Additional information

Planning Committee

Wednesday 7 December 2022 6pm

fremantle.wa.gov.au

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City of Fremantle

Heritage Impact Assessment – REV 1.

Address:	5 Manning Street, Fremantle
Application number:	DA0100/22
Proposal:	Additions and alterations
Requesting officer:	Josh Lovegrove
Date:	15/08/2022

5 Manning Street, Fremantle, CoF ESRI, 2021.
NOTE: The place is marked with blue tone and Heritage List places are marked with yellow tone.

INTRODUCTION

The purpose of this heritage impact assessment is to assess the changes to the place that are proposed in amended drawings dated 5th of August 2022 for DA0100/22 and the affect that they will have upon the heritage values of 5 Manning Street, Fremantle. The proposed changes include:

- Demolition of rear lean-to section and porch to existing house
- Two storey additions to rear of house
- New above ground pool to rear garden

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 - 21242

Heritage List and LHS
5 Manning Street, Fremantle is included on the City of Fremantle's Heritage List and the LHS as a management category Level 3 place.

Heritage Area
The place is not included in a Heritage Area.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- 9/5/22 – Site visit and discussions with owner
- 28/6/22 – revised drawings submitted - refused
- 5/8/22 - revised drawings submitted – subject of this assessment

Previous relevant DAs:

- N/A

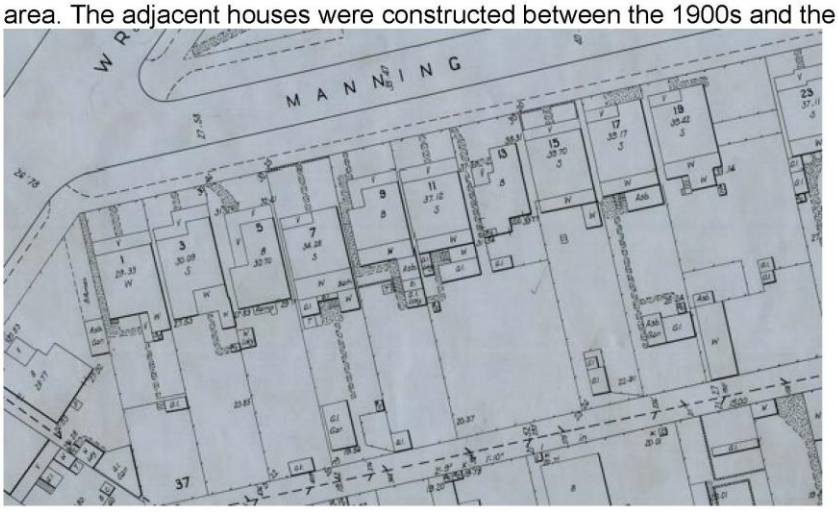
Previous relevant legal dealings:

- N/A

BACKGROUND
Historical Information
The following information is taken from the Local Heritage Survey place record for the place in the Inherit database:

> This house was built after 1908 as it is not shown on the sewerage plan for that year.
> This house is first recorded in the Post Office Directories in 1924 and the occupant at that time was Miss Mary Harvey. In the following year the occupant was Samuel Chown.
> A photograph of the house taken in 1979 shows that the house had a tiled roof and was in good condition. The verandah supports were not original and the front façade was rendered. The low brick wall on the front property boundary was also not original and appears to date from the 1950s.
> This place was identified by the Fremantle Society in 1979/80 as being of cultural heritage significance. (Coded: Brown: "Positively contributing to the built environment")

The outline of 5 Manning Street is shown on the 1954 Metropolitan Sewerage Map for the area. The adjacent houses were constructed between the 1900s and the 1920s.



Metropolitan Sewerage Fremantle District PWDWA Sheet 2078, 1954

Physical Description

5 Manning Street is a single storey, brick and tile house with an asymmetrical facade designed in the Inter war Bungalow style of architecture. The house has an 'L' shaped plan with a projecting room to one side and a verandah that runs along the front and side walls of the projecting room. A lean-to section runs across the rear of the house.

The walls are face brick with rendered banding and the hipped roof is tiled with a gambrel facing the street. The veranda which is continuous with the main roof has a timber floor but replacement posts. The front door is located at the end of the verandah where the projecting room adjoins the main body of the house and there is a decorative round window adjacent. Windows generally have casement sashes but the front winow to the projecting room has been replaced with a pair of French doors.

There is a brick and iron fence of recent construction to the front boundary line and a e two storey secondary dwelling has been constructed on the rear of the block adjacent to the right of way.

5 Manning Street, Fremantle (centre), Google streetview, 2021.

IMPACT ASSESSMENT

Statement of Significance

The impact of the proposed works to 5 Manning Street have been assessed against the statement of significance for the place included in the Local Heritage Survey:

House, 5 Manning Street, is a typical masonry and tile single storey house dating from 1924.	Minor impact
The place has aesthetic value for its contribution to the streetscape and the surrounding area.	Minor impact
It is representative of the typical workers' houses in the Fremantle area.	Minor impact
The place is an example of the Inter War Bungalow style of architecture.	Minor impact

Impact on Significance
The impact of the proposed works to 5 Manning Street have been assessed by the heritage values described in the ICOMOS Australia Burra Charter:

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

Heritage Impact Comments
5 Manning Street is a modest but well composed single storey Inter-War Bungalow house. Previous schemes for additions to this property overwhelmed the house and diminished the significance of the place and its contribution to the surrounding streetscape. However, the revised scheme which sets the additions back behind the main body of the house does not adversely affect the significant front section of the house and are largely concealed from the street. The proposed design has considered the context of the largely intact heritage streetscape of single storey Federation and Inter-War era houses in Manning Street and designed the proposed additions in a way that will not reduce its heritage value.

RECOMMENDATIONS:
This proposal is supported because it have minimal impact on the heritage significance of this place and the historic streetscape in which it is located.

PC2212-2 HICKORY STREET, NO. 8 (LOT 30), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS INCLUDING A ROOF TOP TERRACE ADDITION TO EXISTING SINGLE HOUSE (ED DA0263/22)

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from Hickory Street

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

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

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

Hi Erik,

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

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

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

   - The maximum total height of the proposal in 8.7m in lieu of the maximum 8.0m permitted by the R-Codes (700mm variation)

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

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

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

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

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

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

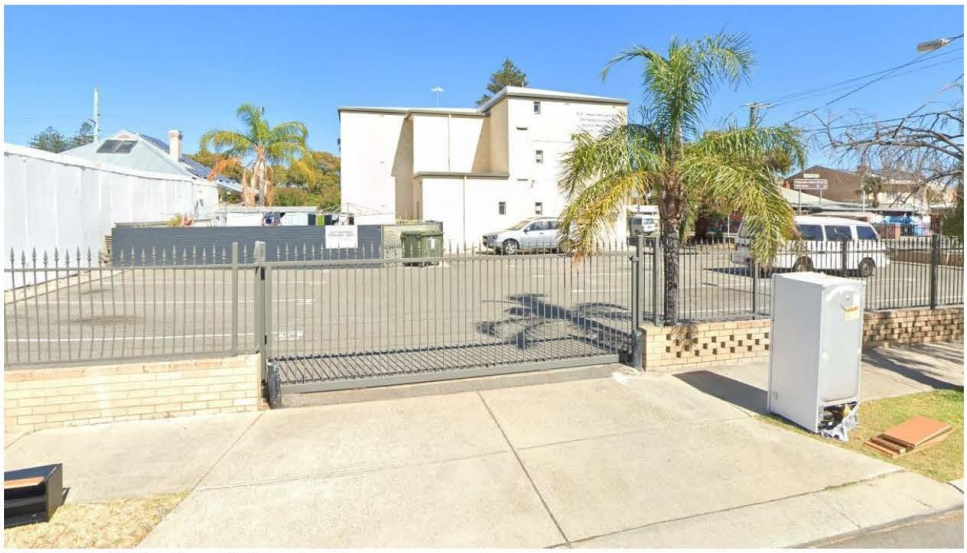
   We also believe by staggering the proposed upper floor and third floor (as seen on the front and side elevations and floor plans) we are minimising the impact upon neighbours and the streetscape. In fact, if you were to stand on the foot path or the street you would be hard pressed to actually see any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

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

20 Douro road

19 Douro road

Marine Terrace (end of Douro road)



1 Douro road (view from Hickory street)

1 Douro road

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

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

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

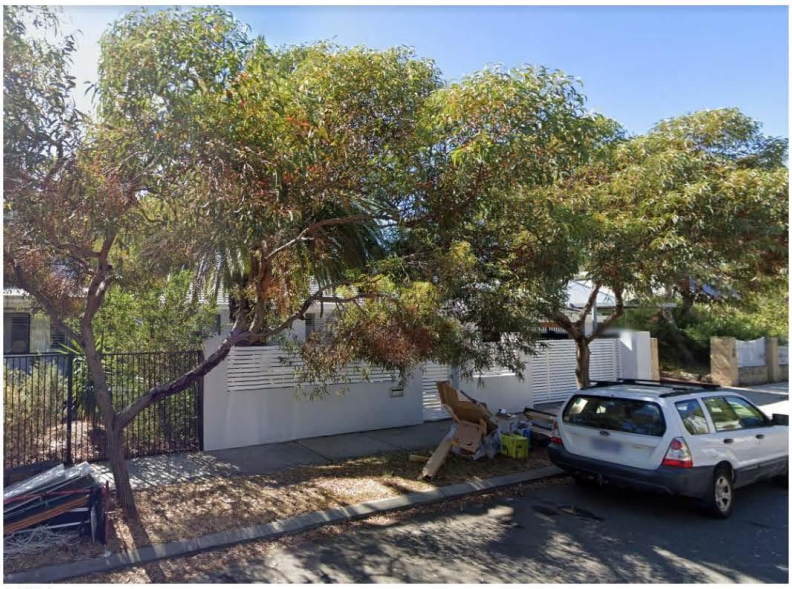
The existing large two storey residence on the corner of Hickory street & Douro road also highly impacts the street due to its proximity and setback to both front and side setbacks.

Corner of Hickory street & Douro road

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

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

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



8 Hickory street

8 Hickory street

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

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

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

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

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

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

Please see the latest amended plans.

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

We believe this now complies.

3. **Overshadowing – R-Codes 5.4.2**

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

Please see the latest amended site plan.

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

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

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

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

10 Hickory street (neighbouring property to the south)

4. **Public Consultation Submissions**

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

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

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

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

  Please see the latest amended plans addressing the privacy concerns.

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

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

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

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

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

  Please see the latest amended plans addressing overlooking concerns.

  Happy to increase fence height to prevent overlooking.

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

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

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

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

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

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

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

Hickory street 2 storey examples with nil setback

Hickory street 2 storey examples with nil setback

Hickory street 2 storey examples with nil setback

Hickory street 2 storey examples with nil setback

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

Kind regards,

Stuart Redwood
Director

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

PC2212-3 NO. 122A (LOT 201) ATTFIELD STREET, SOUTH FREMANTLE – TWO STOREY SINGLE HOUSE (JCL DA0126/22)

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from Attfield Street

Photo 2: Streetscape looking south-east

Photo 3: Streetscape looking north-east

Photo 4: Overall streetscape looking south

Photo 5: Southern neighbouring site

Photo 6: Southern neighbouring site (right of frame) as viewed from front boundary of subject site.

PC2212-4 NO. 285 (LOT: 6) HIGH STREET, FREMANTLE - DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION OF TWO STOREY SINGLE HOUSE WITH REAR SITE WORKS AND RETAINING (JCL DA0316/22)

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from High Street

Photo 2: streetscape view east from subject site

Photo 3: streetscape view west from subject site

Photo 4: view of western neighbours site along driveway

Photo 5: view of rear outbuildings and southern neighbouring properties

Photo 6: view of rear outbuildings and southern neighbouring properties at shared boundary.

Photo 7: View of rear of existing dwelling looking north

Photo 8: View of rear of existing dwellings driveway looking north

Photo 9: view north-west from rear of site, noting the western neighbours side elevation in the distance.

Photo 10: view of eastern neighbours site abutting subject sites driveway

Photo 11: view of existing dividing fencing at southern portion of subject site shared with eastern neighbour.

Additional Information 2 - Heritage assessment

City of Fremantle

Heritage Impact Assessment

Address:	285 High Street, Fremantle
Application number:	DA0316/22
Proposal:	Demolition of walls and new house
Requesting officer:	Josh Lovegrove
Date:	11/10/2022

285 High Street, Fremantle, Aerial photograph, CoF ESRI, 1/09/2021

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0316/22 and the affect that they will have upon the heritage values of 285 High Street, Fremantle. The proposed changes include the demolition of the following structures to allow the subdivision of the block:

- Demolition of Post-War era limestone walls
- New two storey house with undercroft

HERITAGE LISTINGS

State Register of Heritage Places

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

Inherit

Inherit database number – 20907

Heritage List
285 High Street, Fremantle is included on the City of Fremantle's Heritage List.

Heritage Area
285 High Street is not part of a Heritage Area.

Local Heritage Survey (formerly Municipal Heritage Inventory)
285 High Street, Fremantle is included on the Local Heritage Survey under the old management category Limestone Features.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Site visit 20 May 2022

Previous relevant applications:

- WAPC362/22 – demolition of existing house and two strata survey subdivision

Previous relevant legal dealings:

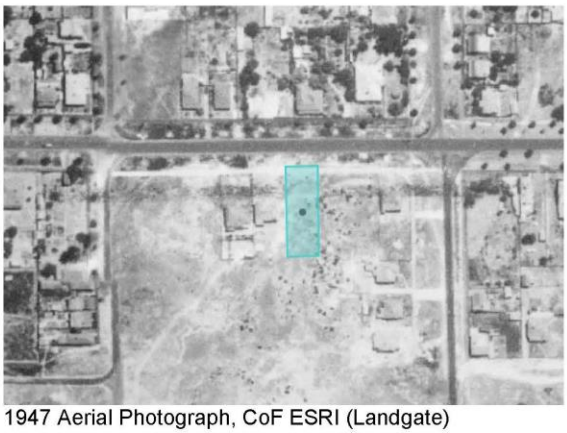
- N/A

BACKGROUND

Historical Information

High Street was named by Surveyor General Roe - as was customary in English towns, the main street of the town was named High Street. Eastward from William Street the roadway was completed by convict labour after the Town Hall was built in 1887. In the 1890s with the increased prosperity and population growth created by the Gold Rush at Coolgardie Fremantle expanded eastward along High Street past Monument Hill.

The first aerial photograph of the area around 285 High Street was taken in 1947. At this time residential development had extended out along High Street and was well established around Holland and Forrest Streets. However, the block on the south of High Street that was bounded by Chalmers, Knutsford and Amhurst Street was only sparsely developed. Only 281, 283 and 291 High Street had been constructed and Knutsfold Street only extended to Chalmers Street



1947 Aerial Photograph, CoF ESRI (Landgate)

1965 Aerial Photograph, CoF ESRI (Landgate)

Historic aerial photographs indicate that 285 High Street was constructed between 1953 and 1965. This house is set further forward on the block than the earlier houses at 281 and 283 High Street. Aerial photographs from 1965 to 2021 indicate that the house has not been substantially altered or extended since construction.

285 High Street was included on the first Fremantle Municipal Heritage Inventory in 2000 because it was a place identified in "Heritage Report: 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986. This report identifies two limestone walls on the side boundaries of this property and describes them as "walls of later construction, date undetermined". 281 and 285 High Street were also included on the MHI at this time for the same reason.

Part of Map 7 attached to *19th century limestone walls and steps in Fremantle* showing the location of the limestone features to 285 High Street, Fremantle.

Physical Description
The block of High Street between Amhurst and Chalmers Streets has a different character on the north and south sides of the street. The housing on the north side of the street contains some good examples of houses from the early Nineteenth Century and Inter-War eras mixed with Post War and later development but the south side of the street is predominantly Post-War housing.

285 High Street is located on the south side of the street in a group of four houses that are elevated above street level. These four houses from 281 – 287 High Street all have a retaining wall on the front boundary and elevated front gardens making them a minor local landmark. However, this group does not have a strong streetscape character as while 283 and 285 High Street are largely intact Post-War houses, 281 High has been substantially modified and 287 High is of recent construction.

285 High Street is a modest single storey fibrous cement clad timber framed house with a hipped red terracotta tile roof and limestone foundations. The house has a simple rectangular plan form with a recessed entry porch facing the street and a small terrace with steps to one side. The limestone foundations have the distinctive rusticated (pillow) shape popular at that time and the terrace has a wrought iron balustrade. The fibrous cement sheet cladding is articulated with horizontal battens just above window sill height and at window head height. The timber framed windows have a horizontal format with a central fixed pane flanked by casement sashes. The front door is glazed and has horizontal glazing bars. The projecting eaves have been lined with fibrous cement sheeting but are not boxed.

The front boundary wall is a rendered limestone retaining wall that returns up the steeply sloping driveway to the house. There are similar limestone retaining walls on the side boundaries of the site but they are not rendered. All these limestone walls would appear to date from the Inter-War era as they are only 230mm thick and are constructed from large, uniform limestone blocks laid in stretcher bond. The stone is a strata stone.

285 High Street, Fremantle, May 2022

HERITAGE IMPACT ASSESSMENT

As 285 High Street is not part of a heritage area, and approval has already been given to demolish the existing house and part of the limestone boundary wall to this site, this assessment will only discuss the removal of the remaining limestone walls on site.

