

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Social Sustainability – creating social connectivity





State Planning Policy 7.0- Design Principle:

Sustainability

CBC FREMANTLE

Social sustainability

1. The development allows infill of the 'missing tooth' along High Street between the Gymnasium and Dalkeith House, strengthening social connectivity between Fremantle Park, the existing CBC campus, the proposed lot, Dalkeith House, and the landscaped corners of High Street and Parry Street.
2. The proposal will be socially inclusive to all people regardless of physical ability.

Environmental sustainability

1. The proposal encourages pedestrian access over vehicle access by emphasizing off-the-street pedestrian entry into the building,
2. The proposal exploits its proximity to good public transport links and reduces private-vehicle parking numbers down to the minimum acceptable numbers, utilising existing bays on both the CBC campus and surrounding public carparks to supplement access for larger events.
3. The proposal will satisfy and/or exceed NCC energy requirements as a standard.
4. The College will be highly encouraged to include photovoltaic cells on the roof as the roof is in a favourable orientation.
5. The building envelope uses glazing to enhance connections between internal spaces and High Street, however the amount of glazing to all other facades is sensible and minimal which in itself reduces the passive thermal gain and thermal loss between the building's interior and exterior.

Environmental/economic sustainability

1. A high sustainability benchmark will aid in reducing the resource consumption and operating costs of the building and in turn aim to reduce the College's carbon footprint
2. The material palette utilized is not only contextually appropriate but can be also locally sourced.

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Increasing human/pedestrian movement, passive surveillance, and lighting



Vehicular safety management



State Planning Policy 7.0- Design Principle:

Safety

CBC FREMANTLE

Safety

1. The proposed building will be safely accessible by all people regardless of physical ability.
2. Large street glazing allows generous passive surveillance of the street
3. Private vehicular access from/to the building is minimal which reduces impacts on pedestrian amenity. Safety risks to pedestrians are further reduced by physical barrier gates located towards the bottom of the ramp. The building's setback from the street also provides vehicles with a expanded cone of vision of the footpath.
4. The building frontage and pedestrian pathway will be adequately lit to enhance the streetscape, eliminate dark spots, and provide an inviting pedestrian space.
5. Building access points will also be well lit and electronically secured.
6. The proposal encourages an increased level of human movement to and from the existing CBC campus, which will enhance the human and pedestrian nature of High Street.
7. Bicycle racks have been included n the Basement carpark together with access to the UAT shower for end of trip facilities.

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CBC FREMANTLE

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REVISED CONCEPT
DEC 2020

Shadow Diagrams

PROPOSED LEARNING CENTRE - SHADOW STUDY, WINTER

CBC FREMANTLE

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DEC 2020

Shadow Diagrams

PROPOSED LEARNING CENTRE - SHADOW STUDY, SUMMER





Parking Management

Location

Christian Brothers College, Fremantle is bounded by three roads –

High Street to the south, classified as a Local Distributor Road under the Main Roads Functional Road Hierarchy

Ellen Street to the north, classified as an Access Road

Stirling Street to the east, classified as an Access Road

The proposed development at 162 High Street is bounded only by High Street to the south

Parking Management

Refer next page for site plan

Access

CBC FREMANTLE

CBC's existing campus has two points of access into the existing main campus –

Ellen Street at the western end of the campus

Provides on-site parking access for

- 2 buses
- 37 undercover bays to the Bob Rose Meyer PE Centre
- 19 bays to the north of the PE Centre

Provides service access for

- Canteen

High Street adjacent to the Blessed Edmund Chapel

Provides on-site parking access for

- 15 bays to the west and north of the Blessed Edmund Chapel

Provides service and materials access for

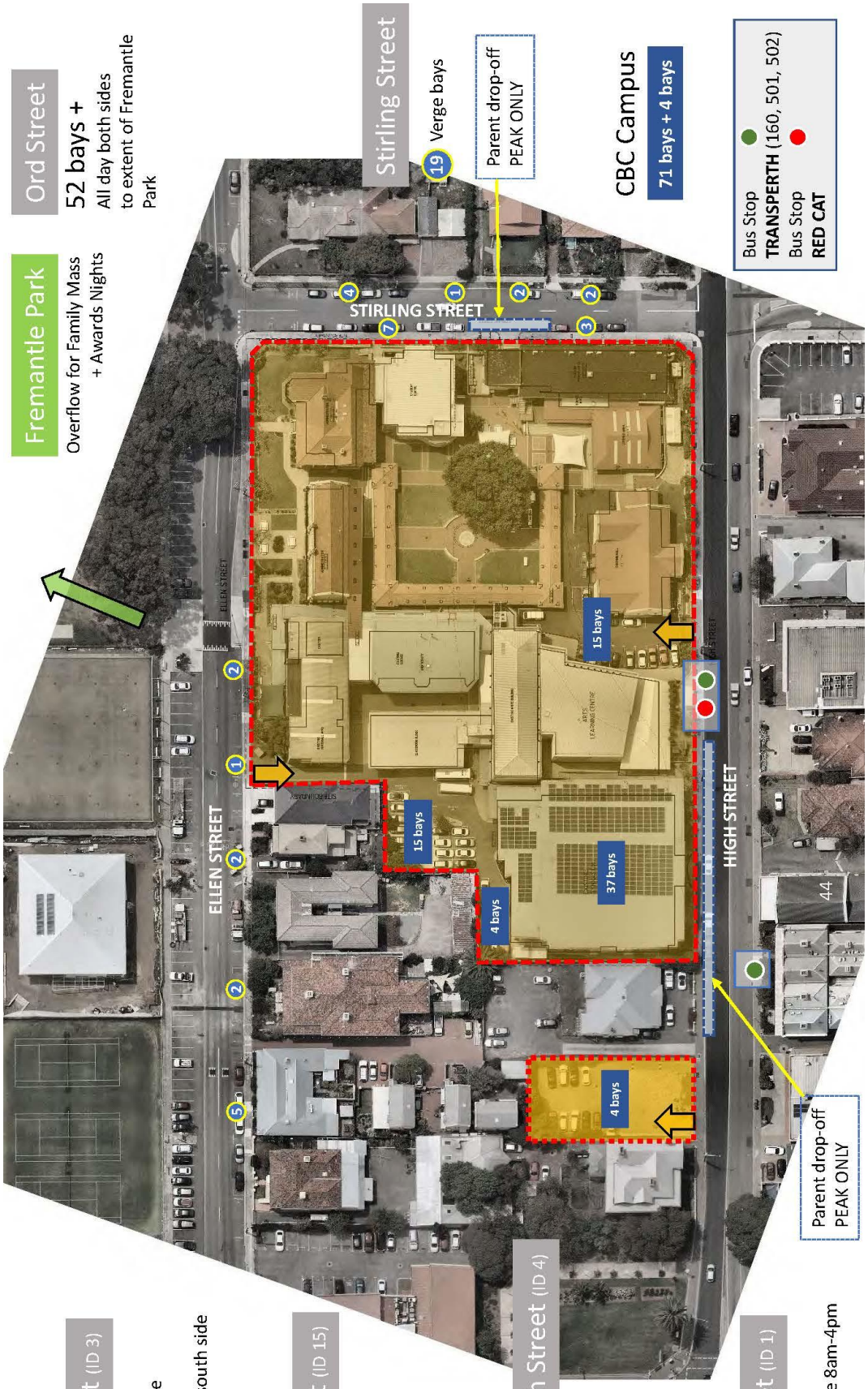
- Bill Hughes Technology building

High Street for proposed development at 162 High Street

Provides basement parking access for

- 4 bays including disabled bay

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Ord Street
52 bays +
All day both sides
to extent of Fremantle
Park
Fremantle Park
Overflow for Family Mass
+ Awards Nights
Stirling Street
19 Verge bays
Parent drop-off
PEAK ONLY
CBC Campus
71 bays + 4 bays
Bus Stop
TRANSPERTH (160, 501, 502)
Bus Stop
RED CAT
STIRLING STREET
ELLEN STREET
HIGH STREET
15 bays
4 bays
37 bays
15 bays
4 bays
44
Parent drop-off
PEAK ONLY
Ellen Street (ID 3)
107 bays
All day north side
12 Verge bays south side
High Street (ID 15)
17 bays
Short term
Holdsworth Street (ID 4)
26 bays
Short term
Parry Street (ID 1)
172 bays
Second hour free 8am-4pm

Parking Management

CBC FREMANTLE

Parking On-Site

Parking is provided on-site at the existing campus for 71 cars as noted on the previous plan. Additionally, two bus bays are used for the storage of the College buses and service areas are provided for both the Canteen and the Bill Hughes Technology building.