Statement of Significance

The proposed demolition of the place was assessed against the following values identified in the statement of significance for the place:

Use of limestone as part of the Fremantle landscape gives the City coherence and character. Limestone walls are one commonly encountered example of use of this stone as a building material, most of them dating from the 19th century and early years of the 20th century. It is not known how old this particular wall is.	Minor impact

The house and limestone walls at 285 High Street is a representative example of the Post War housing that was constructed as Fremantle expanded towards its eastern boundary. This place has little heritage significance and is not part of a heritage streetscape.

Heritage values

The impact of the proposed demolition of 285 High Street was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

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

Heritage Comments

Information provided in the heritage listing for this place was very limited. The limestone features would appear to refer to the side boundary walls and not the front wall although they would appear to be contemporaneous.

The house and limestone retaining walls both date from between 1953 and 1965 and have limited heritage value especially because they are not part of a significant heritage streetscape.

RECOMMENDATIONS:

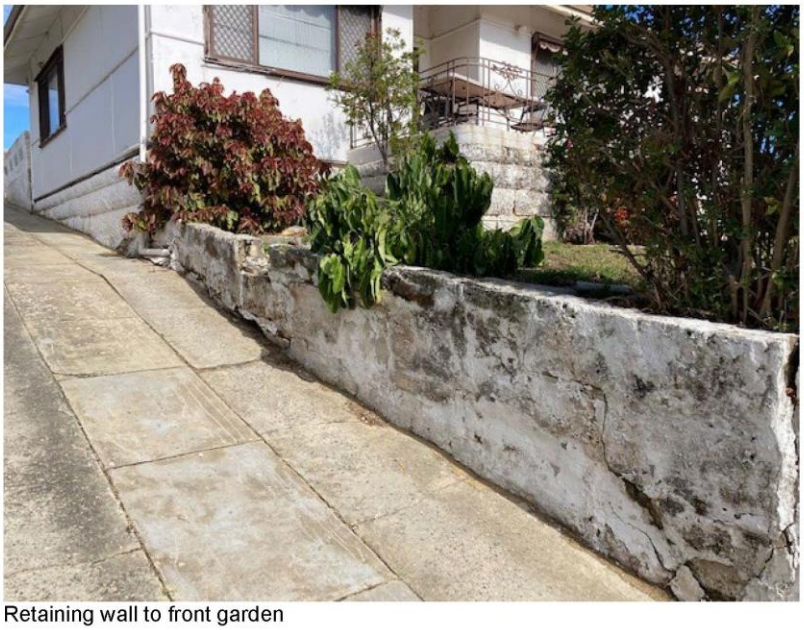
285 High Street should be removed from the Heritage List and the Local Heritage Survey management category should be changed to Historic Record Only.

The proposed demolition of the limestone retaining and boundary walls at 285 High Street is acceptable on heritage grounds as the place has little significance and does not have collective value as part of a significant heritage streetscape.

An archival record has already been prepared as part of WAPC362/22.

RECORD PHOTOGRAHS
Photographs from site visit 20/05/2022

East side boundary wall



Retaining wall to front garden

West side boundary wall

PC2212-5 CYPRESS LANE, NO. 14 (LOT 214), NORTH FREMANTLE – TWO STOREY SINGLE HOUSE (ED DA0299/22)

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from Cypress Lane Street

Photo 2: Subject site as viewed from Cypress Lane Street (view north)

Photo 3: Subject site as viewed from Cypress Lane Street (view south)

PC2212-7 NICHOLAS CRESCENT, NO. 74 (LOT 201), HILTON - NEW DRIVEWAY AND ALTERATIONS TO FRONT YARD OF EXSITING SINGLE HOUSE - (CM DA0353/22)

Additional Information 1 – Site Photos

Photo 1: Subject site as viewed from Nicholas Crescent

Photo 2: Existing Crossover and Right of Carriageway Easement viewed from Nicholas Crescent

Photo 3: Existing Crossover and Hardstand viewed from Nicholas Crescent

PC2212-8 SOUTH TERRACE, NO. 41 (LOT 2090) FREMANTLE – PARTIAL CHANGE OF USE TO TAVERN AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (ED DA0321/22)

Additional Information 1 – Site Photos

Photo 1 – Site from Norfolk Lane

Photo 2 – Site from entry on Norfolk Street

Photo 3 – Norfolk Street existing entry

Photo 4 – Norfolk Street frontage

Photo 5 – Site from intersection of South Terrace and Norfolk Street

Photo 6 – Existing buildings from Norfolk Lane

Photo 7 – Existing building not included in this application

Photo 8 – Existing entry onto South Terrace

Photo 9 – Entry onto South terrace

Photo 10 – Existing bike racks

Additional Information 2 – Applicant Summary of Proposal

TRAFALGAR INVESTMENTS PTY LTD

41 SOUTH TERRACE, FREMANTLE

DEVELOPMENT APPLICATION FOR TAVERN USE

SUMMARY OF PROPOSAL

Details of this proposal are summarised below.

1. Trafalgar Investments Pty Ltd ("the Applicant"), the owner of the premises is seeking a Tavern (Restricted) Licence for the premises located at 41 South Terrace, Fremantle, to be known as 41 South Tce ("the Venue").
2. The site previously operated as Fremantle Technical College.
3. On the 24 March 2021 the City of Fremantle granted approval for Partial Change of Use to Hotel and Alterations and Additions and existing building. At that time the Applicant had lodged an application with the Department of Racing, Gaming, and Liquor for an Extended Trading Permit from the Norfolk Hotel to 41 South Terrace, hence the 'Hotel' use classification for the DA. RGL subsequently advised that a stand alone Tavern (Restricted) License was required. This 'Tavern' use Development Application is necessary to align the City of Fremantle designated use with the class of Liquor License.
4. It is proposed that the range of liquor and food services as outlined in the Hotel use will be provided in the Tavern use.
5. The scope of business operations have been modified where appropriate to maximise use of the existing building structure and space.
6. The Venue will offer patrons a relaxed and comfortable atmosphere that will be maintained at all times.
7. The Venue will cater to the needs of a broad range of persons living in and near the Locality including family groups, as well as visitors (e.g. day-trippers and tourists).
8. The Venue be unique to Fremantle in offering a dynamic and vibrant atmosphere, with ever changing themes, food and entertainment offers to keep the Venue fresh and interesting for patrons to enjoy. This will be one of the key features of the Venue.
9. The Venue seeks to have the flexibility to trade 11.00am to midnight, up to seven days per week during the seasonal cycle of business.

10. The Venue's estimated maximum accommodation numbers are 500 persons (subject to the approval of the City of Fremantle).
11. Substantial seating will be provided throughout the Venue to facilitate dining and to contribute to the desired relaxed atmosphere intended for the Venue.
12. A smart/casual dress code will apply.
13. The Venue's food offer will be complimented by food trucks to enhance the vibrancy and diversity of food services that will be offered at the Venue, will produce high quality meals and snacks to be enjoyed during all trading hours.
14. A full range of liquor products will be available to patrons.
15. Packaged ("take-away") liquor sales will not be permitted, as per the Venue's proposed class of licence.
16. A safe, well controlled licensed environment will be maintained at all times. Management will apply a "zero tolerance" approach to the irresponsible consumption of alcohol and/or anti-social behaviour of any kind.
17. A comprehensive range of restrictive trading conditions will be in force to ensure that the Licenced Area operates at all times in accordance with the expectations of the community and key stakeholders. The conditions will cover a wide range of issues including trading hours, the provision of food, maximum capacity, seating, entertainment, and the responsible service of alcohol.

Additional Information 3 – DPLH Heritage Comment

OFFICIAL

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Your ref: DA0324/22
Our ref: P1007-49984
Enquiries: Louise Ryan (08) 6552 4118

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

Attention: Erik Dybdhal

Dear Sir

FREMANTLE TECHNICAL SCHOOL ANNEXE

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

Place Number	P1007
Place Name	Fremantle Technical School Annexe
Street Address	41 South Terrace, Fremantle
Referral date	30 September 2022
Proposal Description	Change of Use to Tavern and Alterations to Existing Building

We received the following drawings prepared by Design Theory:
A0500 Rev F SITE PLAN 12/08/2022
A1000 Rev D PROPOSED SITE PLAN 12/08/2022
A1001 Rev A DEMOLITION PLAN 19/05/2021
A1002 Rev A FLOOR PLAN 19/05/2021
A1003 Rev A REFLECTED CEILING PLAN 19/05/2021
A9001 Rev E EXTERNAL ELEVATIONS 12/08/2022
A9002 Rev A EXTERNAL ELEVATIONS 2/08/2022
A9101 Rev C DETAILED TOILETS PLAN 10/12/2021
A9102 Rev A DETAILED SECURE BIN STORE PLAN 05/10/2021
A9103 Rev A DETAILS 22/11/2021
A9110 Rev B DOOR DETAILS 22/11/2021

The proposal has been considered in the context of the identified cultural heritage significance of *Fremantle Technical School Annexe* and the following advice is given:

Findings

- The referral is for a new Development Application for the redevelopment of the Infants and Girls School building at the Fremantle Technical College Annexe site.
- While the current referral constitutes a new development proposal, the current drawings reflect the Development Application that was considered by our office in November 2021.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 8002 info@dplh.wa.gov.au www.dplh.wa.gov.au
ABN 68 565 723 484
wa.gov.au

- The previous Development Application was supported with the following conditions:
    1. *Detailed drawings are to be provided, to the satisfaction of the Director, Heritage Development, Department of Planning Lands and Heritage. The drawings are to detail the following items:*
        - *The two proposed new door openings, along with works to any existing openings where door or window furniture may be being introduced or replaced.*
        - *The proposed canopies and/or covered walkways.*
        - *The proposed secure store along the southern limestone boundary wall.*
        - *The integration of the former metallurgy classroom chimney and bench into the proposed café fitout.*
        - *The proposed food prep/store areas at the end of each wing.*
        - *Information about any proposed repairs and finishes to the timber floors and plaster walls.*
        - *The proposed alfresco area on South Terrace, including any proposed shade or shelter structures.*
    2. *The new opening in the limestone wall along Norfolk Street is not supported and is to be deleted from the proposal. Opportunities for a secondary entrance/exit could be investigated near the east corner of the Infants and Girls School where a recent curved limestone fence with timber picket infill and gate has been constructed.*
    3. *Any entrance statement at the existing entrance to the site from Norfolk Street is to be freestanding*
- We have previously advised that the screen for the bin area is to be reduced in height to to minimise the impact of the fence on the views towards the building. A timber lap fence at 1800mm has previously been supported.
- It is noted that the current drawings include a proposed "future corner opening" in the original c1870s limestone boundary wall at the Norfolk Street/South Terrace intersection. The previous proposal for a new opening in the wall along Norfolk Street was not supported.
- No details have been provided as part of the current application to address the dot points in previous Condition 1 above.

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

1. Detailed drawings are to be provided, to the satisfaction of the Director, Historic Heritage Conservation. The drawings are to detail the following items:
    - The two proposed new door openings, along with works to any existing openings where door or window furniture may be being introduced or replaced.
    - The proposed canopies and/or covered walkways.
    - The integration of the former metallurgy classroom chimney and bench into the proposed café fitout.
    - The proposed food prep/store areas at the end of each wing.

OFFICIAL

- Information about any proposed repairs and finishes to the timber floors and plaster walls.
- The proposed alfresco area on South Terrace, including any proposed shade or shelter structures.
- All proposed signage.

2. The proposed timber lap fencing to the store area along the southern limestone boundary wall is to be reduced to no higher than 1800mm.
3. The proposed "future corner opening" is not supported and is to be deleted from the proposal. Opportunities for a secondary entrance/exit could be investigated near the east corner of the Infants and Girls School where a recent curved limestone fence with timber picket infill and gate has been constructed.
4. Any entrance statement at the existing entrance to the site from Norfolk Street is to be freestanding.

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

Should you have any queries regarding this advice please contact Louise Ryan at louise.ryan@dplh.wa.gov.au or on 6552 4118.

Yours sincerely

Adelyn Siew
Director
Historic Heritage Conservation

7 November 2022

cc: Trafalgar Investments – tony@prendiville.com.au

Additional Information 4 – Acoustic Report and Noise Management Plan

41 South Terrace Fremantle

Acoustic Report & Noise Management Plan

Prepared for: Gosatti Holdings Pty Ltd

Date: 18 February 2022

Prepared by: Ben Martis and Imran Khan

Ref: 301250036

Stantec Australia Pty Ltd
Ground Floor, 226 Adelaide Terrace, Perth WA 6000
Tel: +61 8 6222 7000 Web: www.stantec.com

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Stantec

Revision

Revision	Date	Comment	Prepared By	Approved By
001	29/10/2020	Issue for Information	BEM	IK
002	30/10/2020	Updated, Issued for Information	BEM	IK
003	02/11/2020	Updated, Issued for Information	BEM	IK
004	10/11/2020	Issued for Use	IK	IK
005	24/11/2020	Updated, Issued for Use	IK	IK
006	18/02/2022	Revised DA - Issued for Use	BEM	IK

Contents

Executive Summary

Stantec was commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

The Development Application proposes to utilise the existing heritage building and site for a range of temporary uses including cafe, provedore, bar, restaurant and outdoor event spaces. The venue will potentially trade day and night 7 days a week throughout summer months. The venue will accommodate up to 500 patrons.

Noise impact from the operation of the development has been assessed to criteria in accordance with *"WA Environmental Protection (Noise) Regulations 1997"* (EPNR).

Attended and unattended noise monitoring was undertaken in order to establish an understanding of the existing acoustic environment and assess the impact of the proposal on the existing acoustic amenity of the area.

Noise modelling was used to assess patron noise emissions from the proposal and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers located on South Terrace, Norfolk Rd and Essex St.

Noise management measures have been provided for other noise sources associated with the development. The noise sources considered are:

- Patron activity;
- Music;
- Mechanical services equipment (including those related to food trucks);
- Car parking;
- Loading bays; and
- Waste collection and rubbish disposal.

In addition to the assessment, a noise management plan has been provided to address the noise impacts of the proposed noise sources associated with the development. Gosatti Holdings Pty Ltd note that they have not received any noise complaints in years of operating similar venues, being the Norfolk Hotel (adjacent to the proposed site), nor the Cottesloe Hotel.

The venue must comply with any relevant liquor licensing conditions.

Based on the assessment detailed in this report, the noise emissions from the proposed development are generally compliant to the EPNR at the nearest noise sensitive receivers under a typical operating scenario in the day and evening time and will not have an impact on the existing acoustic amenity of the area.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. Venue contributions to the existing noise levels in the area must be managed using the provided Noise Management Plan such that they are not significant.

1. Introduction

Stantec were commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

The Infant and Girls School building and surrounding open spaces are part of the former Fremantle Technical College Annexe site. The development concept is to activate the former Infant and Girls building and surrounding open spaces with a new licensed 'pop-up' Food and Beverage (F&B) and event venue that will potentially trade day and night 7 days a week throughout summer months. The venue will accommodate up to 500 patrons.

The design proposes to utilise the building for a range of temporary uses including cafe, provedore, bar, restaurant and outdoor event spaces.

This report has been prepared as part of supporting documentation pertaining to the Development Application for the project. The regulations and policies that apply to the project are listed below:

- *Western Australian "Environmental Protection (Noise) Regulations 1997"* (EPNR); and
- Any relevant liquor licensing conditions.

1.1 Site Description

The site is directly adjacent to the Norfolk Hotel, directly opposite the Fremantle Markets and Scots Church, diagonally opposite the New Synagogue building and with frontage to Norfolk Street, Essex Street and Norfolk Lane.

The project location and surrounds are indicated in Figure 1. The project site is largely surrounded by commercial developments including bars, a nightclub and Food and Beverage (F&B) establishments.

Source: Nearmaps / Google Maps

Figure 1: Project Location

1.2 Study Inputs

Acoustic assessment and preparation of this report has been based on the received documentation provided in Table 1.

Table 1: Received Documentation

Dated	Detail	Prepared By	Format
03/11/2020	Site Plan – 41 South Terrace *A1000 RevJ*	Design Theory	PDF
09/11/2020	Heritage Impact Statement, Fremantle Technical College Annex (Fmr)	Stephen Carrick Architects	PDF
24/03/2021	Development Application & Endorsed Plans DA0410/20	City of Fremantle / Design Theory	PDF
24/01/2022	Operational Management Plan *41 South Tce MGT Plan FCC Revised v2*	McCorkell Constructions WA	DOCX

2. Acoustic Issues

2.1 Environmental Noise Emissions

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A:

"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."

The Local Planning Scheme 4 (LPS4) and Metropolitan Regional Scheme (MRS) were accessed via the City of Fremantle online mapping system and were used in the determination of the influencing factor.

The nearest noise sensitive receivers in the vicinity of the project have been identified as:

- Scots Presbeterian Church (90 South Tce) – place of worship;
- Norfolk Hotel (47 South Tce) – hotel bedrooms on first floor;
- Residence at 28 Norfolk St (corner of Norfolk Ln);
- Residences at 7 Norfolk St; and
- Port Mill Bed & Breakfast (17 Essex St).

Receiver locations are shown in Figure 2.

Figure 2: Nearby noise sensitive receivers

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on the 27th October 2020. The available traffic data has been presented in Table 2.

Table 2: Traffic count data (MRWA)

Transport Corridors	EPNR Classification [1)]	Average Daily Traffic Volumes				
		2015/16	2016/17	2017/18	2018/19	2019/20
Marine Tce (North of South St)	Secondary Road	-	-	11,653	12,353	-

1) As defined by the EPNR. Secondary roads have between 6000-15000 vehicles per day. Major roads have greater than 15000 vehicles per day.

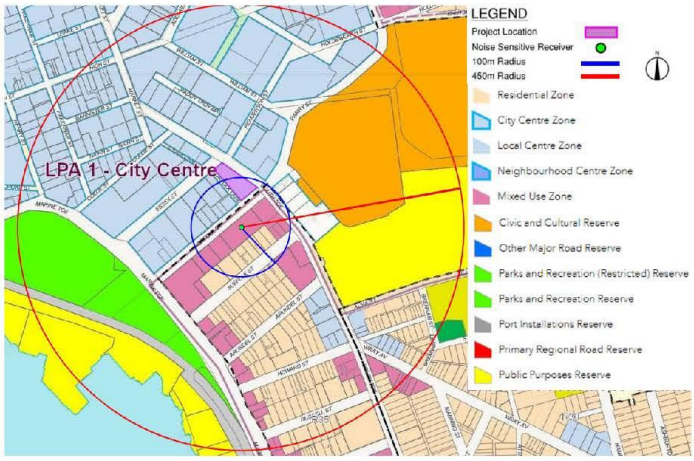
2.1.1 Influencing Factor

The influencing factor for the premises identified above is 4 – 6 dB, as summarised in Table 3. This results from identifying major roads, commercial areas, industrial areas and sporting fields surrounding the premises.

Table 3: Influencing factor (IF) noise sensitive receiver

Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors / Sporting Venues	Influencing Factor
90 South Tce Fremantle	45 % within 100m radius 37 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle / Fremantle Oval within inner circle	6 dB
47 South Tce Fremantle	41 % within 100m radius 33 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle / Fremantle Oval within inner circle	6 dB
28 Norfolk St Fremantle	60 % within 100m radius 33 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	5 dB
7 Norfolk St Fremantle	51 % within 100m radius 27 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	4 dB
17 Essex St Fremantle	63 % within 100m radius 41 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Marine Tce (secondary road) in outer circle	5 dB

Figure 3 indicates the land use zones surrounding 7 Norfolk St.



Source: City Fremantle online mapping system

Figure 3: Zoning map of areas surrounding receiver at 7 Norfolk St

2.1.2 Assigned Levels

Table 4 summarises the assigned levels at the nearest noise sensitive premises. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 4: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday & public holidays	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	35 + IF	45 + IF	55 + IF
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.1.3 Noise Character Adjustments

Regulation 7 states that the noise character must be "free" of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5 .

Table 5: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

2.1.4 Noise Emissions from Mechanical Services

Typically, projects of this type involve noise emissions from mechanical services such as air conditioning units, refrigeration condensers and mechanical plant. At this stage no information or data has been given regarding mechanical equipment selection.

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a -5 dB penalty shall be conservatively assigned to the noise criteria when assessing noise emissions from mechanical equipment.

3. Noise Monitoring

In order to understand the existing acoustic environment, attended and unattended noise measurements were undertaken at the nearest noise sensitive receivers.

Attended measurements were made during the 'evening' and 'night-time' periods of Friday 20th November 2020 at the nearest sensitive receivers to the proposed development. Continuous unattended noise measurements and audio were recorded between the 20th – 23rd November 2020 in room 5 of the Norfolk Hotel (also a sensitive receiver), having an upper floor window facing Norfolk St, with the window open.

The intent of the noise monitoring was to determine the existing levels of noise in the area during the day, evening and night-time periods, including music and patron noise emissions from venues surrounding the proposed development and their impact on the nearest noise sensitive receivers to this proposal.

3.1 Environmental Noise Measurements

3.1.1 Test Methodology

Attended and unattended measurements were performed using instrumentation equivalent to an integrating sound level meter equipped with one octave and one-third octave band filter, and an omni-directional condenser microphone. All instrumentation meets Type 1 specifications as per ANSI S1.4 and ANSI S1.43.

At the time of testing, the Sound Level Meters had been calibrated by an authorised NATA (National Association of Testing Authorities) laboratory less than 2 years ago and successfully passed all IEC 61672- 2019, IEC 61260-2019, DIN 45657-2005, and ISO/IEC 17025-2018 standards and specifications.

The time constant for the RMS detectors was set to a slow response (1000 ms) for environmental noise measurements. The Sound Level Meters were field calibrated before and after measurement sessions using a Type 1 acoustic calibrator. The calibrator had also been calibrated less than 2 years ago and is in compliance with AS IEC 60942-2004. Equipment details are provided in Table 6.

Table 6: Equipment and calibration details

Model	Serial Number
Brüel & Kjær 2250 - Sound Level Meter	3002096
Brüel & Kjær 2250 - Sound Level Meter	3010733
Brüel & Kjær 4231 - Calibrator	3005155

3.1.2 Attended Measurement Locations

Attended measurements were made on Friday 20th November 2020 at the following locations, which are shown in Figure 4:

- Residence at 28 Norfolk St (corner of Norfolk Ln);
- Residence at 7 Norfolk St;
- Norfolk Hotel;
- The Old Synagogue;
- Scots Presbyterian Church; and
- Port Mill B&B.

Attended measurements were made as close as possible to the boundary of the site in question, with the Sound Level Meter at least 1.4m above the ground and located at least 1m from the façade of any existing building or fence line. Measurements were at 15 minutes in duration, excluding the Port Mill B&B measurements which were 5 minutes in duration as the residences closer to the project site would be more affected by noise emissions from the development.

Figure 4: Attended Noise Monitoring Locations

3.2 Results and Discussion

3.2.1 Attended Noise Measurements

Attended noise measurements were conducted during both 'evening' and 'night-time' periods as defined by the EPNR. The results of the noise measurements are shown in Table 7 below. Statistical noise level parameters are presented, as well as the surveyor's observations of instantaneous music & patron noise or traffic noise levels when those sources were clearly dominating. Spectral noise data for each measurement is presented in Appendix C.

Table 7: Summary of Attended Measurement Results

Receiver	EPNR Time Period	Date & Start Time	L_{min}	L_{90}	L_{eq}	L_{10}	L_1	Observed Music & Patrons SPL - dBA	Observed Traffic Events SPL - dBA
28 Norfolk St	Evening	20/11/2020 20:18	56	58	65	64	75	57 - 60	63 - 65
	Night	20/11/2020 22:16	59	60	64	65	72	60 - 62	~ 65
7 Norfolk St	Evening	20/11/2020 20:35	56	57	61	64	68	58 - 60	65 - 68
	Night	20/11/2020 22:32	59	60	63	65	70	59 - 60	~ 65

Receiver	EPNR Time Period	Date & Start Time	L_{min}	L_{90}	L_{eq}	L_{10}	L_1	Observed Music & Patrons SPL - dBA	Observed Traffic Events SPL - dBA
Scots Church	Evening	20/11/2020 20:55	65	65	69	70	77	65 - 67	~ 70
	Night	20/11/2020 22:50	63	64	68	70	76	65 - 67	~ 67
Old Synagogue	Evening	20/11/2020 21:13	70	71	75	77	83	72 - 74	~ 75
	Night	20/11/2020 23:07	66	68	72	74	78	70 - 72	~ 70
Norfolk Hotel	Evening	20/11/2020 21:33	65	66	70	72	77	66 - 68	~ 70
	Night	20/11/2020 23:25	60	62	68	71	76	62 - 65	~ 70
Port Mill B&B	Evening	20/11/2020 21:53	51	51	56	60	65	51 - 52	~ 60
	Night	20/11/2020 23:43	48	48	54	57	65	48 - 50	~ 60

The following observations were made during the attended measurements:

- The dominating noise source at all receivers was observed to be traffic, with continuous music and patron noise from nearby venues clearly audible;
- Constant streams of traffic were noted through the intersection of South Terrace and Norfolk St, with Norfolk St traffic decreasing more noticeably during the 'night-time' period. Loud motorcycles (generating 80 – 90 dBA while passing) were excluded where possible, however it is noted that there are 7 motorcycle bays on Norfolk St directly outside the Norfolk Hotel, as well as several more at the western end of Norfolk Lane, so motorcycle traffic is to be expected;
- The Norfolk Hotel, Tonic & Ginger (at the Old Synagogue) and Arbor (just north of the Old Synagogue) had speakers in outdoor areas causing music to become dominant at the boundaries. Music noise from multiple venues was audible at all receivers except Port Mill B&B;
- People talking and shouting in the streets while moving between venues were present throughout the measurements and unable to be excluded;
- While noise levels at Port Mill B&B were generally lower than at the other receivers, music noise from Metropolis Fremantle was clearly audible as well as patron noise from Whisper Wine Bar, neighbouring the premises; and
- Rustling foliage was audible infrequently, however was not significant.

The most relevant statistical noise levels to continuous venue emissions are the L_{10} and L_1 assigned levels. L_{max} assigned levels are strongly influenced by local transient events such as cars passing or people shouting.

From the attended noise measurements conducted, the following has been demonstrated for the premises visited:

- Existing L_{10} noise levels are 15 – 30 dB above the EPNR assigned levels (Table 3 & Table 4);
- Existing L_1 noise levels are 10 – 25 dB above the EPNR assigned levels; and
- Existing L_{90} noise levels (the level exceeded 90% of the time, generally considered to be representative of the 'background' noise level), were 6 – 23 dB above the EPNR L_{10} assigned levels.

Note that the levels presented here are prior to any adjustment for music noise emissions (per the EPNR), which would increase the levels by 10 – 15 dB when being assessed against the Regulations due to their 'intrusive characteristics'.

3.2.2 Unattended Noise Measurements

The objective of noise logging was to identify daily noise trends and typical noise impacts affecting the proposed development site. A summary of the measured noise levels at the Norfolk Hotel room 5 (upper floor facing Norfolk St, window open) has been summarised in 8. FIG charts relevant statistical noise level parameters against time for the measurement period.

An adjustment of +10 dB has been made to the results for a measurement made indoors with windows open, in accordance with EPNR Regulation 19 clause 4, reproduced below:

- *Where a measurement is made inside a building —*

  a. *External windows and doors must be shut and the measurement must be adjusted by adding 15 dB; or*

  b. *External windows and doors must be open and the measurement must be adjusted by adding 10 dB.*

Average wind speeds of less than 5 m/s and no rainfall were recorded at Swanbourne weather station (9 km from the project site) during the measurement period, as reported by the Bureau of Meteorology.

Table 8: Summary of Unattended Measurement Results

Day & Date	Measured Noise Levels, dB(A)											
	Day				Evening				Night			
	L_{eq}	L_{90}	L_{10}	L_1	L_{eq}	L_{90}	L_{10}	L_1	L_{eq}	L_{90}	L_{10}	L_1
Friday, 20th November 2020	-	-	-	-	71	62	73	83	62	55	64	71
Saturday, 21st November 2020	66	56	68	76	65	60	68	74	63	54	65	73
Sunday, 22nd November 2020	69	57	69	78	62	57	64	71	58	48	61	69

The data from unattended noise logging provided in 8 indicates that at the Norfolk Hotel room receiver:

- Existing L_{10} noise levels are 20 – 30 dB above the EPNR assigned levels (Table 3 & Table 4);
- Existing L_1 noise levels are 17 – 29 dB above the EPNR assigned levels; and
- Existing L_{90} noise levels (the level exceeded 90% of the time, generally considered to be representative of the 'background' noise level), were 9 – 18 dB above the EPNR L_{10} assigned levels.

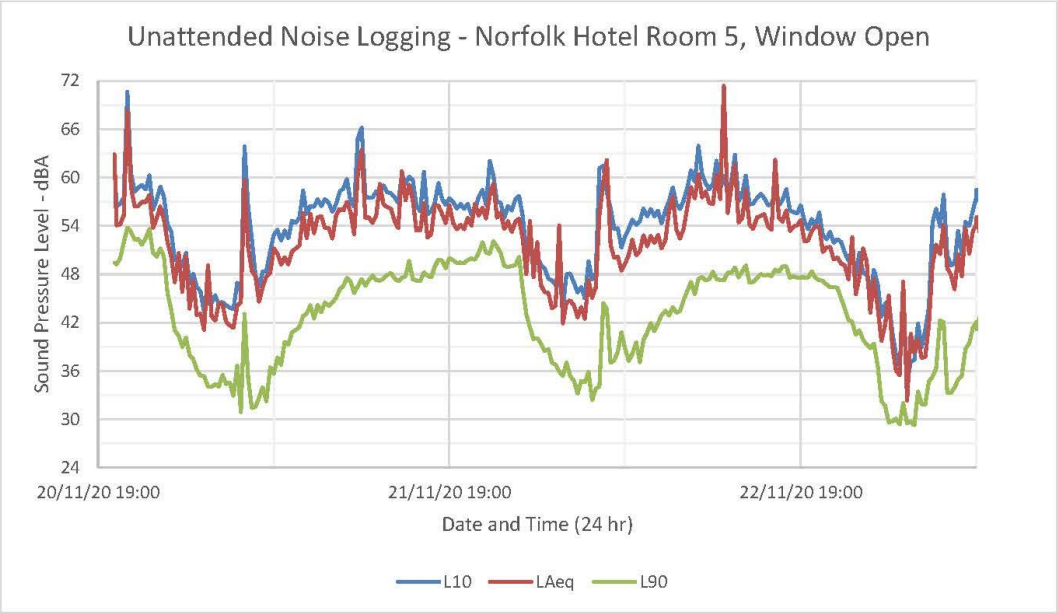


Figure 5: Unattended Noise Monitoring Statistical Level Chart

3.2.3 Comparison to EPNR Assigned Levels

Noise monitoring has shown that the 'background' levels in the existing acoustic environment exceed the assigned levels of the EPNR by at least 6 dB, due to music and patron noise from the existing nearby venues along with noise from a constant traffic flow.

Table 9 compares the measured background noise levels to the assigned levels. Measured levels have been adjusted by +10 dB, the minimum adjustment required where noise emissions are music (EPNR Regulation 9) for assessment against the assigned levels.

Table 9: EPNR Assigned Levels versus Background Levels Adjusted for Music Noise

Receiver	EPNR Time Period	Assigned Level L_{10} dB(A)	Adjusted Background Noise L_{90} dB(A)	Comparison to EPNR
28 Norfolk St	Evening	45	68	+ 23 dB
	Night	40	70	+ 30 dB
7 Norfolk St	Evening	44	67	+ 23 dB
	Night	39	70	+ 31 dB
Scots Church	Evening	46	75	+ 29 dB
	Night	41	74	+ 33 dB
Old Synagogue	Evening	46	81	+ 35 dB
	Night	41	78	+ 37 dB
Norfolk Hotel	Evening	46	76	+ 30 dB
	Night	41	72	+ 31 dB
Port Mill B&B	Evening	45	61	+ 16 dB
	Night	40	58	+ 18 dB

Given the existing acoustic environment, assessment of the emissions of the proposed development against the EPNR would be extremely difficult and overly onerous.

Instead, the venue should be designed not to have a significant impact on the existing acoustic amenity of the area.

As a point of reference, similar vibrant town centre entertainment areas in Northbridge are currently undergoing a review of acceptable music sound emissions.

The draft Western Australian Planning Commission (WAPC) Position Statement Special Entertainment Precincts was released for public consultation from 22 November 2019 until 14 February 2020. The Statement refers to the ongoing development of the City of Perth's proposed Northbridge Special Entertainment Precinct, which sets expected external amplified music sound levels for different areas of Northbridge. The Statement proposes noise limits for low frequencies at the venue boundaries, rather than strict compliance to EPNR at nearby receivers, as this may not be practicable given the use of the area.

While these proposed regulatory amendments have not yet been put into practice, they are used as a point of reference for venue noise emissions in this report. The ongoing regulatory amendments demonstrate a change in thinking, giving consideration to the existing acoustic environment and impact on the amenity of receivers rather than enforcing strict compliance to the assigned levels, which may stifle an otherwise vibrant entertainment precinct.

4. Noise Modelling

Noise emissions from the proposed development will be primarily due to:

- Patron activity;
- Mechanical equipment; and
- Waste collection and rubbish disposal.

Music will be at a 'conversational level' only as stated in the Development Application and must not be audible at nearby receivers.

4.1 Noise Model Scenarios

4.1.1 Operating Hours

Trading hours of the proposed development have been provided in the Development Application. The operating hours are summarised in Table 10. These hours represent the peak use periods of the venue which are expected to occur in the summer months.

Table 10 : Operating Hours

Days Operating	Operating Hours
Monday to Sunday	11:00 AM – 12:00 AM (Midnight)

4.2 Noise Model Inputs

Noise emissions from the outdoor area were calculated using 3D noise modelling software (SoundPLAN 8.2).

ISO 9613-2:1998 industry noise propagation standard has been used for the noise model predictions. The noise model has taken into account noise source levels, distance from sources to receivers and screening effects due to the existing buildings, walls and proposed outdoor bars and food trucks.

Receivers

All noise receivers were located at 1.4 m above ground or each floor level and 1 m away from the receiving façade. Reflected noise from the building façade is included in the received noise levels.

Topography

Considering the proximity of the receivers and minimal change in terrain elevation, ground topography was considered flat as a worst case. A ground absorption coefficient of 0.6 was used to suit suburban conditions, which is in between a soft ground condition (1) and reflective ground condition (0).

Patron Noise Levels

Patron activity in the outdoor area is expected to have a significantly greater noise impact on the nearest noise sensitive receivers than patron noise from within the building. Expected noise levels in the outdoor area generated by patrons have been determined based on:

- Technical research paper "Prediction of Noise from Small to Medium Sized Crowds", (Hayne et al., Nov 2011, *Proceedings of Acoustics*, Conference Gold Coast Australia, pp. 133-140); and
- Consensus reached by Members of the Australian Acoustical Society (Western Australian Division) in the technical meeting (Mar 2016) on the topic of "Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens."