In accordance with the City of Fremantle TPS4 requirements, the following outlines both the existing and proposed on-site parking.

TPS4 Section 4.7.2 – Table 2-Vehicle Parking – High School) 1:1 class room

Classrooms – existing CBC Campus

Marshall Building	Level 1	4			
	Level 2	4			
Ellen St Building	Level G	3			
	Level 1	3			
Language Building	Level 1	2			
Centenary Building	Level G	1	Science		
	Level 1	2	Science		
	Level 2	2	Science		
White + Arts Building	Level G	4	3 + 1	Arts	
	Level 1	4			
	Level 2	4			
Bill Hughes Technology	Level G	2			
	Level 1	4			
Blessed Edmund Chapel	Level 1	1			
Bob Rose'Meyer PE Centre	Level 1	1	Gym		Proposal
TOTAL CLASSROOMS		41			41
Proposed New Development					4
PROPOSED NEW CLASSROOM TOTAL					**45**

45

eiw

Parking Management

Parking On-Site

Year 12 students	115 students (2020)	
City of Fremantle – Carparking requirements (TPS4 Section 4.7.2 – Table 2-Vehicle Parking – High School)	*Current*	**Proposed**
1:1 class room	41	45
1:25 year 12 students	5	5
TOTAL REQUIREMENT	**46**	**50**
Existing carparking on CBC Campus *(25 bays above requirement)*	**71**	
Proposed New Development *(24 bays above requirement)*	+ 4	**75**

Parking Management

Parking Off-Site

Verge Bays

Immediately surrounding CBC along both Ellen and Stirling Streets, there are verge bays available regularly used for visitor parking.
There are 12 bays on the south side of Ellen Street and 19 bays in Stirling Street. This does not include a number of verge bays further to the east along Ellen Street towards Ord Street.

Pick-up/drop-off Bays

Along High Street to the west of the bus stops are short term verge bays regularly used for pick-up and drop-off of students in the morning and afternoons.

In Stirling Street, there are a small number of bays providing a location regularly used for pick-up and drop-off.

Long Term Parking

There are numerous public parking areas available for the use of people visiting CBC as outlined on the attached plan. In the immediate vicinity are –

Ellen Street (City of Fremantle carpark ID 3) has 107 bays available on an all-day paid arrangement along the north side

Ord Street has 52+ free all day parking bays immediately adjacent and opposite to Fremantle Park
which are occasionally utilised by students. There are additional bays towards the Aquatic and Fremantle Arts Centre additional to those counted.

The Parry Street (City of Fremantle carpark ID 1) provides paid parking for 172 cars. These bays are often utilised by parents for larger after hour events as overflow.

Additional bays are noted in High Street and Holdsworth Street.

Overflow Parking

Fremantle Park is made available to the College via access off Ellen Street as noted for large CBC community events such as Family Mass and Awards Nights. This caters well for the occasional events during the College calendar.

Parking Management

Public Transport

On the northern side of High Street (*stop 10877*) adjacent to the Arts Centre is a frequently used bus-stop. This caters for –

Red Cat Bus – this is bus stop #6 on the free circuit bus that operates every 15 minutes during the day and loops around the City of Fremantle, including the Fremantle Railway Station.

Transperth Buses 160, 501 and 502 (bus stop #2)
Route 160 - coming from Fremantle Station and providing service through Willagee and Booragoon to East Perth
Route 501 – coming from Fremantle Station and providing service along Marmion Street to the Bullcreek Railway Station via the Booragoon Bus Station
Route 502- coming from Fremantle Station and providing service along Watkins Street, Carrington Street, North Lake Road and Leach Highway to the Bullcreek Railway Station

On the southern side of High Street, where noted, Transperth Buses 160, 501 and 502 all stop in the opposite direction (*stop 10875*) providing drop-off for students coming to CBC from the east as per the routes noted above.

Bicycle Parking

In light of the excellent provision of public transport, the demand for bicycle parking is minimal at CBC. The maximum number of bikes that appear during a summer period are less than 40, with the average in winter closer to 10.

The City of Fremantle TPS 4 has a requirement of a Class 2 facility with a bike rack for every 5 students. CBC contends that this is not required based on actual student movements and subsequent use.

It is then requested that this requirement not be applied in light of the Public Transport availability and usage.
Should it be imposed, the College can only achieve compliance by reducing the number of car bays on site due to insufficient space. As there is a noted over supply of car bays currently, this is possible but CBC would assert that it is unwarranted given the College location and excellent public transport facilities.

Additional Information 2 – Site Photos



Photo 1 – Application site (vacant site) and property to the west (160 High Street)



Photo 2 – Application site (vacant site) and property to the east (164 High Street)

PC2104-2 HAMPTON ROAD, NO. 45 (LOT 1), FREMANTLE – TWO STOREY GROUPED DWELLING – (NB DA0002/21)

Additional Information 1 – Applicant's Justification

15C Stevens Street – Planning Approval

10th March 2021

Nathan Blumenthal
Senior Planning Officer
City of Fremantle,
8 William Street,
Fremantle 6160

Dear Mr Blumenthal,

RE: 15C Stevens Street, Fremantle – New Residential Dwelling – Variation Justification

Thank you for your email dated 25/02/21.

Your clarification that the "prevailing streetscape" is defined as the 3 houses on either side, fronting the same block and on the same side of the street is appreciated.

Your email stated that the City Officers would consider a setback equivalent to that of 13A Stevens Street to be more consistent with the majority of houses within the "prevailing streetscape".

It is noted this consideration only takes into 1 house rather than the 3 houses as per the definition.

We would like to request that the City Officers consider the 3 houses on either side as per the definition.

The attached diagram outlines the setback for the 3 houses on either side of the proposed development.

The information is summarized below:

Address:	Setback to garage:	Setback to House	Location:
15C Stevens street	3m	5m	Proposed development
15A Stevens street	1.5m	5m	1st house to west
13A Stevens street	NA	7.6m	2nd house to west
13 Stevens street	NA	2m, double storey	3rd house west
Average of the "prevailing streetscape" defined as the 3 houses to the west	**1.5m**	**4.87m**	

As demonstrated in the above table the "prevailing streetscape" as per the definition is 1.5m for a garage and 4.87m for a house.

1

9 Thompson Road – Planning Approval

We have attached the revised plans and can confirm the set back to the lower story garage has increased from 2m to 3m and the setback to the upper story house has increased from 2m to 5m.

These set backs are now consistent with the “prevailing streetscapes” as defined.

We request that the City Officers reconsider our proposed development taking into account more than 1 house to define the “prevailing streetscape”.

If you require any further information please let us know and we would be happy to assist.

Regards,

Clarke Ryan and Pia Colreavy
Owners: 15C Stevens Street, Fremantle


15A Stevens St
13 Stevens St
15E
15D
15C
15B
PROPOSED TO GARAGE
PROPOSED TO HOUSE
STREET
STEVENS
15A
13A
13
7.6m GROUND FLOOR

Additional Information 2 – Site Photos



Photo 1: Existing site



Photo 2: Adjoining house (15 Stevens St)



Photo 3: 13A Stevens Street



Photo 4: 1/13 Stevens Street

PC2104-3 ETHELWYN STREET, NO.16 (LOT 81), HILTON – TWO STOREY SINGLE HOUSE – (CS DA0435/20)

Additional Information 1 – Applicants Submission

CITY OF FREMANTLE
These Plans Form Part of

DA0435/20

Thursday 8 October 2020
12 Oct 2020

FORMSCAPE
built form planning solutions

City of Fremantle
PO Box 807
Fremantle WA 6959

To Whom It May Concern,

Lot 81 (No. 16) Ethelwyn Street, Hilton
Proposed Two Storey Dwelling

This letter has been produced in support of the abovementioned proposal with respect to variations to the deemed-to-comply provisions of the Western Australian Residential Design Codes (R-Codes), and the City's Local Planning Policy 2.9 Residential Streetscape (LPP2.9) for:

- R-Codes Clause 5.1.3 – Lot Boundary Setback C3.2;
- R-Codes Clause 5.1.6 – Building Height;
- R-Codes Clause 5.2.2 – Garage Width; &
- LPP2.9 Clause 1 – Setback of Buildings including Garages and Carports under the main roof of the development.