Considering that the data contained in the study done by Hayne et. Al has been viewed by many acoustic professionals as an over-prediction of sound power levels, the following equation has been used in order to predict a more reasonable overall noise level for 'N' number of patrons:

- L_{A10} Sound Power Level = 15 log N + 61 dB(A)

This includes corrections of -3 dB for random orientation of individual sources and -3 dB based on the consensus reached by the Australian Acoustical Society (logarithmic average of 5 consultant's crowd noise Sound Power Levels excluding the highest and lowest values).

It is noted that the development has multiple proposed uses and operating scenarios. Noise modelling was undertaken for a maximum patronage scenario:

- Maximum of 500 patrons:
  - Up to 350 patrons within the building (patron density of 1 person per 0.85 m^2 per Health (Public Buildings) Regulations 1992); and
  - Up to 150 patrons in the outdoor area, distributed as follows;
    i. 16 pax in the front western courtyard, seated where shown on the plans;
    ii. 12 pax in the front eastern courtyard, seated where shown on the plans;
    iii. 48 pax in the front eastern courtyard, seated where shown on the plans;
    iv. 74 pax in the Events Area, half sitting and half standing.

Patrons were assumed to be evenly distributed around the outdoor areas. Patrons were represented by area noise sources at heights of 1.0m (seated) and 1.5m (standing).

The predicted Sound Power Levels of patrons in the outdoor area are summarised in Table 11.

Table 11: Patron Noise Levels

Noise Source	Sound Power Level, L_{WA10} dB(A)	1/1 Octave Band Sound Power Level (dB)					
		250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Crowd of 150 patrons in outdoor areas	**94**	79	81	84	87	88	88

Note: Cumulative Sound Power Level of groups of patrons seated or standing as noted in Section 4.2.

Music and Patron Noise within the Building

It is expected that patron noise from within the building will be adequately attenuated by the external façades, with the contribution to received noise emissions being insignificant compared to the noise from patrons in the outdoor area.

The windows and doors to the external façade are heritage elements which are to be predominantly retained from the existing building (noting an exception of one door to the west wing. The walls are of masonry construction (limestone blocks and uncoursed limestone rubble), with standard glass assumed for the windows. Typically, windows and doors provide a flanking path or weak point for noise emissions from within the building.

Anticipating high internal patronage and the occasional use of DJs and live within the building, the following is recommended:

- Doors fitted with acoustic perimeter and drop seals; and
- Windows treated with an internal layer of 10.38mm laminated glass to form a double-glazed system.

Any amplifier / PA system used must be calibrated in level such that noise emissions from the building do not become dominant at the site boundary. This is to be determined by site measurements. Administrative measures to ensure all doors and windows remain closed during night-time hours or at other times as required shall be implemented.

Given these considerations and the prescribed managements measures (Section 4.4), this noise source has not been included in the model.

Outdoor Music Noise

Music is expected to be present in the outdoor area. Music will be at a 'conversational level' only as stated in the Development Application and must not be audible at nearby receivers.

It has therefore not been considered in the noise model.

Mechanical Services Noise

Mechanical services noise must comply with the EPNR criteria at all receivers and at all times of the day. At this stage, mechanical plant information is not available. Refer to Section 4.4 for noise management measures required.

Assuming that mechanical plant will be selected/attenuated such that compliance with the EPNR will be achieved, it has not been considered in the noise model.

Treatment to mechanical services vents may be required such that noise emanating from within the building is adequately attenuated.

Noise Barriers

The existing limestone walls surrounding the outdoor area have been included in the noise model. Additional screening has not been proposed as part of the development.

4.3 Noise Model Results

4.3.1 Patron Noise

The noise emissions from patrons have been modelled to predict the impact on the nearest sensitive receivers.

The predicted noise levels are summarised in Table 12, Table 13 and Table 14 with noise contours provided in Appendix B.

Table 12: Predicted outdoor area patron noise levels, "Daytime"

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria L_{A10} dB(A)	EPNR L_{A10} Comparison	Measured L_{90} dB(A)	Acoustic Amenity Impact
Church 90 South Tce	0700 – 1900 hours Monday to Saturday	46	51	Complies	—	**Insignificant**
Norfolk Hotel 47 South Tce		47	51	Complies	56	**Insignificant**
Residence 7 Norfolk St		45	49	Complies	—	**Insignificant**
Residence 28 Norfolk St		45	50	Complies	—	**Insignificant**
Port Mill B&B 17 Essex St		39	50	Complies	—	**Insignificant**

Table 13: Predicted outdoor area patron noise levels, "Evening" (includes daytime Sunday and Public Holidays)

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria L_{A10} dB(A)	EPNR L_{A10} Comparison	Measured L_{90} dB(A)	Acoustic Amenity Impact
Church 90 South Tce	0900 – 1900 hours Sunday & Public Holidays 1900 – 2200 hours all days	46	46	Complies	65	**Insignificant**
Norfolk Hotel 47 South Tce		47	46	+1 dB	66	**Insignificant** [1]
Residence 7 Norfolk St		45	44	+1 dB	57	**Insignificant** [1]
Residence 28 Norfolk St		45	45	Complies	58	**Insignificant**
Port Mill B&B 17 Essex St		39	45	Complies	51	**Insignificant**

Note 1: Predicted noise levels are more than 10 dB below the measured background level, hence the contribution from the proposed development would not be significant.

Table 14: Predicted outdoor area patron noise levels, "Night"

Nearest Sensitive Receiver	Time-Period	Predicted Noise Level dB(A)	EPNR Criteria L_{A10} dB(A)	EPNR L_{A10} Comparison	Measured L_{90} dB(A)	Acoustic Amenity Impact
Church 90 South Tce	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	46	41	+5 dB	64	**Insignificant** [1]
Norfolk Hotel 47 South Tce		47	41	+6 dB	62	**Insignificant** [1]
Residence 7 Norfolk St		45	39	+6 dB	60	**Insignificant** [1]
Residence 28 Norfolk St		45	40	+5 dB	60	**Insignificant** [1]
Port Mill B&B 17 Essex St		39	40	Complies	48	**Insignificant**

Note 1: Predicted noise levels are more than 10 dB below the measured background level, hence the contribution from the proposed development would not be significant.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. "Night-time" noise levels are predicted to exceed the assigned levels of the EPNR in this operating scenario, however, during night-time hours, especially on Friday through Sunday, elevated patron and music noise levels from the many surrounding bars/ entertainment venues (refer Figure 1) have been measured to be significantly above the assigned levels of the EPNR. Predicted noise levels are more than 10 dB below the existing background noise levels measured through attended monitoring.

It is assumed that Scots Presbyterian Church is closed during "night-time" hours and therefore would tolerate noise levels above the assigned levels of the EPNR.

Noise management measures provided in Section 5 must be put in place to ensure venue contributions to received noise levels are not significant. Alternative operating scenarios such as large events must have additional management measures in place to preserve the existing acoustic amenity of the area.

4.4 Acoustic Amenity Impact

The impact on the acoustic amenity of the area will be determined by the change in existing noise levels, if any, due to the proposed development. As the project site is surrounded by bars (Norfolk Hotel, The Old Synagogue, Tonic & Ginger, Arbor, Sail and Anchor), a nightclub (Metropolis Fremantle), and Food and Beverage tenancies (Hungry Jacks, Istanbul Restaurant), background noise levels are higher than the assigned levels of the EPNR.

Based on noise monitoring and predicted noise emissions, the project is not expected to have any impact on the existing acoustic amenity of the community. Noise management measures to ensure the ongoing maintenance of the existing level of acoustic amenity in the area are provided in Section 5.

5. Noise Management Plan

The key objective of the Noise Management Plan (NMP) is to actively engage with affected properties to address the amenity impacts of noise emissions from the development, to the greatest practical extent possible.

Achieving this objective should minimise the number of complaints received, which reduces the likelihood of ongoing issues and compliance investigations.

The purpose of the NMP is to:

- Identify noise emission sources from this venue;
- Establish appropriate noise management measures to reduce amenity impacts as far as practicable;
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- To engage with nearby noise sensitive premises on managing noise impacts.

The approach is to provide for ongoing dialogue, communication and mitigations with potentially affected residents, in the context of the intended use of the development.

5.1 Patrons and Music

It is critical that any music from the venue be level calibrated such that music noise is inaudible at all nearby receivers.

Any amplifier / PA system used should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

It is recommended that any amplifier / PA system incorporate a frequency equalizer that is set to control low frequency sound (bass).

The following indicative patron numbers have been predicted to generally comply with the EPNR during the day and evening time, with negligible impact to acoustic amenity at all times:

- For typical operations (including Sundays and Public Holidays);
  - Up to 150 persons in the outdoor area
  - Up to 350 persons inside the building; and
  - Patron numbers and amplified music noise emanating from the building to be set not to increase noise levels at the nearest receivers. Amplifier / PA system to be calibrated by field measurements, limited so as not to exceed these set levels and tamper proof.

Note, external doors and windows to the building must remain closed during night-time periods.

Given the movement of patrons between indoor and outdoor areas, in addition to varying operating scenarios, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time.

In addition, the following administrative controls are recommended:

- Any music should cease by 11.30 pm at the latest, or as defined by venue licensing conditions, allowing half an hour for patrons to leave the venue by midnight; and
- The venue amplifier / PA system should be locked away, accessible by management only.

Venue staff are to monitor dispersal of patrons and manage any noise issues arising during or following events.

5.2 Mechanical Plant and Food Trucks

The design should ensure that mechanical plant selected for the development is the quietest possible, is located away from noise sensitive premises and shielded and/or attenuated as required to meet the assigned levels of the EPNR.

The development is expected to use the following typical plant:

- Refrigeration condensers;
- Kitchen extract fans;
- Condenser units; and
- Plant associated with food trucks.

Food trucks are not permitted to idle on the premises and should draw mains power from the site. Noise emissions from refrigerators, fans etc. associated with food trucks should comply with the EPNR.

If there is a complaint or concern of a defect with the equipment, noise measurements should be undertaken near to the equipment and at the resident's property, ensuring measurements are representative of the source of the complaint. Audio recording may be used.

The make and model of the equipment should be recorded, with photographs taken of the piece of equipment in question, along with notes on any observed defects or high noise emitting components.

If the complaint is ongoing, a suitably qualified mechanical or acoustic consultant may be required to attend site to assess equipment defects as part of the complaint investigation process.

5.3 DJs and Live Music

The Operational Management Plan proposes the occasional use of DJs or Live Music. These events are still required not to have an impact on acoustic amenity.

The following management measures are required to ensure that amplified music does not become audible at the receiving premises:

- DJs or live music within the building;
  - Doors and windows are to be closed for the duration; and
  - Architectural treatments provided in Section 4.2 are recommended.
- DJs or live music outdoors;
  - For any PA/amplifier system used, external noise measurements at resident's premises should be undertaken by qualified acoustic consultants to ensure music is not significantly contributing to the existing noise levels in the area. Active noise monitoring may be required for the duration of such events.
  - As part of the complaint management process, the City of Fremantle may wish to undertake their own noise measurements.
  - Speakers used for the PA system should be mounted at ground level and face away from Norfolk St in order to minimise noise propagation to the nearest residential/hotel receivers.

Where possible, live music should cease by 10pm.

5.4 Car Parking

The Development Application cover letter states that there will be no dedicated public car parking bays provided on site. Patrons are encouraged to use the existing available parking facilities within 500m of the site and consider public transport options.

With several existing multi-storey car parking facilities located 150 – 200m from the site, the impact on the residents/premises directly adjacent the site is expected to be minimal.

5.5 Loading Bays

The Operational Management Plan indicates that goods deliveries will occur between 7am to 11am Monday to Friday (i.e. daytime hours as defined by the EPNR), via the Norfolk Street vehicle entrance. Regular delivery days are scheduled as Thursday and Friday.

It is not recommended to use the loading bay outside of daytime hours Monday to Saturday.

5.6 Waste Collection

5.6.1 Refuse and Recycling Collection

The following administrative measures are recommended:

- Where possible, in communication with the City of Fremantle, endeavor to have waste and recycling collected after 7 am, as this is the 'daytime' period of the EPNR and may be less of a disruption to local residents. According to the Operational Management Plan, this is scheduled between 9am - 11am Monday and Friday;
- An effort should be made to avoid the waste collection and recycling trucks being on site at the same time;
- If a truck is waiting in the carpark for bin access, the engine should be switched off;
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

5.6.2 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The following administrative measures are recommended:

- Venue staff should take care to reduce the drop height of glass onto glass when filling bins; and
- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community. According to the Operational Management Plan, this is scheduled between 9am - 11am on the day after service.

5.7 Engagement of Residents

The approach of the NMP is to provide for ongoing communication with potentially affected residents/premises.

Consequently, it is proposed that in addition to the complaint management procedure, there will be:

- Active notification of nearby residences about major events;
- Annual discussion with neighbours about events to promote understanding and engagement; and
- Other meetings as required or requested by neighbouring residences and/or the City of Fremantle.

5.8 Complaint Management

Where possible, the neighbouring residences should be encouraged to report any complaints directly to the venue staff in the first instance. The venue is to publicly display a contact telephone number which will manned during operating hours, including during events.

Any complaints received will be recorded in a logbook, stating:

- The time and date of complaint;
- The address of the complainant;
- Source of complaint (e.g. music or patron noise);
- If a verbal response was given to the resident, notes on the conversation and the resident's satisfaction or dissatisfaction with the response;
- A record of any staff visits to the property to discuss the complaint and the outcome of the discussion; and
- If further complaint or a noise assessment / mitigation measures were undertaken, records are to be updated with these details.

In the first instance the management are to check that the requirements of the NMP are being adhered to, and if practical make changes as soon as possible if the complaint relates to activities which are ongoing.

Once assessed, the venue management shall provide a response to the complainant.

If the matter is unable to resolved directly between the venue and the complainant or is ongoing, it should be referred to the City of Fremantle. The City will determine if further investigation is required.

5.9 Review

The NMP is to be reviewed annually and updated as required.

More frequent reviews will be triggered for example in the event of non-compliance, ongoing complaints, or as reasonably required in writing by the City of Fremantle in the event of ongoing complaints.

Such reviews will consider whether additional advice from an independent, suitably qualified acoustic consultant is required to undertake detailed noise monitoring and modelling, and to identify any additional noise mitigation strategies.

It may be also be appropriate to request a peer review of noise assessments conducted to determine if there are any further practical management measures that can be implemented.

6. Conclusion

Stantec were commissioned by Gosatti Holdings Pty Ltd to undertake an acoustic assessment for the proposed development at 41 South Terrace, Fremantle WA.

An assessment has been carried out to determine the noise impact of the establishment on the nearest noise sensitive receivers. Patron noise from the proposed development was assessed for compliance to the EPNR criteria and for impact to the acoustic amenity of the area. Noise management measures have been provided for noise sources associated with the proposed development.

A 3D noise model was developed using the software package SoundPLAN 8.2, with noise emissions assessed for a typical operating scenario in the day and evening time periods. Noise emissions from patrons have been assessed to generally comply with the EPNR criteria and not have a significant impact on acoustic amenity. Noise contribution from the venue to existing noise levels in the area shall be assessed by measurement and controlled using the provided management measures.

Attended and unattended noise monitoring was undertaken in order to establish the existing acoustic environment and assess the impact to acoustic amenity.

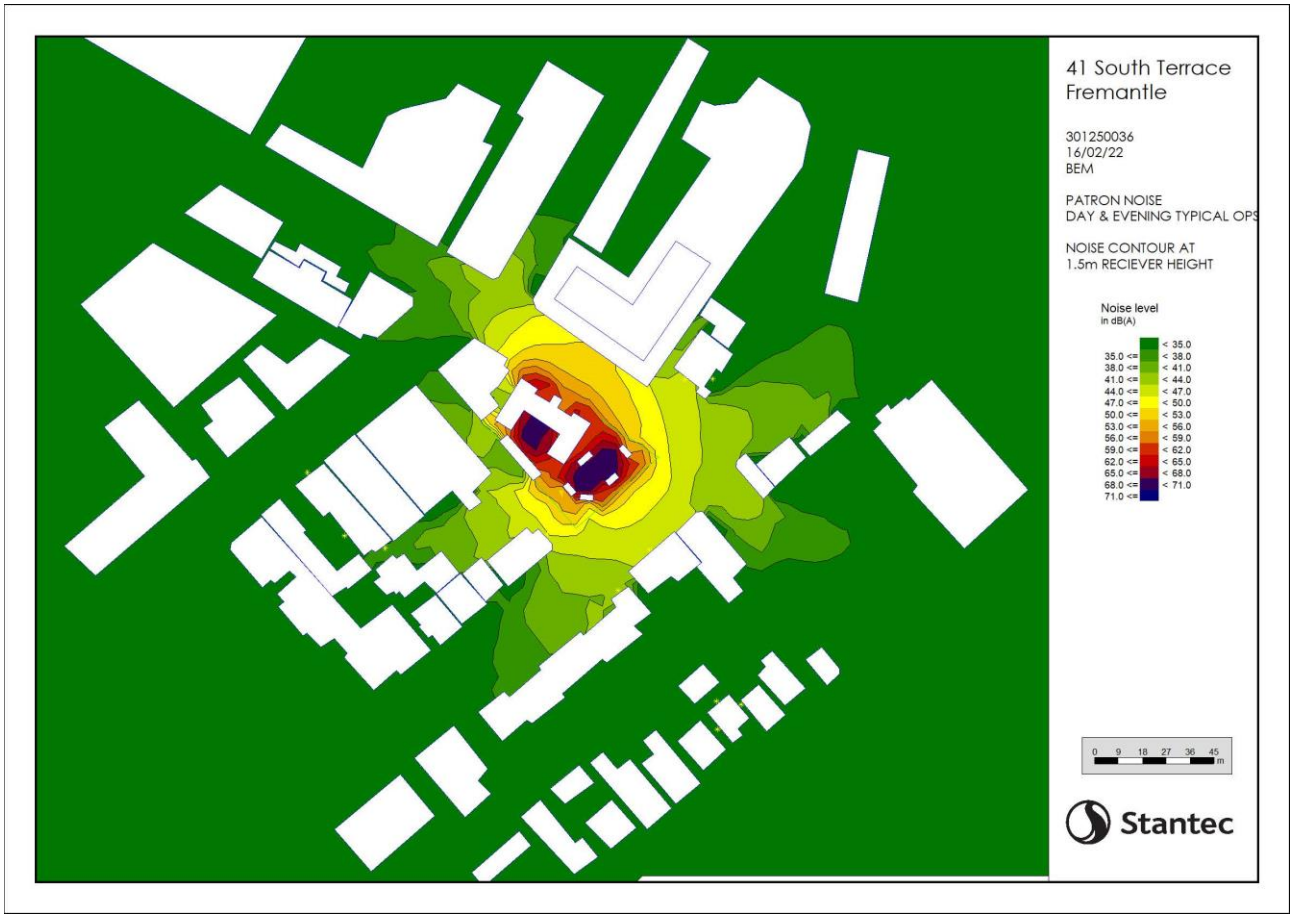
Noise management measures have been provided and are particularly relevant for "night-time". Based on the assessment detailed in this report and noise management measures recommended, the venue is expected to comply with the EPNR in a typical operating scenario. The venue operator must ensure that noise emissions from the proposed development do not increase noise levels at the nearest noise sensitive receivers.