The proposal is also subject to the provisions of the City's Local Planning Policies.

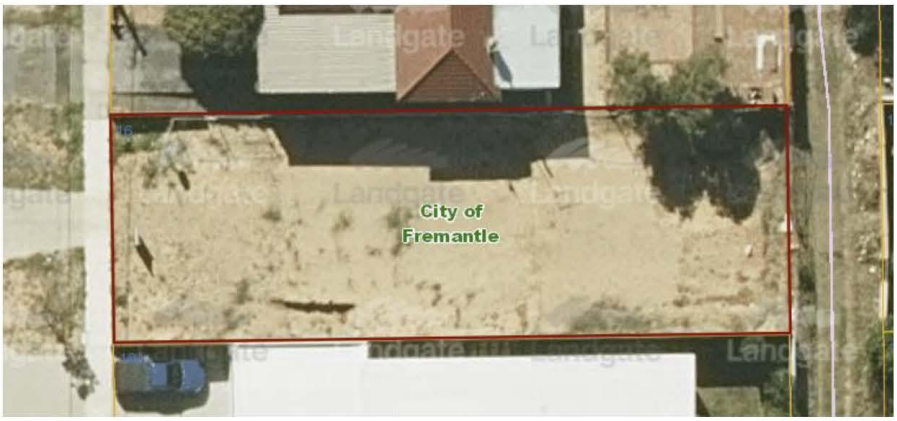


Figure 1: Subject Site Aerial.

Background

1. The subject site is zoned 'Residential' and designated a density coding of R30 under the provisions of the City of Fremantle Local Planning Scheme No. 4.
2. The subject site is 442m² in area, and is of a regular shape.
3. The subject site has an effective lot frontage of 12.2m to the primary street – Ethelwyn Street, and 12.2m to a rear right-of-way (ROW).

Suite 14 Centre Park Business Centre
755 Albany Hwy East Victoria Park WA 6101

Telephone | +61 8 9355 5484
Email | projects@formscape.com.au
www.formscape.com.au

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ATF The Greenwood Trust
ABN 14566572499

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12 Oct 2020

Variations to R-Codes

Clause 5.1.3 Lot Boundary Setback C3.2

R-Codes Clause 5.1.3 C3.2 deemed to comply requirements recognise compliance where;

C3.2 *Walls may be built up to a lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:*

i. *where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;*
ii. *…*
iii. *in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or*
iv. *…*

The proposal features boundary walls along two different lot boundaries (northern and southern). Moreover, both boundary walls feature minor average height variations. In this manner, these boundary wall variations are proposed.

The characteristics of the boundary walls are outlined in the table below:

Building to Boundary	Lot Boundary	Length	Average Height	Maximum Height
Garage	North – Side	6.49m	3.06m	3.235m
Master Suite	South – Side	9.69m	3.16m	3.392m

R-Codes Clause 5.1.3 provides the following Design Principles which can be addressed to achieve compliance;

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

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

CITY OF FREMANTLE
These Plans Form Part of
DA0435/20
12 Oct 2020

Clause 5.1.6 Building Height

R-Codes Clause 5.1.6 deemed to comply requirements recognise compliance where;

C6 *Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, local structure plan or local development plan (refer Figure Series 7).*

Although the maximum building height proposed is less than 9m (8.18m) the proposal features a maximum external wall height of approximately 6.42m above the natural ground level, which exceeds the 6m maximum deemed-to-comply height for such walls beneath pitched roofing. This occurs at the north western corner of the upper floor. A maximum external wall height variation of 0.42m is therefore proposed.

R-Codes Clause 5.1.6 provides the following Design Principles which can be addressed to achieve compliance;

P6 *Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:*

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance.*

Clause 5.2.2 Garage Width

R-Codes Clause 5.2.2 deemed to comply requirements recognise compliance where;

C2 *Where a garage is located in front or within 1m of the building, a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 percent of the frontage at the setback line as viewed from the street. This may be increased to 60 per cent where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).*

The proposed garage width is 6.13, which exceeds the maximum deemed to comply width of 50% of the lot frontage width at the prescribed 4m street setback line of the subject site by 0.246% (0.03m). A garage width variation is therefore proposed.

R-Codes Clause 5.2.2 provides the following Design Principles which can be addressed to achieve compliance;

P2 *Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.*

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These Plans Form Part of
DA0435/20
12 Oct 2020

Variation to LPP2.9

Clause 1 – Setback of Buildings including Garages and Carports under the main roof of the development

Table 1 of LPP2.9 Clause 1 – Setback of building including Garages and Carports under the main roof of the development specifies the prescribed primary street setback requirement and are as follows:

Local Planning Area	*Minimum prescribed street setback for buildings with an external wall height of 4 metre or less*	*Minimum prescribed street setback for buildings with an external wall height of greater than 4 metres*
Hilton (excludes the Hilton Heritage Area)	*7m*	*9m*

1.1 *Buildings are to be setback from the primary street in accordance with the prescribed street setback for the applicable Local Planning Area as prescribed in table 1.*

The proposed two-storey dwelling features a garage setback of 7.7m from the primary street boundary. The single storey component of the garage, with wall heights of less than 4m, is setback more than 7m from the street boundary, while the upper floor above it is set back further at 9m, as per LPP2.9 Clause 1 Table 1. However, it is understood that the garage could still be considered to present a variation due to the upper floor above it, which could trigger the requirement for the entire garage to be setback 9m from the street boundary. In this manner, a 1.3m variation to the 9m primary street setback requirement is proposed.

LPP 2.9 Clause 1.2 provides the following criteria which can be addressed to achieve compliance;

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.*

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Justification

The following justification is provided in line with the design principles of the R-Codes, and the provisions of LPP2.9, to demonstrate proposal's compliance.

R-Codes Clause 5.1.3 – Lot Boundary Setback C3.2

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

Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;

The proposal was designed with functionality in mind. The dwelling is proposed along both side boundaries in order to facilitate a usable area of open space and an outdoor living area (OLA) to the rear of the dwelling, which is open on three sides for ventilation, and access to favourable direct sunlight from the north during the day. The design demonstrates highly effective use of space, creating a private OLA of significant size with all of its area screened from view from the street. Without the ability to construct the Garage or Master Suite boundary walls, the dwelling would feature a narrow 1m wide un-usable strip of open space along either the northern or southern side boundary. Meanwhile, the ability to provide for private OLA and quality open space would be unnecessarily compromised to account for a reconfigured floor plan. Therefore, forcing compliance would result in less effective use of space.

Does not compromise the design principle contained in clause 5.1.3 P3.1;

The perception of building bulk on adjoining properties will be minimised as the upper floor is set back 17.01m from the rear ROW boundary, and because both proposed boundary walls achieve maximum heights of no more than 3.392m above the natural ground level, which is below the maximum deemed to comply height of 3.5m. More than a third of the Master Suite boundary wall will also abut an existing boundary wall, rendering its impact negligible.

With regards to solar access, the proposal will comply with R-Codes Clause 5.4.2 – Solar Access for Adjoining Sites, and overshadowing to sensitive areas will be limited. In addition, the neighbouring lot to the north would be granted first and unrestricted access to northern sunlight. Thus, sunlight access to the neighbour's major openings are also not impacted upon in any meaningful way.

Ample ventilation will also be afforded to adjoining lots given that the proposed boundary walls are each less than the two-thirds of the length of their respective lot boundaries. The limited height of the proposed dwelling also allows for increased air flow through these sites. Privacy will also be provided to neighbouring lots through compliance with R-Codes Clause 5.4.1 – Visual Privacy, and there being no openings along any of the boundary walls proposed.

Does not have any adverse impact on the amenity of the adjoining property;

The proposal will ensure that the amenity of adjoining properties will be respected. Boundary walling to the north would not have any adverse impact on the amenity to the northern neighbour in terms of privacy, access to sunlight, and ventilation. Furthermore, each adjoining lot retains access to sunlight through its major openings, and the southern elevation of the dwelling and the dwelling's rear lot boundary is set back appropriate to the R-Codes to avoid interference with the existing OLA and major openings of the southern adjoining site, while retaining functionality to the rest of the proposed dwelling.