Appendix A Glossary of Acoustic Terms

NOISE	
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
LAmax	The maximum A-weighted sound pressure level measured over a period.
LAmin	The minimum A-weighted sound pressure level measured over a period.
LA1	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
LA10	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
LA90	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
LAeq	The A-weighted "equivalent noise level" is the summation of noise events and integrated over a selected period of time.

LAeqT	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

Appendix B Noise Contours


41 South Terrace
Fremantle
301250036
16/02/22
BEM
PATRON NOISE
DAY & EVENING TYPICAL OPS
NOISE CONTOUR AT
1.5m RECIEVER HEIGHT
Noise level
in dB(A)
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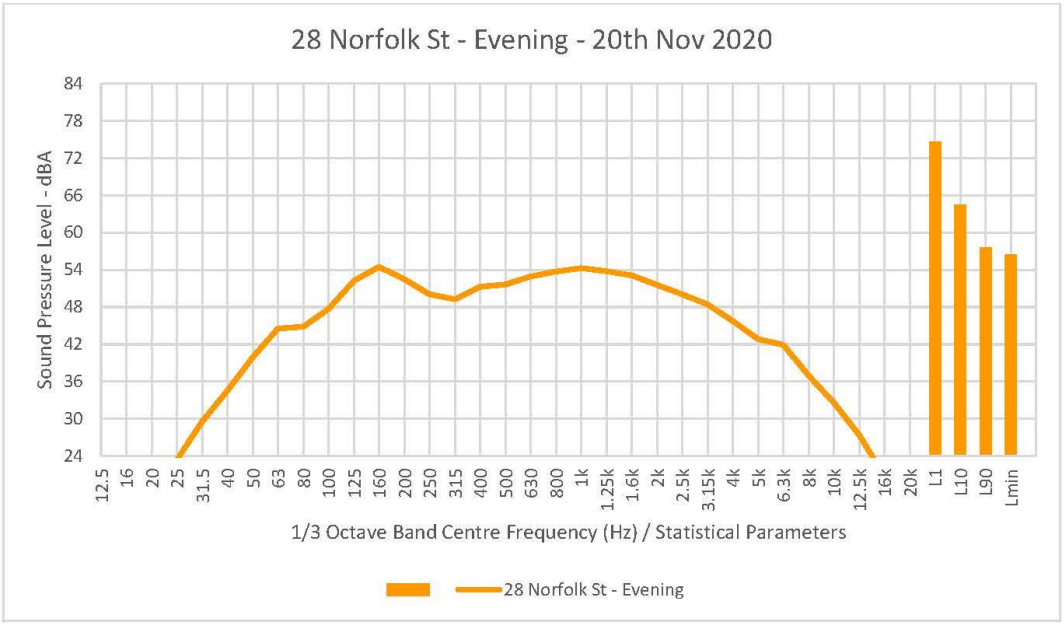
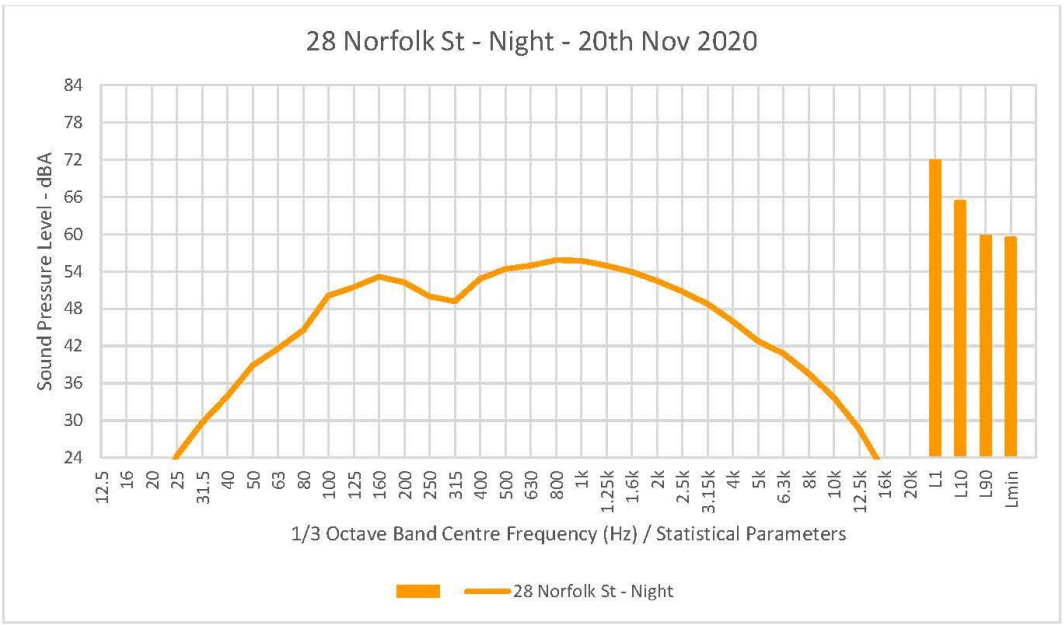
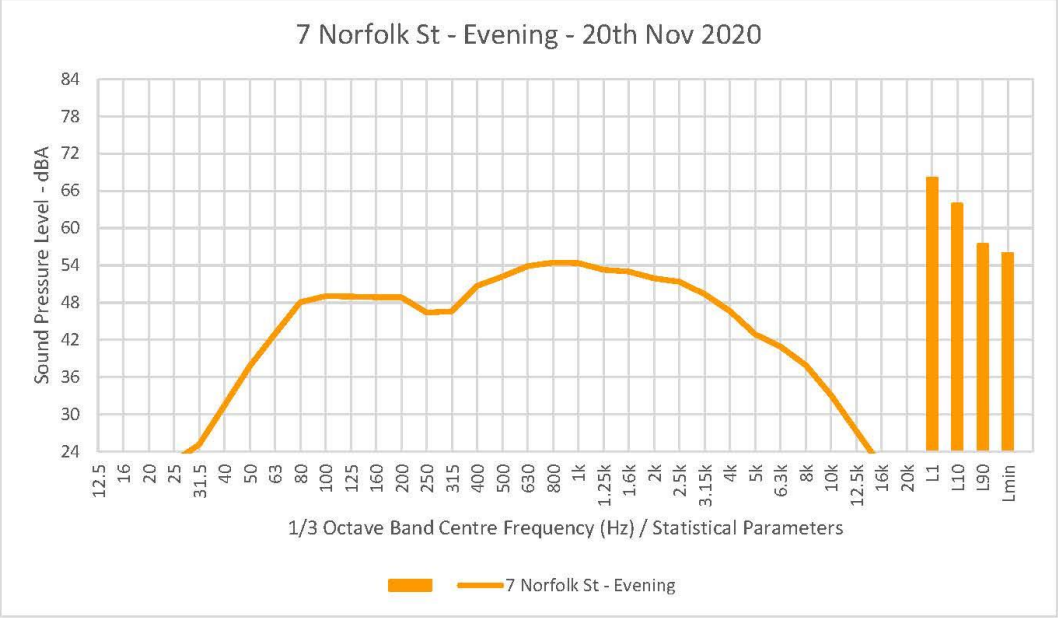
Appendix C Attended Noise Measurement Results






7 Norfolk St - Evening - 20th Nov 2020
Sound Pressure Level - dBA
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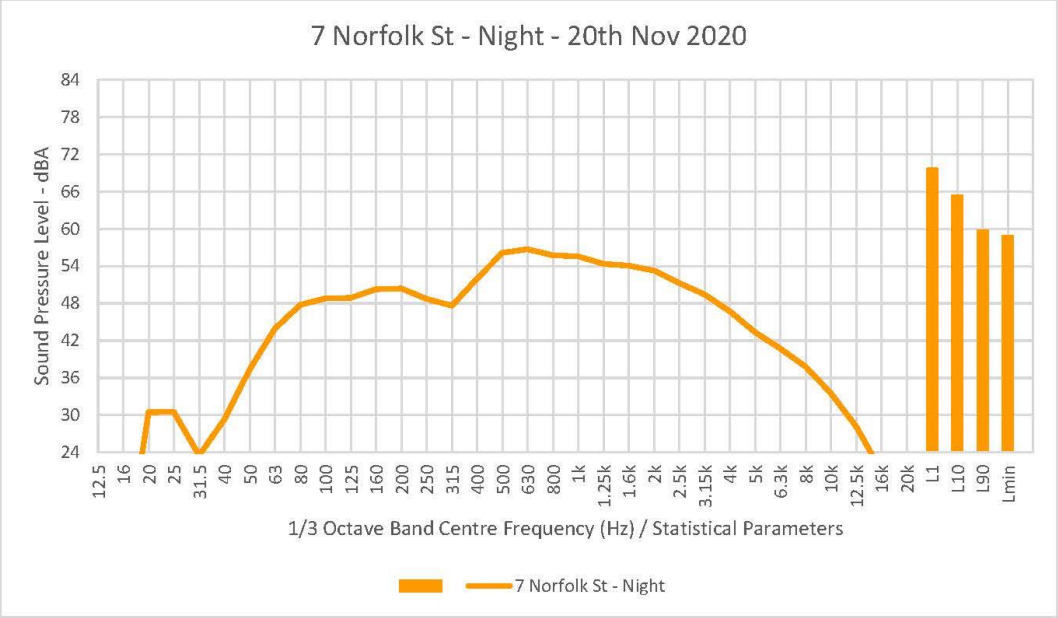
12.5 16 20 25 31.5 40 50 63 80 100 125 160 200 250 315 400 500 630 800 1k 1.25k 1.6k 2k 2.5k 3.15k 4k 5k 6.3k 8k 10k 12.5k 16k 20k L1 L10 L90 Lmin
1/3 Octave Band Centre Frequency (Hz) / Statistical Parameters
7 Norfolk St - Evening


7 Norfolk St - Night - 20th Nov 2020
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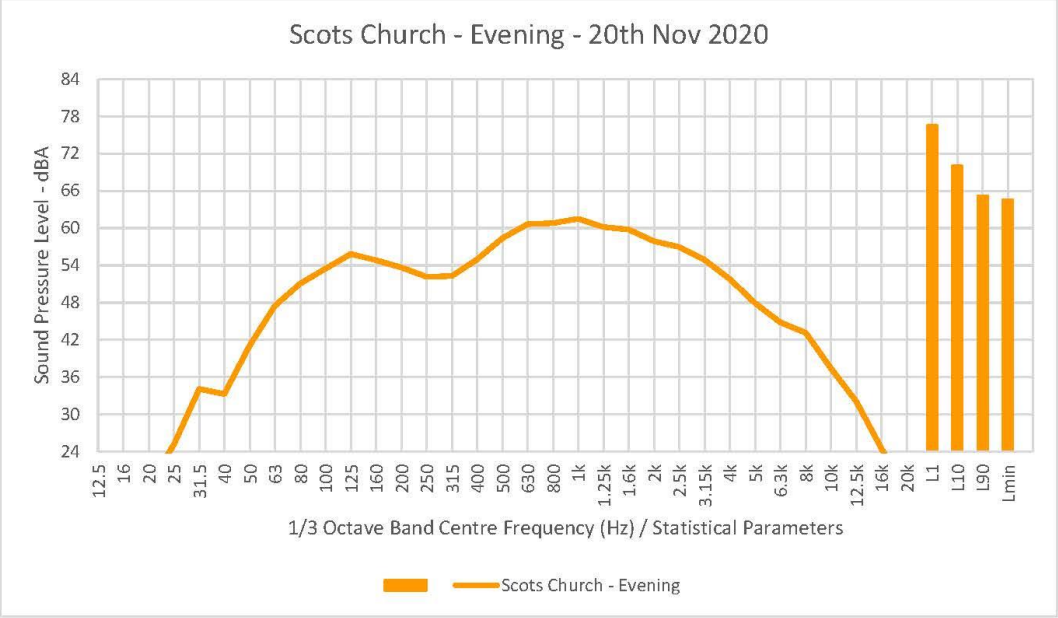
1/3 Octave Band Centre Frequency (Hz) / Statistical Parameters
7 Norfolk St - Night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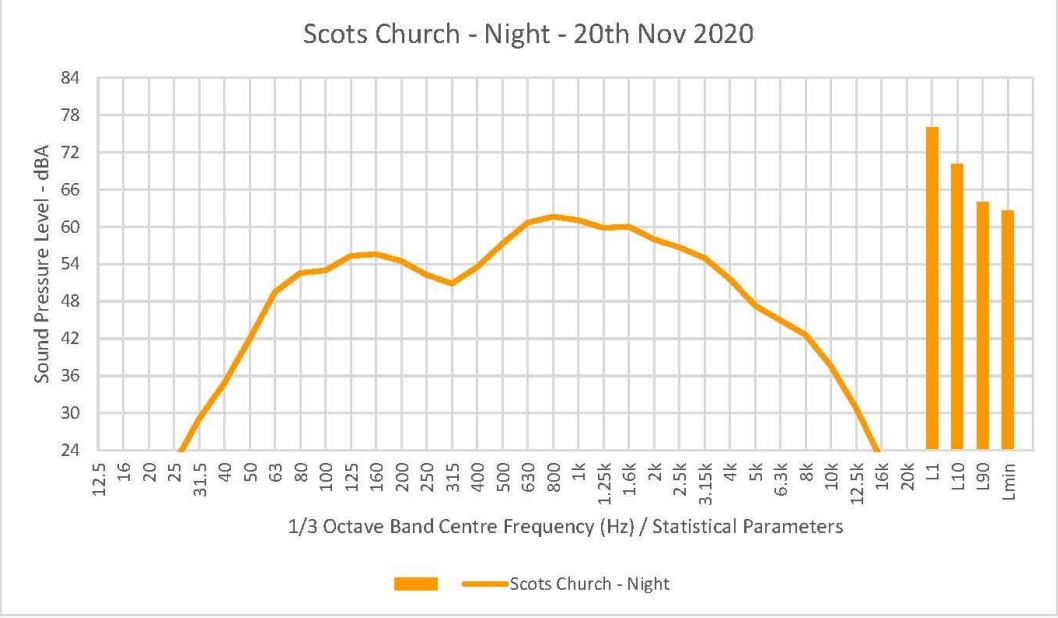
Scots Church - Evening


Scots Church - Night - 20th Nov 2020
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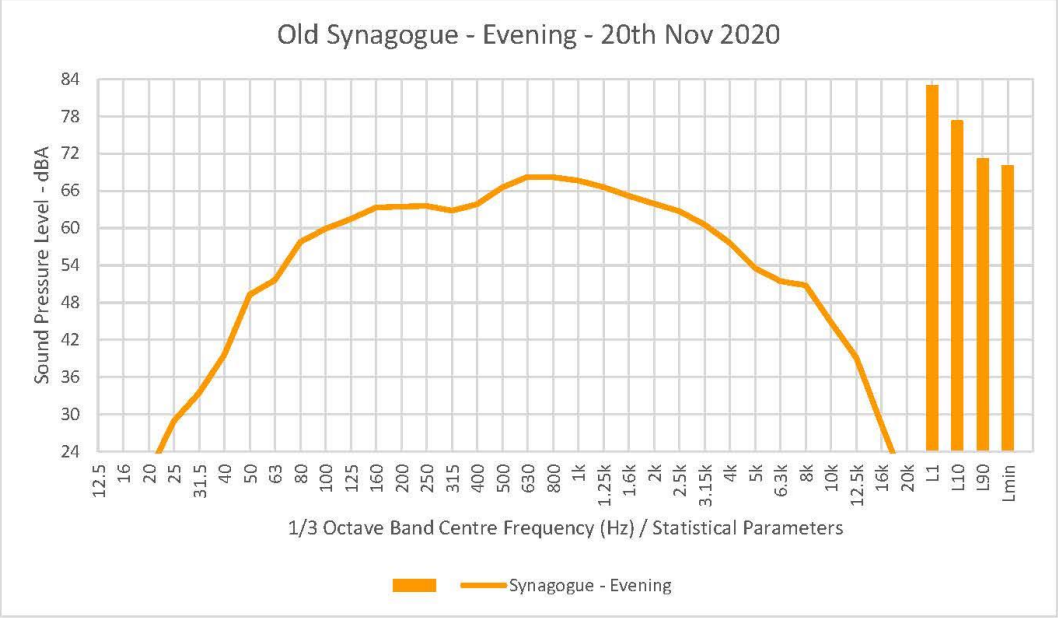
1/3 Octave Band Centre Frequency (Hz) / Statistical Parameters
Scots Church - Night


Old Synagogue - Evening - 20th Nov 2020
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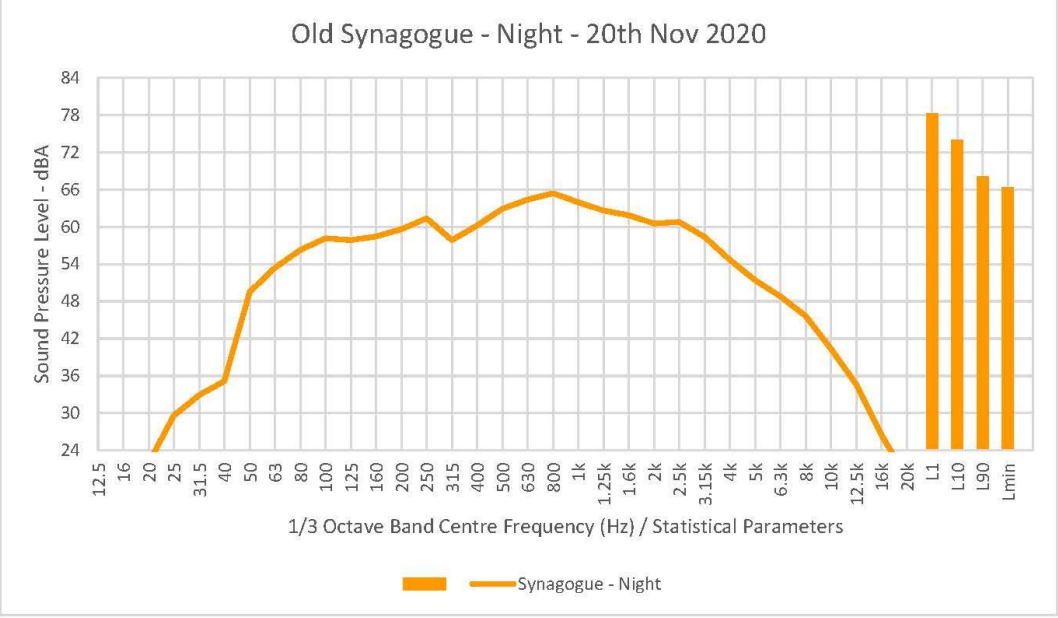
1/3 Octave Band Centre Frequency (Hz) / Statistical Parameters
Synagogue - Evening


Old Synagogue - Night - 20th Nov 2020
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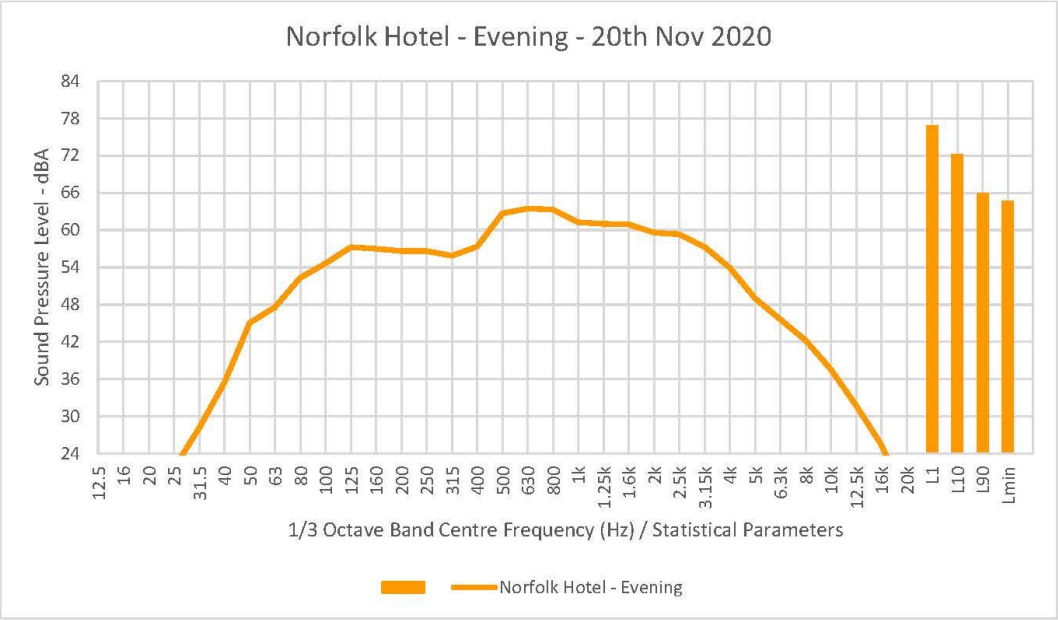
1/3 Octave Band Centre Frequency (Hz) / Statistical Parameters
Synagogue - Night


Norfolk Hotel - Evening - 20th Nov 2020
Sound Pressure Level - dBA
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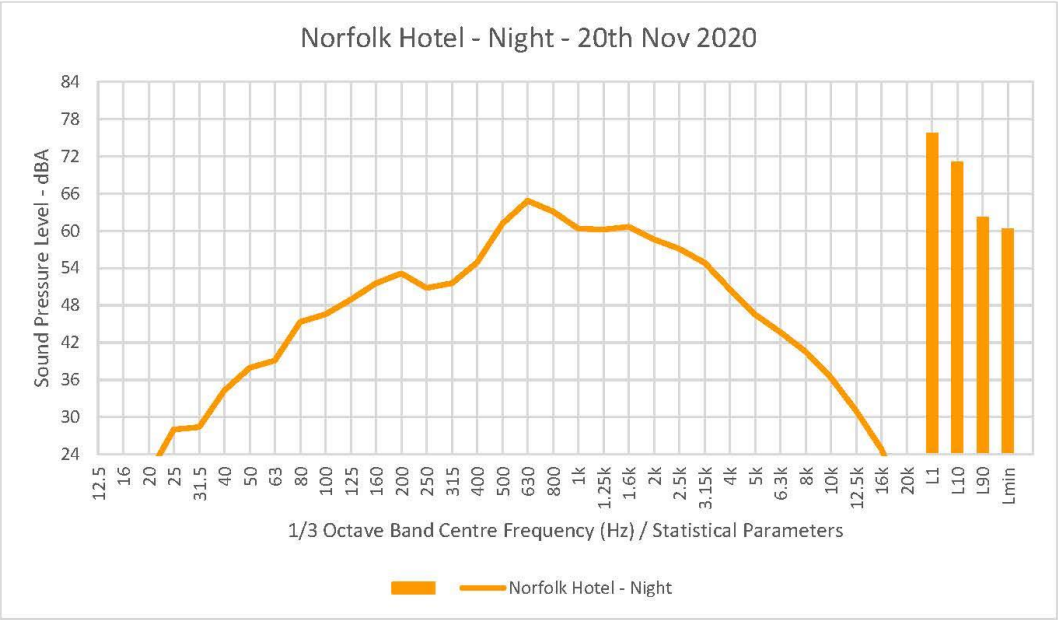
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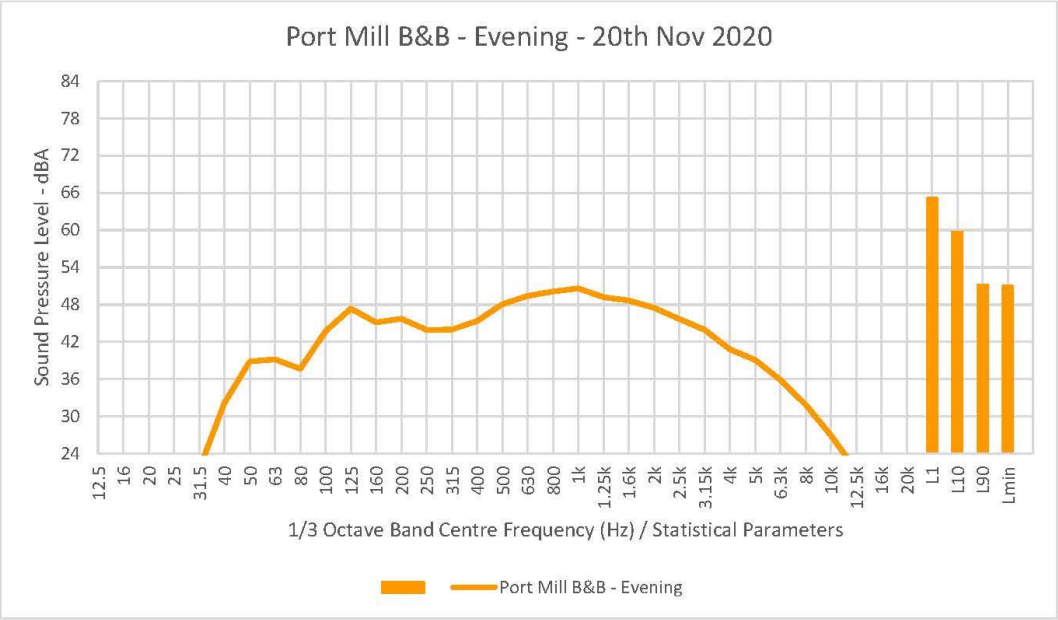
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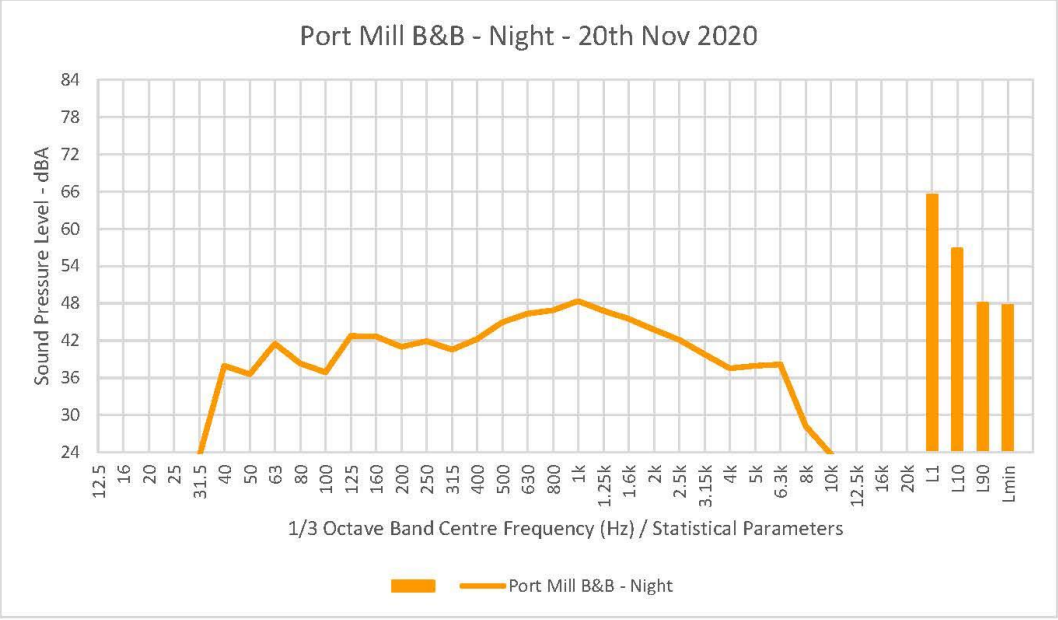
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Port Mill B&B - Night

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PC2212-9 JOHANNAH STREET, NO.5 (LOT 2), NORTH FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION OF TWO STOREY SINGLE HOUSE (JL DA0289/22)

Additional Information 1 - City's Heritage Assessment

City of Fremantle

Heritage Impact Assessment– DEMOLITION OF PLACE

Address:	5 Johannah Street, North Fremantle
Application number:	DA0289/22
Proposal:	Demolition of all buildings on site Construction of new two storey house
Requesting officer:	Justin Lawrence
Date:	16/09/2022

5 Johanna Street, Landgate Aerial photograph, CoF ESRI, 2021

INTRODUCTION
The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0289/22 and the affect that they will have upon the heritage values of 5 Johannah Street and the North Fremantle Precinct Heritage Area. The proposed changes include:

- Demolition of existing two storey brick and tile house
- New two storey brick house

HERITAGE LISTINGS

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

Inherit
There is no place record for 5 Johannah Street on the Inherit database.

Heritage List
5 Johannah Street is NOT included on the City of Fremantle's Heritage List.

Heritage Area
5 Johannah Street is part of North Fremantle Precinct Heritage Area which was designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

Local Heritage Survey (formerly Municipal Heritage Inventory)
5 Johannah Street is not included on the Local Heritage Survey

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:
- N/A

Previous relevant DAs:
- N/A

Previous relevant legal dealings:
- N/A

BACKGROUND
Historical Information

North Fremantle Precinct
The North Fremantle area proper did not develop until after the arrival of the convicts in 1850. In 1851, Captain J. Bruce, commanding officer of the pensioner guards, was granted 150 acres in the area and allotments were surveyed and allocated to the pensioner guards, who accompanied the convicts. Other places associated with the Convict Establishment period include the North Fremantle Convict Depot (on site of fmr North Fremantle School, and North Fremantle Railway Station) and the construction of the Fremantle-Perth Road.

With the impact of the goldrushes in the 1890s and 1900s, in particular the huge growth in population and the increase in prosperity, North Fremantle began to develop as a residential area. However, with the construction of the Rocky Bay Quarries in 1892 and the completion of the Inner Harbour in 1897, there were also opportunities for the development of industry, trade and commercial businesses in North Fremantle. Since the first decades of the twentieth century, North Fremantle has functioned as a mixed residential and medium to light industrial area.[1]

The railway corridor created a separation of the more coastal parts of the peninsula from the more estuarine land. Relatively large portions of land were taken up for Railway uses; stores, works, future expansion, etc. Most of this was on the ocean side of the main railway line. Harbour works also consumed large portions of land and the originally settled lots between Lilburn Road and Lukin Road were resumed for intended Harbour works.

1 North Fremantle Heritage Study, 1993

The impact of the railway initially was to provide better communication and accessibility for people and goods however its location ultimately became a divisive element with a predominately industrial character established to the west on the sand dune topography of the coast. A predominately residential character was established to the east by subdivision of the original Pensioner Lots on the limestone hills and alluvial flats. The rapid residential and industrial development coupled with the establishment of local government established a strong sense of local community and identity.

In the Gold-rush era industry developed with the establishment of the Fremantle Steam Laundry (1897), Burfords Soap factory (1905), Fergusons Timber Yard, Pearse Bros., yard, Victorian Galvanizing Iron Co., the Government Abattoirs at Port Beach (1907), Mount Lyall Mining Railway Company (later CSBP) and the State Engineering Works at Rocky Bay (1913). In the Inter-War era industrial development in North Fremantle was reflected in such landmark buildings as; The Great Southern Flour Mills (Dingo Flour), the Weeties factory, the Ford Factory, the Vacuum Oil Company, and the long corrugated iron sheds along North Quay, Port Beach and Leighton Beach.

The industrial development of North Fremantle, particularly west of the railway line and north of the Dingo Flour Mill intensified in the Inter-War period. The redevelopment of residential areas combined with the impact of the Great Depression led to the decline of North Fremantle as a residential suburb. By 1939 sixty-six per cent of the council's rates collections were from industrial concerns.[2]

Between 1950 and 1965 Fremantle Port was modernised and upgraded under a new General Manager of the Fremantle Harbour Trust, F. W. E. Tydeman. Tydeman implemented a program of mechanisation, containerisation and expansion of the port. Works in the Inner Harbour were focused on North Quay which was developed for handling general cargo with the construction of the North Quay Transit Sheds, improved methods for handling grain, modification of berths for roll on roll off ships and the installation of seven new quay cranes.[3]

Port Beach Road was constructed in 1960 and land was acquired in North Fremantle to expand the port and to upgrade railway facilities. In 1959 the Leighton Marshalling Yards were constructed and in 1961 work commenced on the realignment of the railway and construction of a new rail bridge to allow the north quay to be extended further eastward. Tydeman Road was constructed in the 1970s linking Port Beach Road to the new traffic bridge further upstream. These works gradually removed residential development east of the railway and by 1971 only one house left to the west of the railway line.[4]

The long period of port expansion and modernisation triggered by the agricultural and mineral booms of the 50s and 60s ended in the 1970s. In the 1980s and 1990s industry began to leave North Fremantle for industrial estates on the outskirts of the metropolitan area. The State Engineering works closed in 1987 followed by other businesses such as

2 North Fremantle Heritage Study, 1993
3 HCWA Register Entry, Victoria Quay, Fremantle, March 202
4 North Fremantle Heritage Study, 1993

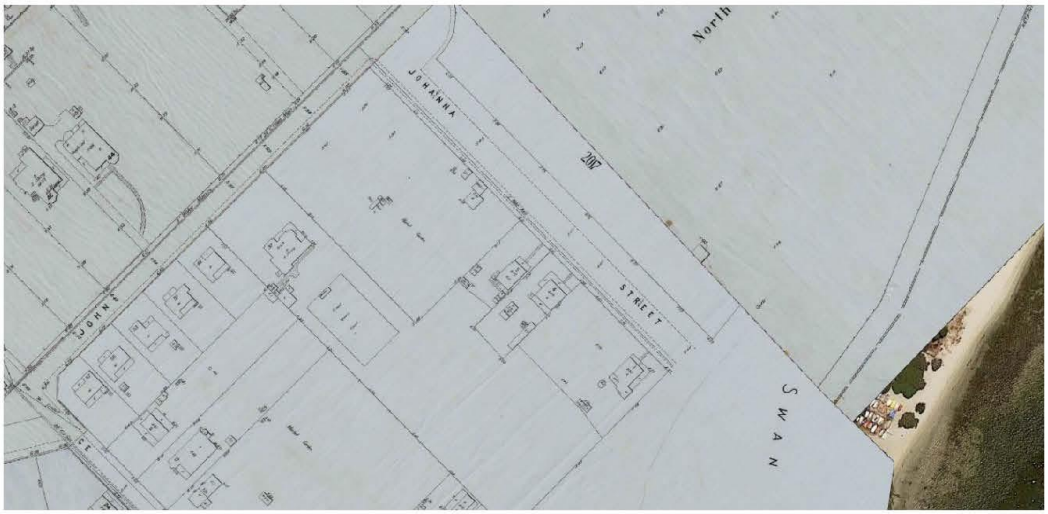
the Ford Motor Company, Harvest Road Iceworks, the Weeties factory, Bradford Insulation, Dillingham Shipyards, Precision Marine, Phillips and Joinery Works.[5]

The deindustrialisation of the suburb coincided with renewed interest in the place and its heritage values. This led to the redevelopment of post-industrial sites and the adaptive reuse of industrial buildings and warehouses.