In any case, each of the boundary walls proposed are located opposite garages of the neighbouring dwellings, meaning that their impact to habitable areas is kept to a minimum. Accordingly, the impact on the amenity of adjoining properties is avoided.

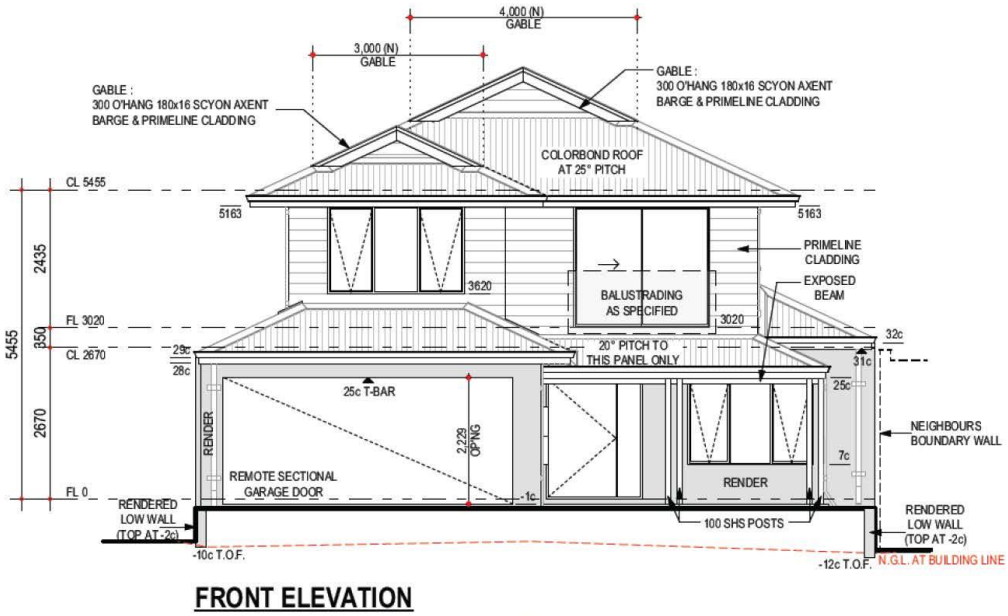
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Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted;

The proposed boundary walls will ensure that direct sunlight access to major openings, OLA, and habitable rooms for adjoining properties will not be restricted. As discussed earlier, the northern property is afforded unrestricted access to sunlight, while the proposed boundary walls would not impose any meaningful impact on the southern neighbour.

Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The boundary wall along an additional lot boundary allows the site to feature a double garage, and place the front entry in the best possible position. The location of these boundary walls also enables a wider and more functional Entry, and Master Suite, which are able to include a fixed floor-to-ceiling window, and a large, three-panelled major opening adjacent to the front entrance, thereby providing increased passive surveillance to the street. In addition, varying setbacks and weatherboard cladding provides a desirable and engaging façade to the streetscape.



FRONT ELEVATION

Figure 2: Front Elevation.

In any case, the two boundary walls built to the northern and southern lot boundaries are not dissimilar to those of the southern adjoining property (as depicted in the following Figure), which is of comparable lot dimensions.

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Figure 3: Street View of the Southern Adjoining Property featuring two boundary walls.

In this manner, the dwelling will not appear out of context along the street, but rather, through its contemporary vernacular design, many design features, and multiple large major openings, positively contribute to the existing and anticipated development context of the streetscape.

R-Codes Clause 5.1.6 - Building Height

P6 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

Adequate access to direct sun into buildings and appurtenant open spaces;

The proposal is compliant with the provisions of R-Codes Clause 5.4.2 – Solar Access for Adjoining Sites despite the maximum external wall height variation to R-Codes Clause 5.1.6. As depicted on the site plan, not more than 20% of the southern adjoining lot's area will be overshadowed at midday on the 21st of June. In addition, the proposal maintains direct solar access at midday to both the front and rear portions of the southern adjoining property. In fact, the outdoor living area of the southern neighbouring property is virtually unaffected at midday, as only a narrow side setback area and a small portion of a patio would be overshadowed. In any case, this occurs form the rear single storey component of the dwelling, and not where the external wall height variations are present.

Meanwhile, all other adjoining lots will not experience any overshadowing from the subject site at midday as they are not located south of the proposed dwelling.

Given the aforementioned factors, the maximum 0.42m external wall height variation proposed along the front façade of the upper floor will not prevent adjoining lots from being able to enjoy direct solar access.

Adequate daylight to major openings into habitable rooms; and

Almost half of the midday overshadowing form the proposed upper floor will overshadow an on-boundary garage within the southern adjoining lot. The remaining half of the upper floor's shadow will only impact 1 opening, which is only 0.9m wide and only 1.5m away from boundary fencing. Considering these factors, the proposed building height variation would make virtually no different with respect to the southern adjoining dwelling's ability to access direct sunlight to its major openings.

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Notwithstanding, all other adjoining properties will not be affected at midday. Furthermore, the upper floor's 17m setback from the rear boundary means that much of the southern adjoining property will maintain access to favourable direct sunlight form the north during the day.

Access to views of significance.

The proposed R-Codes wall height variation of no more than 420mm in height will not prevent any access to views of significance from neighbouring lots. The maximum roof ridge height proposed is 8.18m above the natural ground level, which represents a voluntary height reduction of 0.82m compared to the maximum R-Codes deemed to comply height of 9m. As a result of the voluntary R-Codes height reduction, access to views of significance by neighbouring lots would not be adversely impacted.

In any case, no views of significance are considered to be accessible from a two storey dwelling from the subject site or adjoining lots.

R-Codes Clause 5.2.2 – Garage Width

P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.

Visual connectivity between the dwelling and the streetscape shall be maintained, and the effect of the garage door mitigated, by the following design elements of the front elevation:

- Centrally located feature porch and entry;
- Use of weatherboard cladding of the upper floor to draw attention away from garage;
- Use of contrasting renders and materials;
- Feature large floor-to-ceiling front entry door with fixed window of the same height to emphasise the pedestrian entry;
- Feature Dutch gables; and
- Minimal blank walling.

The combination of these elements draw attention away from the garage door, and provide focus to the main dwelling elevation, and visual connectivity to the streetscape. All in all, the garage is appropriately sized and a variation of only 0.03m means that the garage would not be perceived to be non-compliant, nor will it dominate the site's frontage and the streetscape as a result.

LPP2.9 Clause 1 – Setback of Buildings including Garages and Carports under the main roof of the development

The following table demonstrates how the proposal addresses the LPP 2.9 Clause 1.2 criteria, which are considered upon determining whether or not to approve of any variations to LPP2.9 Table 1.

LPP2.9 Clause 1 - Setback of Buildings including Garages and Carports under the main roof of the development	
Provision	**Comment**
***1.2** Variations to the requirements of clause 1.1 above may be considered, at*	

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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	Complies - The proposed building setback is consistent with the setback of the buildings of comparable height within the immediate streetscape. The nearest two-storey property which is located at No. 12 Ethelwyn Street features a primary street setback of approximately 6.11m (as depicted in Figure 4). Therefore, the proposed 7.7m primary street setback would be considered to be more than sufficient in reducing bulk to size to the prevailing streetscape.
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	Complies - The upper floor is set back a minimum of 9m from the street boundary, while the single storey component of the dwelling is set back a minimum of 7.7m from the street boundary, in line with the LPP2.9 Table 1 requirements. In this manner, the envisioned streetscape vista will not be compromised.
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	Complies - The proposed street setbacks allow for multiple mature trees to be established between he dwelling and the street south of the proposed driveway.
iv. Where there is no prevailing streetscape; or	While there is a prevailing streetscape, the ground and upper floors being setback in a manner congruent with LPP2.9 Table 1 will mean that the proposal will not contradict the desired character of the streetscape.
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 subject site does not adjoin a corner lot.

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DA0435/20
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Figure 4: Street View of No. 12 Ethelwyn Street.

With consideration of how the proposal responds to the LPP 2.9 Clause 1 criteria, the proposal is acceptable.