5 Johanna Street, North Fremantle
The following information is taken from the Local Heritage Survey place record for 1 Johanna Street:

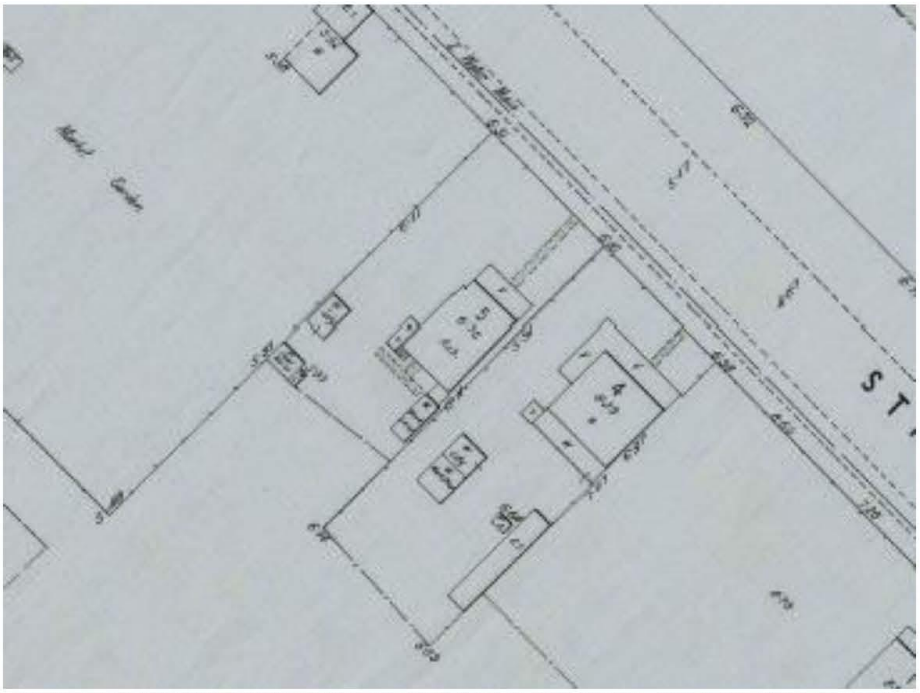
> Johannah Street was slow to develop as a residential street. It provided access to Prawn Bay from the nineteenth century until bridge works for the Stirling Highway Bridge in 1974 realigned this section of the foreshore, bringing the river closer to the end of Johannah Street and removing Point Brown, which had formerly been the tip of Prawn Bay. The east side of Johannah Street developed into North Fremantle Oval. Residential development began in 1892 on the west side of the street, with two cottages constructed in that year. However, by 1913 there were still only three houses along the street. A large block on the corner with John Street was used until at least the 1940s as a market garden.[6]

These three cottages mentioned above can be seen on Metropolitan Sewerage plan from 1940 and include an asbestos sheet clad timber cottage on the site of 5 Johanna Street. Today only 1 Johanna Street, known as Winter House, remains. Historic Landgate aerial photographs show the timber house at 5 Johanna Street in 1947, 1954 and 1965 but by 1974 it has been replaced with a new house with a hipped, tiled roof which matches the footprint of the existing house. Later aerial photographs show that an upper floor extension was added to the house between 1889 and 1999.



Part PWDWA Metropolitan Sewerage North Fremantle Municipality, Sheet No. 2016, 24/06/1940. City of Fremantle Local History Collection

5 North Fremantle Heritage Study, 1993
6 Local Heritage Survey place record for Winter House, 1 Johannah Street, Inherit place No. 21052

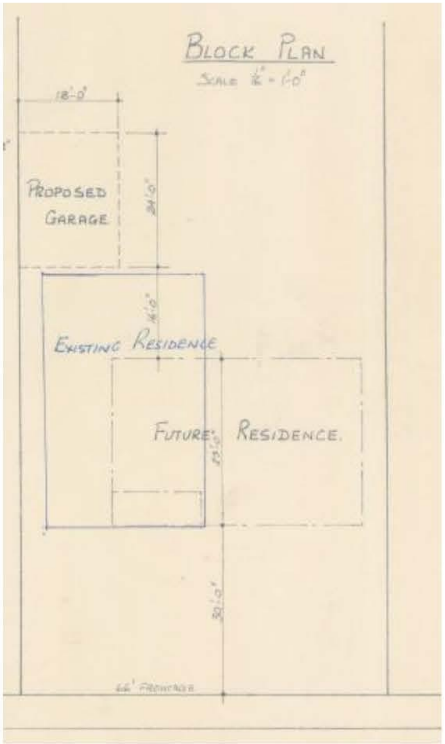


Part PWDWA Metropolitan Sewerage North Fremantle Municipality, Sheet No. 2016, 24/06/1940. City of Fremantle Local History Collection

Landgate aerial mapping, 1947. Much of the west side of Johanna Street is undeveloped.

1974 Landgate aerial photograph showing the existing house at 5 Johanna Street.

In 1966 Building Licence 3434 was issued to J & L Geddes for the construction of a double brick double garage at 5 Johannah Street. The application shows that the garage was to be constructed in front of the original timber residence prior to its demolition and the construction of a new house. The building licence for the house is not in the City of Fremantle archives.



Part of drawing attached to BL3434/66, City of Fremantle Archives

Further works were undertaken in the rear yard in the following years including the construction of a swimming pool in 1968 (Building Licence 4570/68) and a workshop attached to the garage in 1965 (BL 6543/65). Then in 1991 a second floor was constructed over the 1960s house and the exterior brickwork was rendered. (BL 6597/91). The property was subdivided in 2007 and the front section remained in the ownership of the Geddes family until at least 2020.

Physical Description
The North Fremantle Precinct Heritage Area is bounded by McCabe Street (northern boundary), the Indian Ocean shoreline (western boundary), the Inner Harbour (southern boundary) and the Swan River (eastern boundary). This area includes North Ward, the northernmost portion of the City of Fremantle and the area under the care of the Fremantle Port Authority.

Johanna Street is a short street that extends from the Swan River in the south to John Street in the north. Gill Fraser Reserve is located on the east side of the street and the west side is standard residential development from after the Post War era. The exception to this is Winter House, an 1890s era the stone cottage surrounded by the gardens of the Apace plant nursery.

The North Fremantle Heritage Study, 1994 which was used as one of the foundation documents for the development of the Fremantle Municipal Heritage Inventory in 2000 identified the area around Johannah and John Streets as a distinct heritage area which it named "Bruce" after an early European landholder in the area. It described the character of this area as follows:

> **I I. Bruce**
> Sense of topography; alluvial flats. River foreshore edges in natural condition. Large allotments with some subdivision into dense residential developments contrasting with large scaled houses of the late nineteenth century and early twentieth century with large gardens. Associated with market gardens and former Tuart forest. Associated with boat building at sites accessible to deep water around Point Direction. Recreation areas; oval, boating, swimming and foreshore. Community gardens. Concentrated developments of; residential, commercial and light industrial.

The document described Gill Fraser Reserve and the gardens of Winter House at 1 Johanna Street (Apace) as a significant river foreshore landscape and identified a number of significant heritage houses of considerable and some significance in John Street. Apart form 1 Johannah Street no other houses in this street were identified as being of heritage significance.

5 Johanna Street is a two storey rendered brick house with a hipped cement tile roof and aluminium framed sliding sash widows. The house exhibits features common in Post War housing on the ground floor, such as breeze blocks, and more recent features on the upper floor, such as St Andrews cross balustrading. There are no remnant features on site from the earlier cottage on this site.

5 Johannah Street, Street view, Google maps, 1/10/2020
NOTE: the single storey house on the right hand side of the photo has recently been demolished and is currently being replaced with a two storey house with a flat roof.

HERITAGE IMPACT ASSESSMENT

Statement of Significance for the North Fremantle Heritage Area

North Fremantle is significant as a mixed residential and industrial area located to the north of the Swan River and the Port of Fremantle with a history of European settlement dating back to the Pensioner Guards in the mid nineteenth century.

The proposed development of the place was assessed against the following values identified in the statement of significance for the North Fremantle Heritage Area:

Its connection with the Convict Establishment, convict built public works and the Pensioner Guards whose former Barracks and settlement were located in the area;	No discernible impact
its unique topography located between the river and the ocean which contributes to its unique character;	No discernible impact
its role in World War II defences with the establishment of the Leighton Battery;	No discernible impact
its concentration of mainly modest workers accommodation dating from the Federation and Inter-War periods together with some pockets of more substantial development around areas such as Brucetown;	No discernible impact
its focus on the industries relating to the Port of Fremantle, the railways and associated industries established in the area;	No discernible impact
its former industrial character resulting from the former Leighton Marshalling Yards, State Engineering Workshops and other industries such as the Dingo Flour Mill, the Ford Motor Factory etc;	No discernible impact
because of its association with boat building and the marine industry.	No discernible impact
its cultural diversity resulting from successive periods of migrant settlement in the area;	No discernible impact
its long connection with places of recreation including Leighton and Port Beaches together with the Swan River banks and beaches and the Gill Fraser Oval	No discernible impact

surviving natural landforms located at Cypress Hill and the cliffs and cave limestone formations of Rocky Bay together with remnant indigenous flora in these areas	No discernible impact

Heritage values
The impact of the proposed development of the place on the North Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

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

Heritage Comments

Demolition of existing house:
Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

The house at 5 Johannah Street was constructed between 1965 and 1974 and then substantially modified in the 1980s when a second floor was added and the face brick walls were rendered. This house has very little heritage significance and it does not contribute to the heritage significance of the North Fremantle Heritage Area. The demolition of this building will not reduce the significance of the Heritage Area.

New House
Apart from Winter House at 1 Johanna Street, all the other houses on the east side of Johanna Street date from the Post War Era and later and have no heritage significance. The east side of the street is a public reserve and does not have a residential character. Unlike John Street which contains numerous heritage houses, Johanna Street is not a heritage streetscape.

LPP 3.6 Heritage Areas, Clause 3.6 Infill development provides guidelines for the design of new buildings within heritage areas. It states that "New infill buildings should respond sympathetically to the heritage values of the heritage area as a whole, and also to that part of the heritage area in the vicinity of the proposed development."

The North Fremantle Heritage Area consists of a number of heritage areas of different built character and history. Johanna Street was largely developed in the Post War era and does not contribute to the heritage character of the Bruce area of which it is a part. As there is no heritage context provided by the Johanna Street streetscape new development in this street can respond more broadly to the built characteristics of this residential area.

The proposed new house responds to the established front and side setback patterns together with the bulk and scale of the surrounding development. The double garage is

smaller in scale than the house but it is integrated into the design of the façade. The house has a contemporary design but the articulation of the façade, balancing of horizontal and vertical elements and use of materials is broadly sympathetic with the late nineteenth and early twentieth century built character of North Fremantle.

RECOMMENDATIONS:

Demolition of 5 Johannah Street is acceptable from a heritage perspective as the existing house does not contribute to the heritage values of the North Fremantle Heritage Area. As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

The proposed contemporary house design is acceptable from a heritage perspective because it is being constructed in a streetscape which does not have a heritage character which contributes to the heritage significance of the North Fremantle Precinct Heritage Area and it broadly responds to the built character of the area.

Additional information 2 – Site Photos

Photo 1: Subject site as viewed from Johannah Street

Photo 2: Southern adjoining property (4 Johannah Street)

Photo 3: Northern adjoining property (6 Johannah Street)

PC2212-10 HAMPTON ROAD, NO.32 (LOT 67), FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND OUTBUILDINGS (JL DA0343/22)

Additional Information 1- Site Photos

Photo 1: Subject site as viewed from Hampton Road.

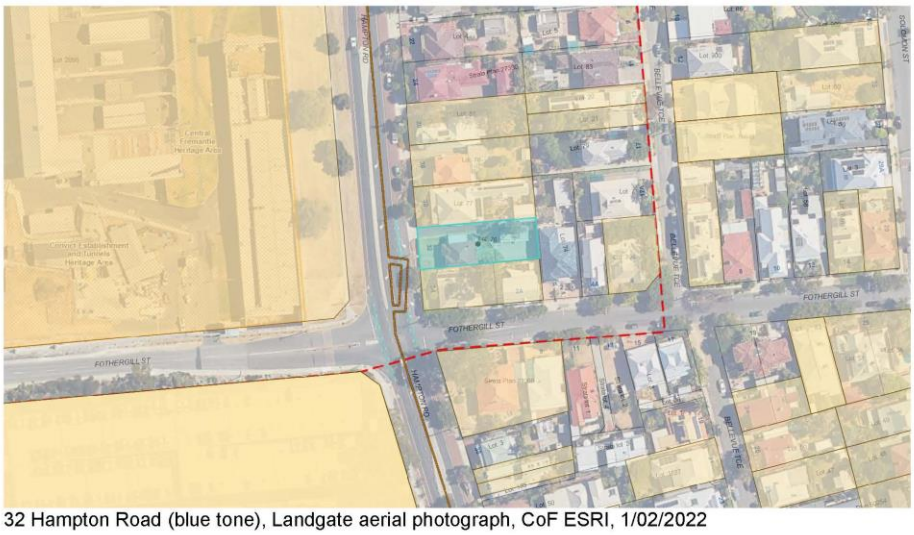
Photo 2: Subject site as viewed from Hampton Road towards the south.

Additional Information 2 – City's Heritage Impact Assessment

City of Fremantle

Heritage Impact Assessment– DEMOLITION OF PLACE

Address:	32 Hampton Road, Fremantle
Application number:	DA0343/22
Proposal:	Demolition of all buildings on site
Requesting officer:	Josh Loveridge
Date:	1/11/2022



32 Hampton Road (blue tone), Landgate aerial photograph, CoF ESRI, 1/02/2022

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0343/22 and the affect that they will have upon the heritage values of 32 Hampton Road and the Central Fremantle Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included on the State Register of Heritage Places but it is located opposite Fremantle Prison which is included on the State, National and World Heritage Registers – a referral to DPLH Heritage is required.

Inherit

Central Fremantle Heritage Area (formerly West End Conservation Area) - Inherit database number – 22601
There is no place record for 32 Hampton Road on the Inherit database.

Heritage List
32 Hampton Road, Fremantle is NOT included on the City of Fremantle's Heritage List.

Heritage Area
32 Hampton Road is part of Central Fremantle Heritage Area (formerly the West End Conservation Area) which was designated as a heritage area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

Local Heritage Survey LHS (formerly Municipal Heritage Inventory)
32 Hampton Road is not included on the Local Heritage Survey

RELEVANT PREVIOUS DEALINGS
Recent meetings or discussions:

- Site Visit – 7/11/22

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

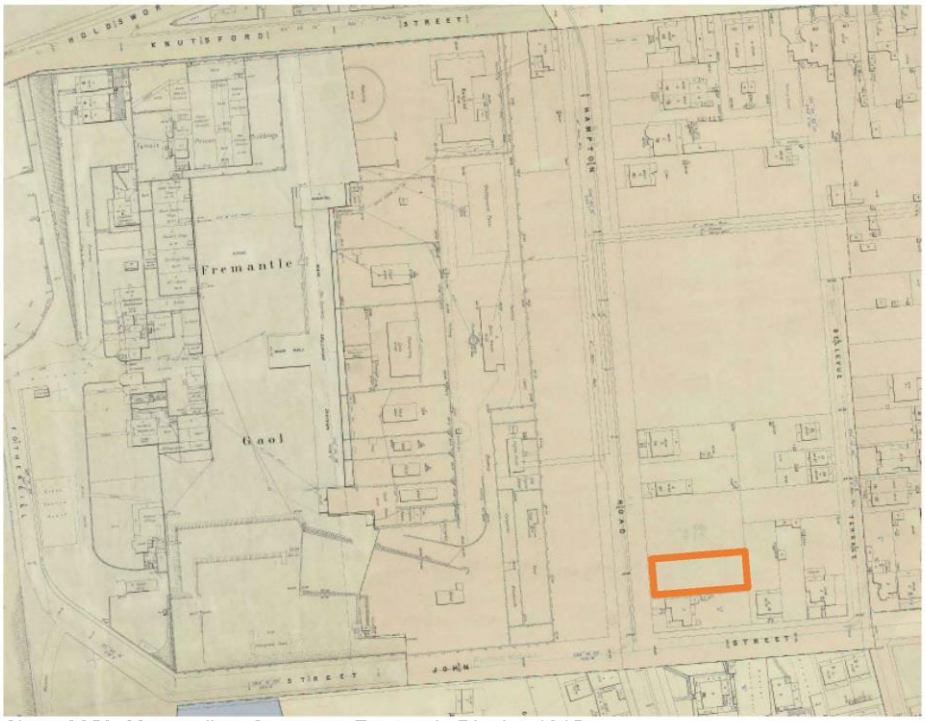
- N/A

BACKGROUND
Historical Information
Hampton Road was constructed after the development of the Convict Establishment in the 1850s and was originally known as Prison Road. This section between High and Fothergill Streets was later renamed Ord Street before being renamed Hampton Road in 1950/51. Hampton Road derives its name from John Stephen Hampton (1810-1869), the Governor of WA from 1862-68. He was previously Comptroller of Convicts in Tasmania. His son, G. E. Hampton, was Acting Comptroller-General of the Fremantle Convict Establishment.