Conclusion

The client has chosen this design to maximise their use and function of the property. The designer has been instructed to create a functionally sized home which has been thoughtfully designed by achieving the most out of the site and maintaining the external amenity of the dwelling. Applying the R-Codes design principles, and the provisions of the City's Local Planning Policies, against the proposal, demonstrates that this development proposal has been able to suitably address the relevant criteria. Accordingly, the above justification is tendered for the City's approval.

Please do not hesitate to contact the undersigned, should you wish to discuss any aspects of the proposal further.

Yours faithfully,

David D'Orazio

MA Urban & Regional Planning (Curtin)
BAppSc (Architectural Science) (Curtin)
Statutory Planner | FORMSCAPE Built form planning solutions
Tel | +618 9355 5484
Email | david@wabca.com.au Web | www.formscape.com.au

Additional Information 2 – Site Photos



Photo 1: Subject site (vacant site)



Photo 2: Property to the north (14 Ethelwyn Street)



Photo 3: Property to the south (16A Ethelwyn Street)

PC2104-4 WATKINS STREET, NO 56 (LOT 38), WHITE GUM VALLEY - TWO STOREY SINGLE HOUSE - (JCL DA0512/20)

Additional Information 1 – Site photos



Image 1: subject site



Image 2: View west of subject site



Image 3: View east of subject site

PC2104-5 REES STREET, NO. 4/10 (LOT 4), O'CONNOR - CHANGE OF USE FROM INDUSTRY – GENERAL TO HEALTH STUDIO – (JCL DA0431/20)

Additional Information 1 – Site Photos



Image 1: Subject tenancy



Image 2: Subject site and surrounding context



Image 3: Lower tier parking area



Image 4: Upper tier parking area

PC2104-6 MONTGOMERY STREET, NO. 5 (LOT 10), BEACONSFIELD - LANDSCAPING VARIATION TO PREVIOUS PLANNING APPROVAL (DA0406/19 - FOUR, TWO STOREY GROUPED DWELLINGS) – (NB VA0003/21)

Additional Information 1 –Applicant's Justification

The green swing [redacted]

[redacted]

Variation Application

Property address: 5 Montgomery Street, Beaconsfield

DA Reference Number: DA0406/19

Owner and applicant contact details

[redacted]

Reasons for variation

Planning condition #5 states that: '*Within 60 days of this planning approval, the recommendations of the arboricultural report from Paperbark Technologies are to be fully implemented, with the Jacaranda and Erythina trees retained, managed and inspected to the satisfaction of the City of Fremantle'*.

We are no longer able to comply with this condition due to the Erythina tree being removed during demolition.

We implemented the recommendations of the arborist report dated March 2020. On 25 April 2020 our team manually cut all main stems of the Ivy approximately 0.5m above ground level. We note that the size of these stems ranged from 5 to 15 cm in diameter. We again took photos of the trees on 20 November 2020. Photographic evidence is hereby provided.

We did not request Paperbark Technologies to inspect the trees again and provide another written report. We deemed it sufficient that we had implemented the recommendations and committed to retaining the trees.

[redacted]

The green swing

96 Rutland Avenue
Lathlain WA 6100
www.thegreenswing.net

We discussed the retention of the trees with the demolition company. The demolition company requested that the trees to be retained to be marked. The demolition contract included a clause that the trees which were marked were to be retained. Our team marked the trees to be retained prior to demolition. The demolition company phoned to confirm there were four trees to be retained which we confirmed. Despite the actions and measures described above, only the Erythina tree has been retained and we are no longer able to comply with this condition of our development approval.

As requested, we hereby submit a revised landscape management plan for the City's consideration. This revised plan was prepared by Chris Ferreira from The Forever Project. This landscaping plan builds on the one previously approved. It clearly stipulates how we propose to compensate for the loss of the Jacaranda, and other measures we propose to take to ensure a quality landscaping outcome. The revised landscape management plan includes the addition of strategically placed advanced trees. We further propose to reach out and, through The Forever Project, support the community by providing an important educational resource through signage, fact sheets and a Blank Canvas garden makeover demonstration.

We note that the there are no changes to the built form for the project.

We sincerely apologise for what has occurred and hope the City will receive our proposal for compensation of the loss positively.

We look forward to receiving your response in due course.

Eugenie Stockmann
Director

Enclosed:

- Photographic evidence
- Revised landscape management plan

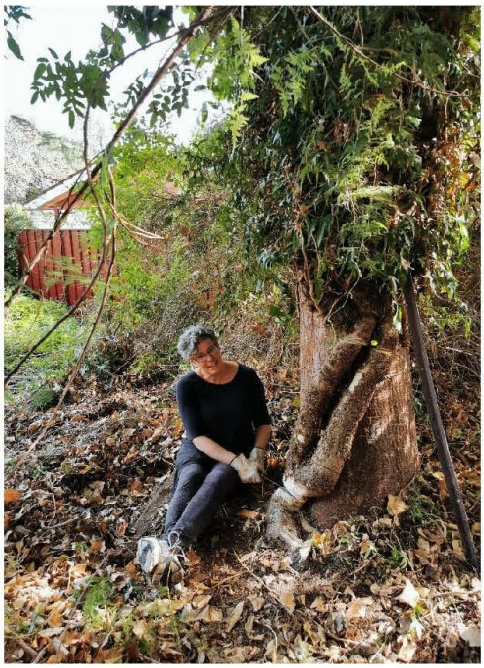
[redacted]

Photographic evidence

We hereby provide photographic evidence of the work undertaken to implement the recommendations of the arboricultural report from Paperbark Technologies as per planning condition #5.

Photos of manual cutting of all main stems

On 25 April 2020 our team manually cut all main stems of the Ivy approximately 0.5m above ground level. We note that the size of these stems ranged from 5 to 15 cm in diameter.







Photos of trees taken on 20 November 2020

We again took photos of the trees on 20 November 2020. It appeared the ivy in the Erytrina has died off. The ivy in the Jacaranda appears to have survived. We note that we were not able to remove all the dead branches.



Additional Information 2 – Site Photos



Photo 1: Existing site

PC2104-7 PAGET STREET, NO. 91 (LOT 1179), HILTON – DEMOLITION OF SINGLE HOUSE, RETAINING AND SITE WORKS (TG DA0046/21)

Additional Information 1 – Heritage assessment

City of Fremantle

Heritage Comment - Internal

Address:	91 Paget Street
Application number:	DA0046-21
Proposal:	Demolition
Requesting officer:	**Tom Geddes**
Date:	**24/02/2021**



91 Paget Street, ESRI Mapping, 24/02/2021

INTRODUCTION
The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0046/21 and the affect that they will have upon the heritage values of 91 Paget Street, Hilton. The proposed changes include:

- Demolition

HERITAGE LISTINGS

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

City of Fremantle

Inherit
Inherit Database number - 04211

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

Heritage Area
The place is included in the Hilton Heritage Area.

The Hilton Heritage Area is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

BACKGROUND
Historical Information

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.

It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.

Hilton was developed in two phases resulting in the distinctive areas of houses West of Collick Street (built mainly in the 1940's and 1950's) and east of Collick Street (built mainly in the 1960's).[1]

91 Paget Street can be seen on the earliest aerial photograph of Hilton taken in 1953.

[1] Hilton Residential Redevelopment Policy & Urban Design Guidelines



1953 Aerial – 91 Paget Street, Hilton, CoF ESRI Mapping, 24/02/2021

Physical Description
Paget Street runs in a north - south direction.

91 Paget Street is located on the corner of Winterfold Street and Paget Street and is located on the southern most edge of the Hilton Heritage Precinct. It is a single storey brick and tile house.

City of Fremantle



91 Paget Street, Hilton, Street view, Googlemaps, 24/02/2021

IMPACT ASSESSMENT

Statement of Significance

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.	Major impact
	The demolition of 91 Paget Street will result in the loss of a house designed and sited as part of the original and early part of the Hilton Garden Suburb.
It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton.	Minor impact

City of Fremantle

Hilton has aesthetic value for its parks, streetscapes, mature trees, areas of indigenous vegetation and birdlife. Its stock of relatively intact modest housing, including both timber and brick cottages, set on large lots, many with mature trees and gardens, contribute to the ambiance of the area and create a distinct and cohesive streetscape character.	Major impact
	91 Paget Street is an original brick house, set on a large lot with mature trees and gardens which contributes to the distinct and cohesive streetscape character.
It has social value to the people who live there for the range of community facilities provided and the diversity of the local community including private owners, Department of Housing tenants, elderly people and families.	Medium impact

Impact on Significance

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

Heritage Impact Comments

The proposed demolition of 91 Chadwick Street will result in the loss of an original and early part of the Hilton Garden Suburb. The 1953 aerial photograph clearly indicates that 91 Paget Street was built during the early stages of the Hilton Garden Suburb development.

91 Paget Street is further significant as being located on the southern boundary of the Hilton Heritage Area it is an important element in the delineation of the Heritage Area.

The demolition of this house will reduce the significance of the Hilton Heritage Area and as such is not supported from a heritage perspective.

RECOMMENDATIONS:
Generally this proposal is not supported on heritage grounds as it is one of the original houses constructed in the early stages of the Hilton Garden Suburb. Further, being located on the southern boundary of the Heritage Area it is an important element in the delineation of the Heritage Area.

Additional Information 2 – Applicant photos

91 Paget Street – Photos Submitted by Applicant on 16 March 2021























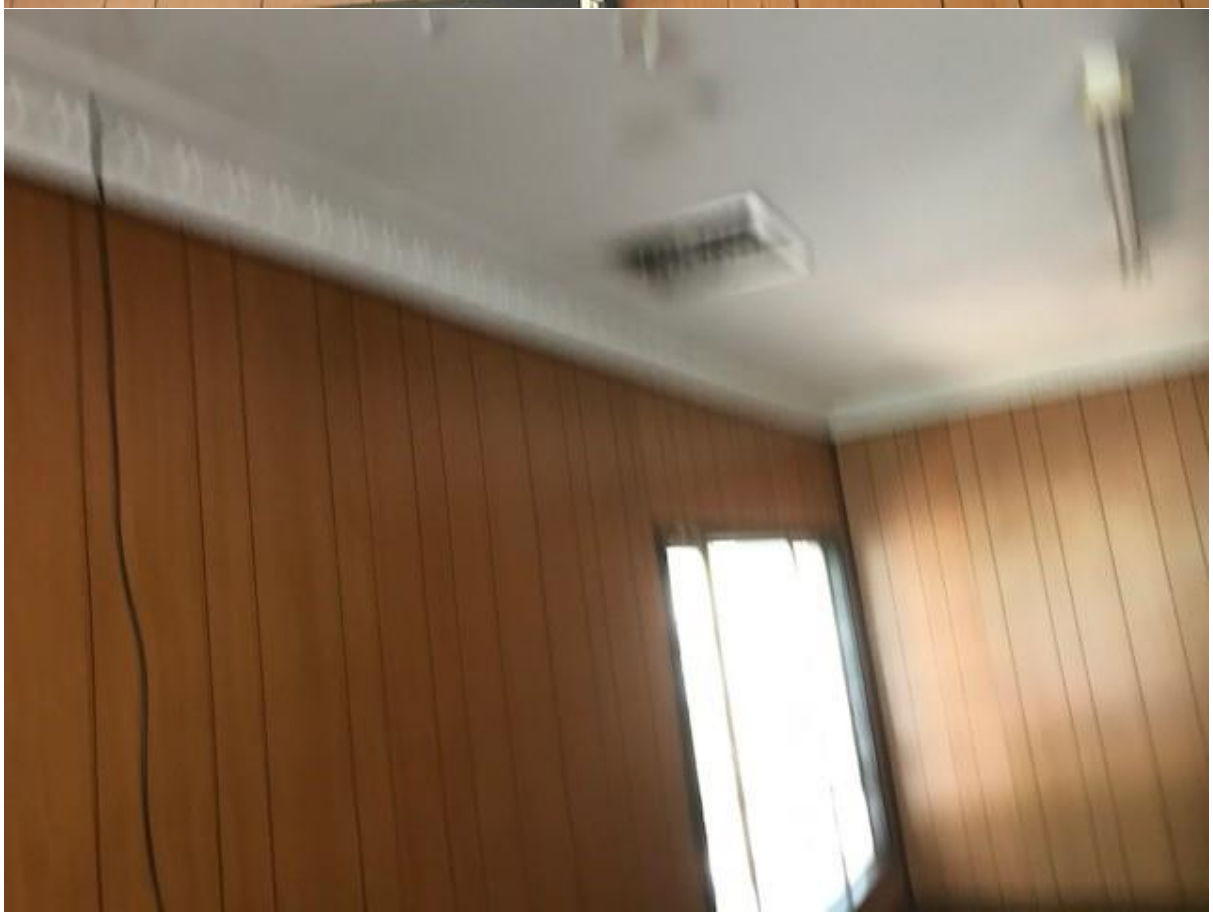


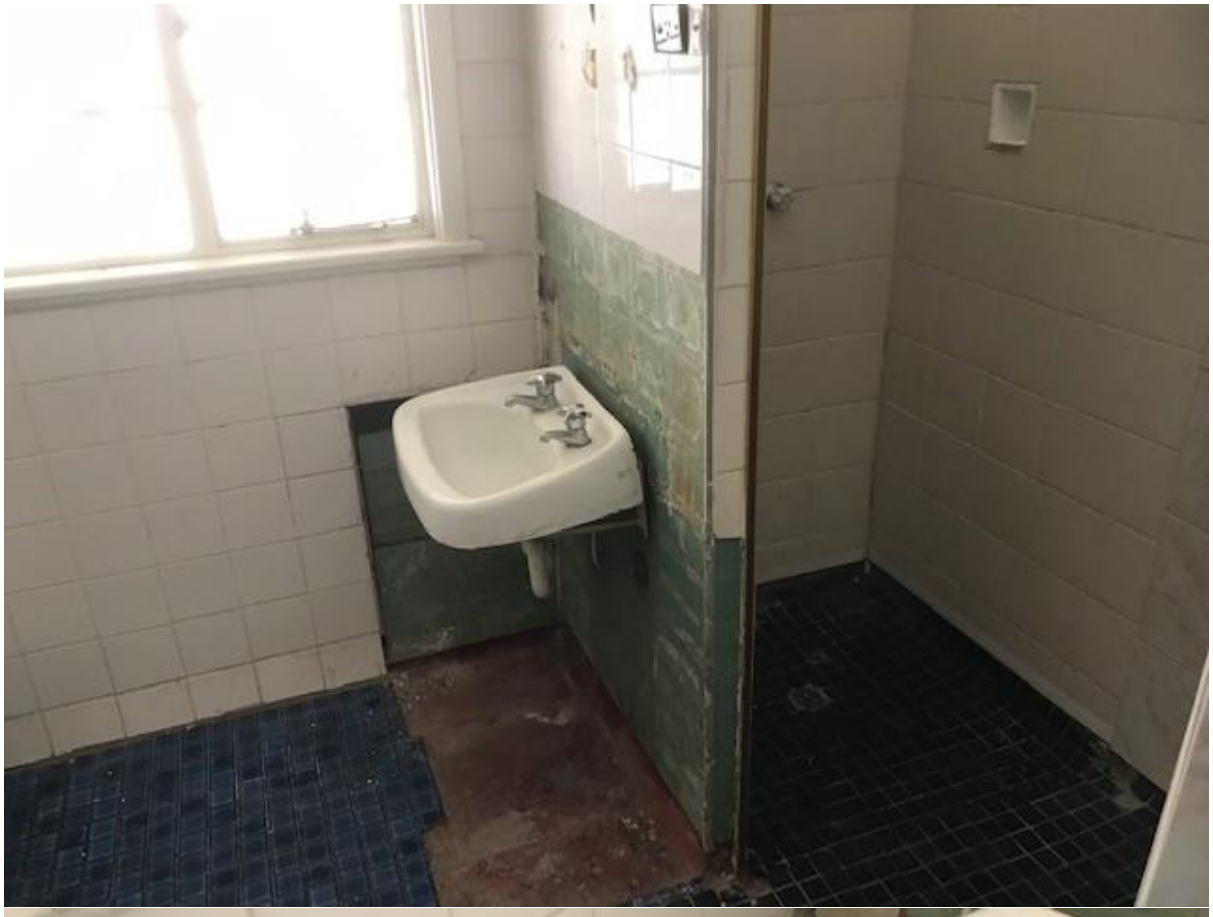


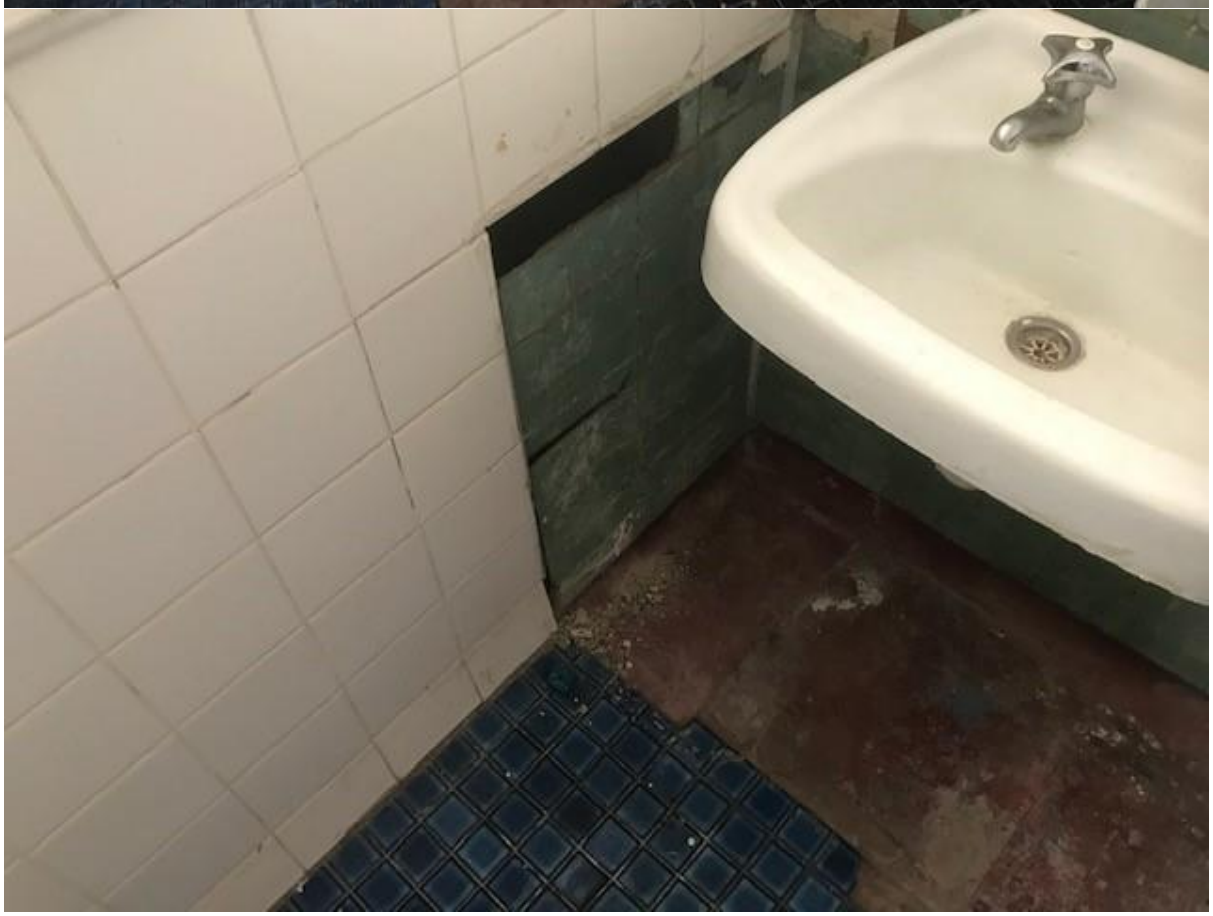






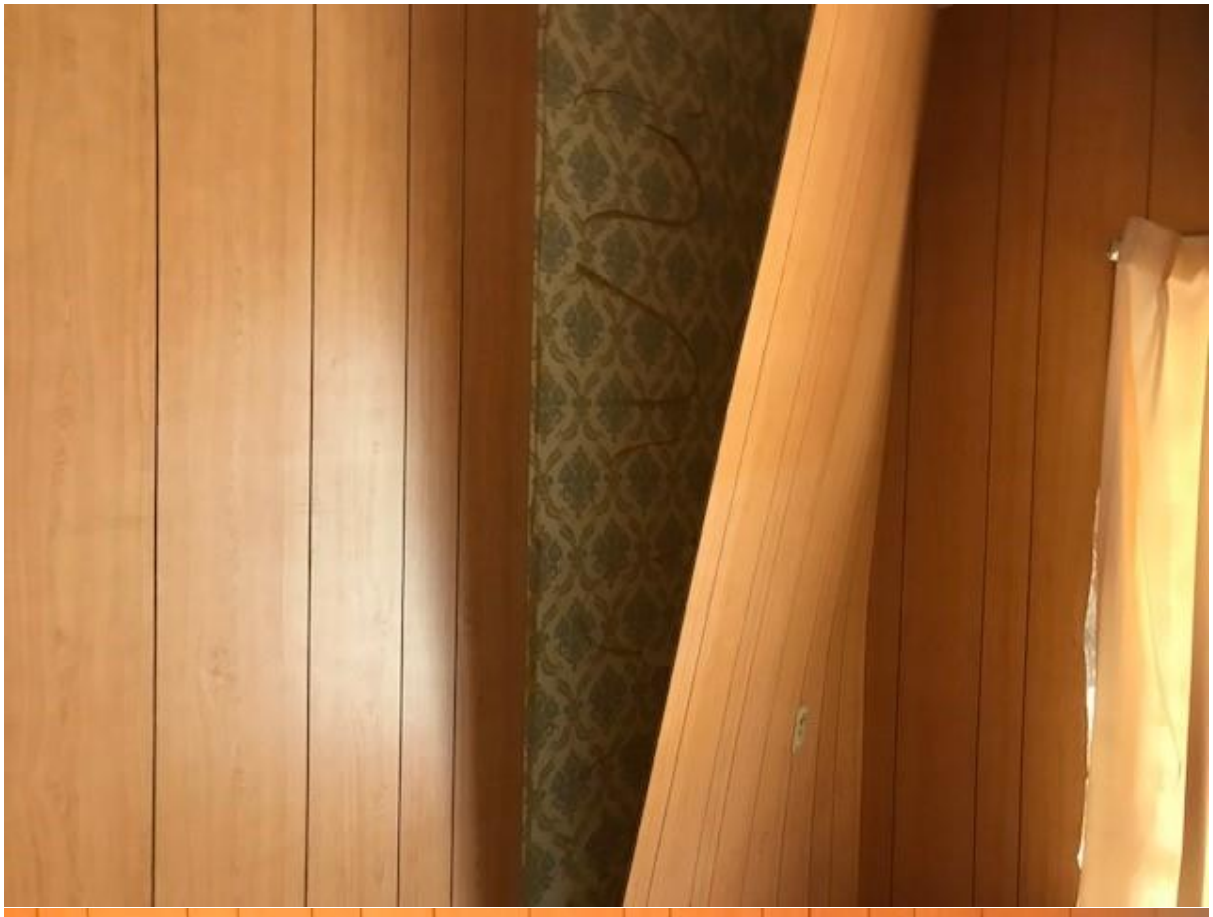
















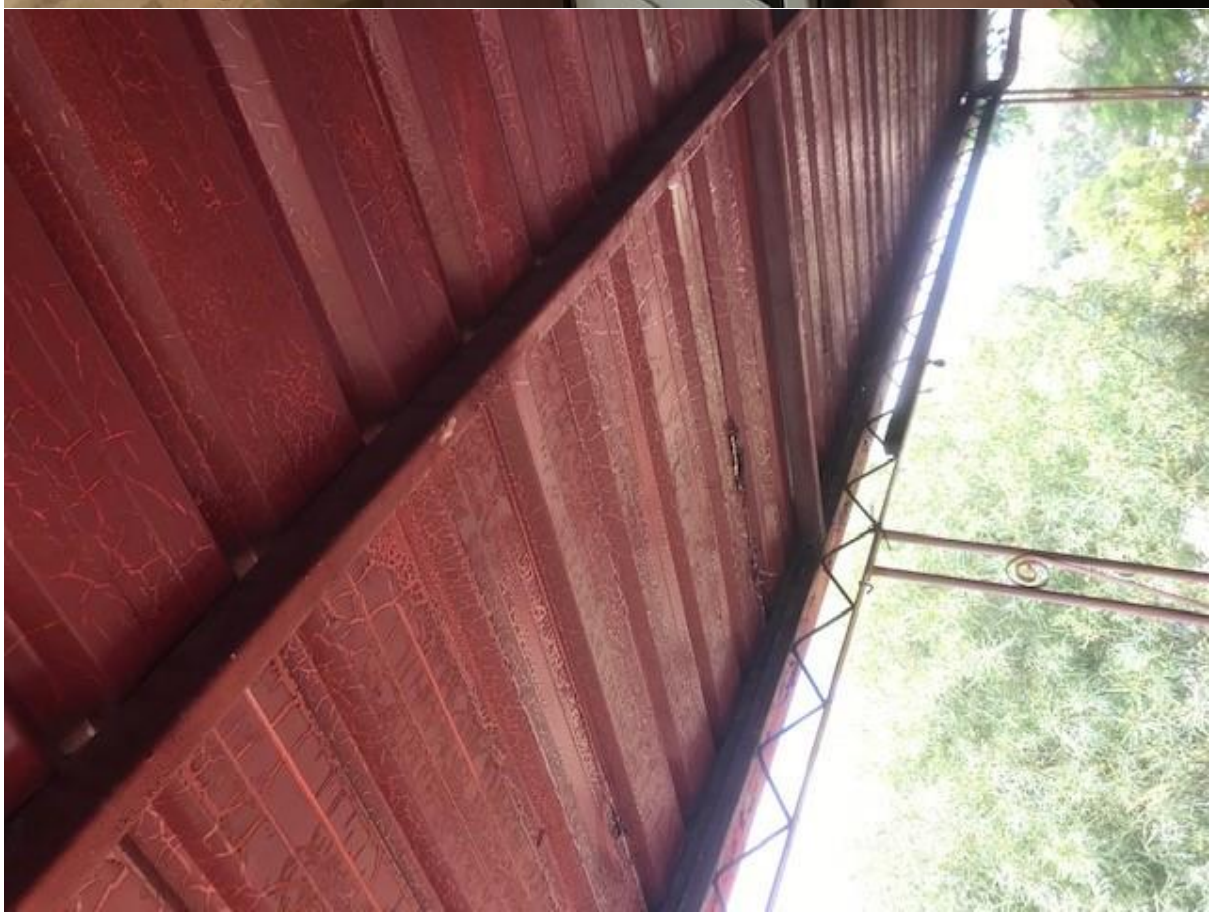


















Additional Information 3 – Site Photos
22 March 2021



Photo 1 – South west (rear) corner of subject dwelling)



Photo 2 – Southern façade of dwelling (facing Winterfold Road)



Photo 3 – North eastern corner of site showing later addition



Photo 4 – northern façade of dwelling showing later addition



Photo 5 – view from Paget street showing later addition



Photo 5 – original portion of dwelling from Paget Street



Photo 7 – South east corner of original portion of dwelling

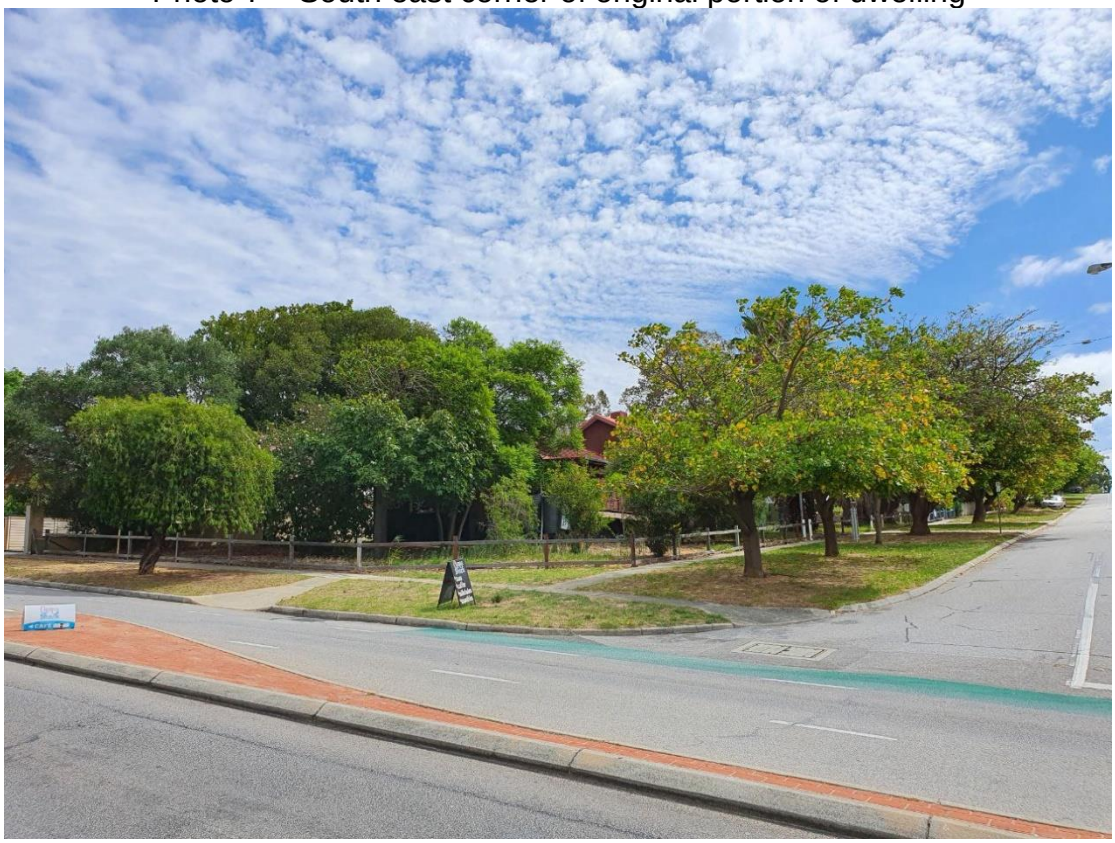


Photo 8 – Subject dwelling from across Winferfold road

Additional Information 4 – Applicant letter supporting demolition

marilyn hopkins lawyer and mediator

llb (honours)
diploma in education
nationally accredited mediator

p o box 52
margaret river
wa 6285
tel: 08 9758 7467
fax: 08 9758 8568
mob: 0418 941 056
e: mhopkins@iinet.net.au

My ref: MH/20016/M

18th March 2021

City of Fremantle
P O Box 807
FREMANTLE
WA 6959

Attention: **Tom Geddes**
By email: **tomge@fremantle.wa.gov.au**

Dear Sir,

Re: **91 Paget Street Hilton**

I refer to our telephone conversation of today and confirm I act for the proprietor of the above property, M.C.M.C. Pty Ltd.

You would be aware from your meeting with the directors of my client, that the property was purchased recently with a view to its subdivision into 3 cleared parcels of land.

Although the property is not heritage listed, it is acknowledged that it borders the Hilton Heritage Precinct.

In support of an application for demolition, my client submits that the property has been redesigned beyond all recognition and now has little to no significant heritage value.

I understand you have received some photographs to support my client's submission, but to clarify points which may not be obvious from those photographs:

(1) The only original feature from the early home is the chimney;
(2) One wall of the early home was completely removed to make way for a staircase to a 2 storey extension believed to have been completed in 1971 (an additional photograph is enclosed);

Liability limited by a scheme approved under Professional Standards Legislation

(3) A central section of the early home (less the wall) remains but has been clad in a brick veneer;
(4) The kitchen and bathroom fittings throughout are 1971 additions

It is submitted that, other than the chimney:

- no original features of the property remain
- this property is not of heritage significance
- any value the property may once have had as a heritage property was lost when it was renovated in 1971

I trust the City's planning committee will consider the submissions made in this letter at its meeting on 7 April and grant the demolition order.

I acknowledge that my client and/or its representatives may attend the planning committee meeting and make oral submissions. Please advise if you require notice of any proposed attendance.

Yours sincerely,

Marilyn Hopkins

MARILYN HOPKINS

PC2104-9 THE HEART OF BEACONSFIELD MASTERPLAN – OUTCOMES OF ADVERTISING AND FINAL ADOPTION

Additional Information 1 – Draft Masterplan Concept (Advertised)