The northern end of this block which is situated near High Street was developed first in the Gold-Rush era probably because its elevated location with views over the prison to the sea and cooling sea breezes in summer made it popular with newly wealthy merchants and business people. The southern end of the block around Fothergill Street was developed next in the 1910s but the central part of the block remained vacant until the 1930s.

A Metropolitan Sewerage plan of the area from 1915 shows this pattern of development with the central section of the block still undeveloped. The late development of this area may have been partly because of the water pipes in this area that pumped water from the stone water collection tunnels under the prison to the reservoir in Swanbourne Street. It may have remained undeveloped because the location was less desirable as the lower elevation of the land meant that the properties had no view and looked at the prison walls.

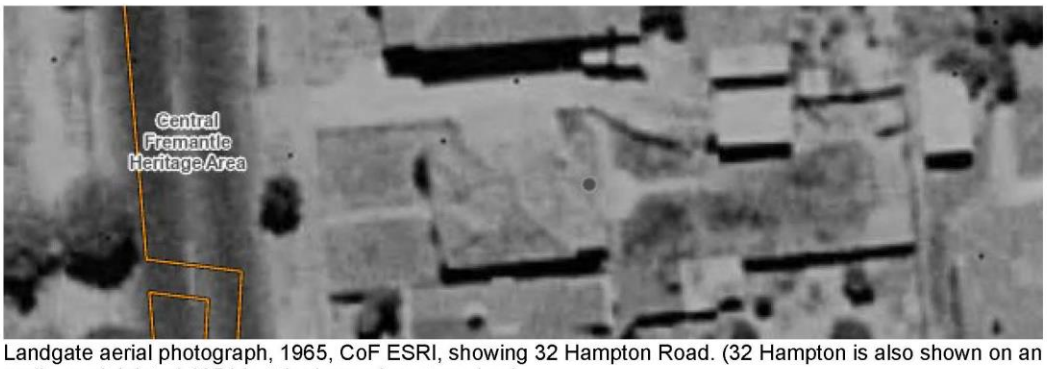
Aerial photographs show that most remaining blocks were developed between 1935 and 1947 but that 32 Hampton was not developed until the Post War era being constructed between 1947 and 1954. The building licence for the construction of the house at 32 Hampton is not stored in City of Fremantle Archives only BL 2072 from 1963 which was for a garage to an existing residence. Aerial photographs show that 32 Hampton Road has remained largely unchanged since 1965.



Sheet 2059, Metropolitan Sewerage Fremantle District, 1915.
32 Hampton Road is undeveloped as is the centre of the block between Knutsford and Fothergill Streets.

Fremantle Gaol, 1935, Stewart Gore. State Library, 031598PD
The centre of the street block behind the gaol is still vacant as is 32 Hampton Road.

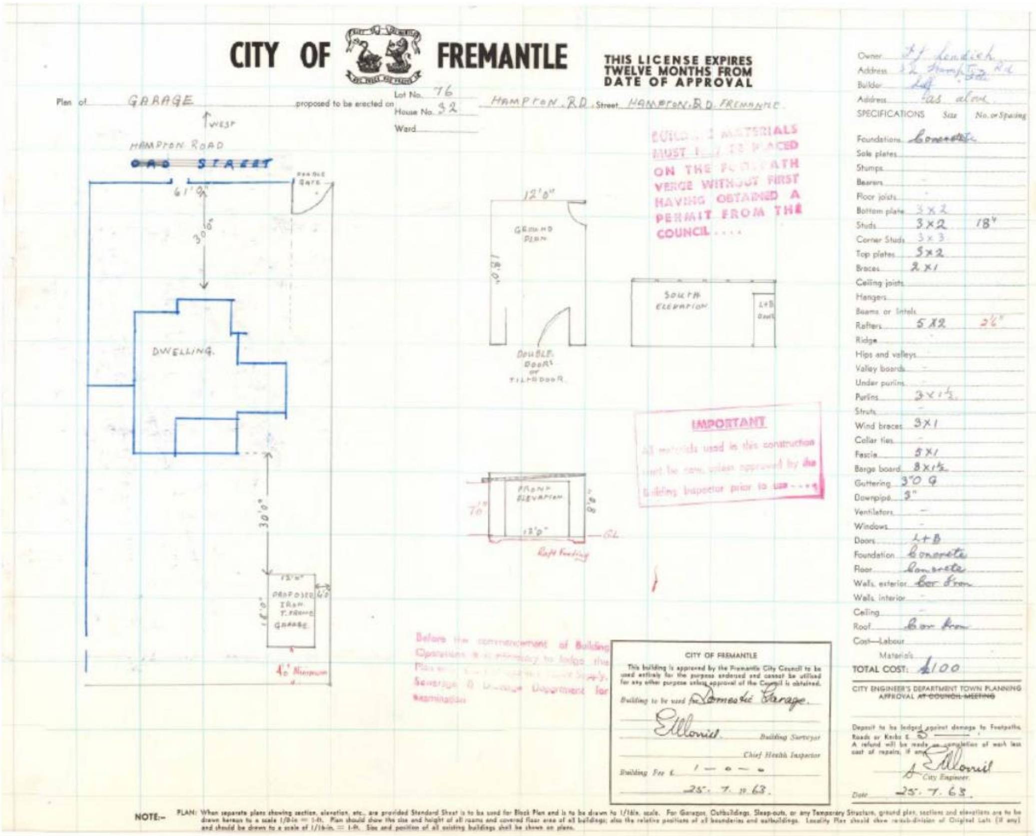
Part of Landgate aerial photograph, 1947, CoF ESRI. The street block has been completely developed but 32 Hampton Road appears to contain only a tennis court with a garden at the rear.



Landgate aerial photograph, 1965, CoF ESRI, showing 32 Hampton Road. (32 Hampton is also shown on an earlier aerial dated 1954 but the image is not as clear)

Original plans for 32 Hampton Road have not been located but a building licence for the construction of a corrugated iron garage in the rear yard shows the outline of the house in 1965. The garage has been extended since then.

Discussions with Kathleen Summers who grew up in the house at 32 Hampton Road indicate that the site was originally part of 30 Hampton Road and contained a tennis court. 32 Hampton Road was constructed in the 1950s by her parents and became their family home while the house at 30 Hampton Road was sold.[1]



Building Licence 2072/65 for the construction of a timber framed and corrugated iron clad garage to the rear of 32 Hampton Road, Fremantle. City of Fremantle Archives, 32 Hampton Road.

1 Oral History, Kathleen Summers

Physical Description

Central Fremantle Heritage Area

The following description of the Central Fremantle Heritage Area (formerly the West End Conservation Area, 1986) is taken from the inherit database:

> "The West End Conservation Area constitutes a substantial portion of the central area of Fremantle which is visually clearly defined. It occupies a triangular site with its apex at Arthur Head; the point of original settlement. The northern side is formed by the Inner Harbour, the south-west side faces to the Indian Ocean and is enclosed by the Fishing Boat Harbour. The base of the triangle to the east is formed by the limestone ridge with the Prison, and in the background Monument Hill as major landmarks. Within these boundaries the city centre is identifiable from several vantage points as a cohesive whole; a comfortable human environment with a familiar street pattern, traditional architecture and a number of distinctive landmarks. Closer analysis of the West End Conservation Area reveals, however, that it varies widely in its physical characteristics and it is, therefore, difficult to control by generalised development controls. The cohesive townscape is formed by both natural and man made elements and in different sectors of the city different forces have influenced the town's development over the past 150 years"

Central Fremantle Heritage Area has five zones with distinctly different characters. 32 Hampton Road is located in Zone 4, the Convict Establishment. This zone is centred on Fremantle Prison and includes the Fairbairn Street ramp; the Warders Cottages, Courthouse, Police Station and Drill Hall in Henderson and Holdsworth Streets together with residential development surrounding the prison walls in Holdsworth and Knutsford Streets and Hampton Road.[2] The residential development in this area forms an important setting for the Fremantle Gaol and combines to create significant streetscapes on Knutsford Street and Hampton Road.

The Hampton Road streetscape is characterised by single storey, detached masonry houses constructed between the 1880s and the 1930s. The earlier houses are generally located at the north and south ends of the block and show the influence of the Victorian Georgian and Federation Bungalow style. The setbacks to these houses vary with the houses from the 1880s having a generous setback and those from the 1990s having a modest setback. These early houses are generally included on the Heritage List.

In the centre of the Hampton Road streetscape there are houses from the Inter-War era which show the Influence of the Californian Bungalow and Inter-War Functionalist styles. These houses have a standard setback of around 7 metres. The only exception to the 1880s – 1930s development is this area is the Post-War era house at 32 Hampton and the two storey block of four brick and tile townhouses at 18 Hampton Road.

32 Hampton Road

32 Hampton Road is a single storey, Post-War era, fibrous cement clad timber house with a hipped tile roof and limestone foundations. The building is austere with little detail but shows the characteristics of Post War era style with a projecting room and feature rendered brick front porch enlivening the façade and horizontal format windows, horizontal cover battens to the walls and boxed eaves to give the composition horizontal emphasis.

2 Superseded West End Conservation Policy DGF14 (Mfiles 1359168)

The exterior of the building has undergone little change since construction except for the enclosure of the front porch and rear verandah with brickwork. The timber framed sleepout with asbestos cladding and a skillion roof attached to the north side of the house would appear to be an original or early element.

The house has a simple plan with the front door opening off the porch into the central corridor. A lounge room and Kitchen are located on the north side of this corridor and two bedrooms and and bathroom are on the east. The enclosed front sleepout is entered through a wide opening in the front wall of the lounge and the sleepout on the north side of the house is entered from the Kitchen. The end of the central corridor opens into the back verandah which has been enclosed with brickwork to create a utility area on the south with toilet, shower and laundry and another room on the north side.

The treatment of the garden is simple and utilitarian. The front garden has a low brick wall on the street boundary and a central concrete path painted green which leads to the front steps of the porch. The path is flanked with lawn and there is some foundation planting at the front of the house.

A brick driveway leads to the rear yard, The rear yard contains only a timber framed four car garage and a hills hoist. The only planting is lawn.

32 Hampton Road, Fremantle, Street view, Google maps, 1/02/2022

HERITAGE IMPACT ASSESSMENT

Heritage values

The impact of the proposed demolition of 32 Hampton Road on the Hampton Road Streetscape between Knutsford and Fothergill Streets and the setting of the Fremantle Prison was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

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

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependent on physical fabric.

32 Hampton Road is of limited heritage significance and does not meet the threshold for inclusion on the Heritage List

32 Hampton Road makes a limited contribution to the character of the streetscape on the east side of Fremantle Prison. While this Post-War house is much more recent than the surrounding development, it continues the earlier established pattern of residential development and has similar planning, scale, massing and form but the details and materials are much simpler, and the articulation shows design influences popular in the Post-War era. However, 32 Hampton Road makes only a minor contribution to the existing streetscape and its demolition and replacement with a sympathetically designed building will not impact on the heritage significance of the Central Fremantle Heritage Area or the setting for Fremantle Prison.

RECOMMENDATIONS:

The demolition of 32 Hampton Road is acceptable as this place is not of Some Significance to Fremantle and it does not contribute to the character of the Central Fremantle Heritage Area in which it is located.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

RECORD PHOTOGRAHS
Photographs from site visit 7/11/2022

Photograph 1. Street façade, Hampton Road

Photograph 2. Street façade, Hampton Road, showing detail of enclosed front porch.

Photograph 3. North and east elevations and projecting timber framed sleepout.

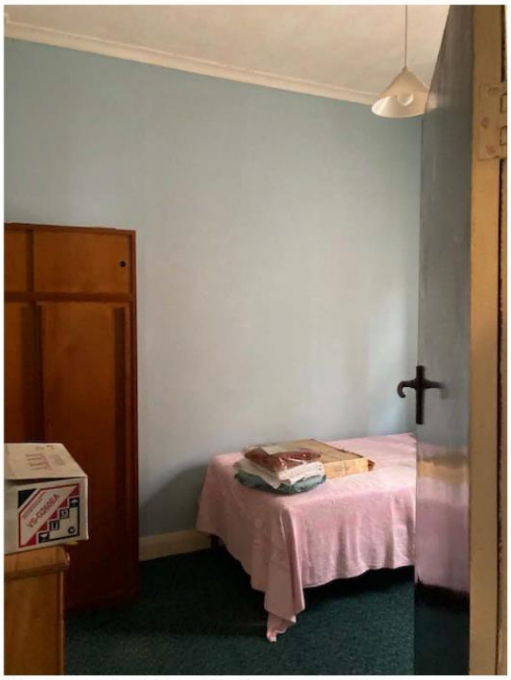
Photograph 4. Close relationship between 30 and 32 Hampton Road.

Photograph 5. Rear elevation (east)

Photograph 6. South elevation of 32Hampton Street.

Photograph 7. Lounge looking into enclosed sleepout.

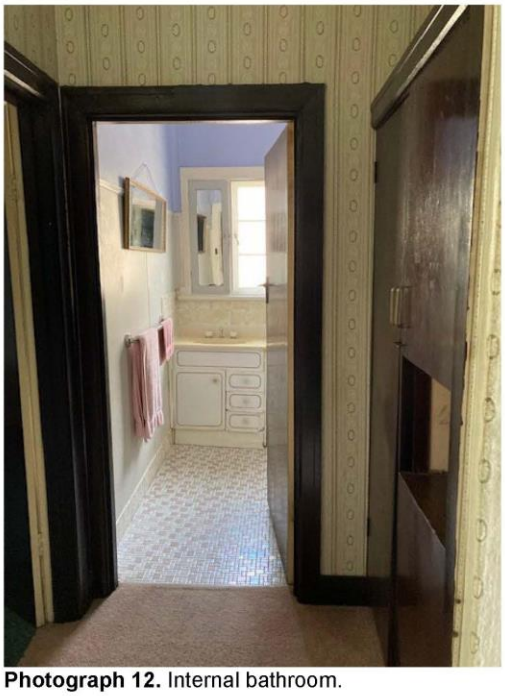
Photograph 8. Cast plaster ceilings, rose and cornices to Lounge.



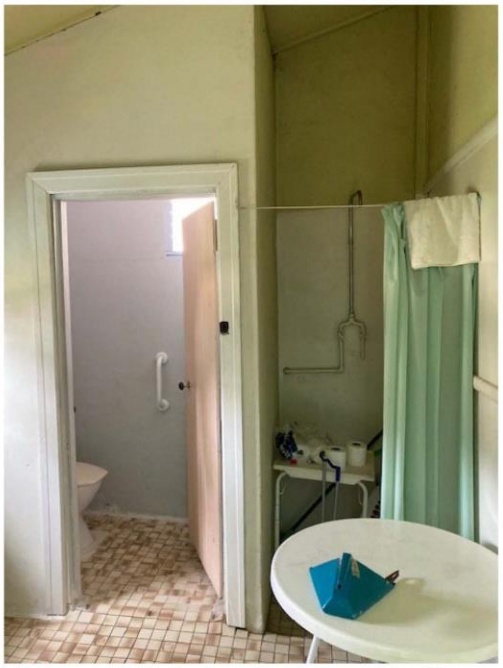
Photograph 9, Front Bedroom

Photograph 10, Ceiling in front bedroom.

Photograph 11. Kitchen



Photograph 12. Internal bathroom.



Photograph 13. Enclosed back verandah with toilet, shower and laundry.

Photograph 14. Enclosed back verandah, north

CONTEXT PHOTOGRAPHS

Photos from site visit 7/11/2022

Photograph 15. 32 Hampton Road surrounded by late nineteenth and early twentieth century housing at the south end of the block between Fothergill and Knutsford Streets. 28 and 30 Hampton Road are on the Heritage List.

Photograph 16. 32 Hampton Road (centre) was built on the site of the tennis court attached to 30 Hampton Street on the left hand side of this photograph.

Photograph 17. Looking up the hill towards the Knuttsford Street intersection. 32 Hampton Road is on the right side of the photograph. 30, 28 and 26 Hampton are all on the Heritage List.

Photograph 18. 20 and 22 Hampton Road, Inter-War era housing in the middle of the street block. These houses are not on the Heritage List but contribute to the character of the heritage area and streetscape.

Photograph 19. 18 Hampton Road, the only Late 20th Century building in this street block. A large house built over two blocks was demolished for this development in the 1970s. 18 Hampton is not on the Heritage list and does not contribute to the character of the heritage area.

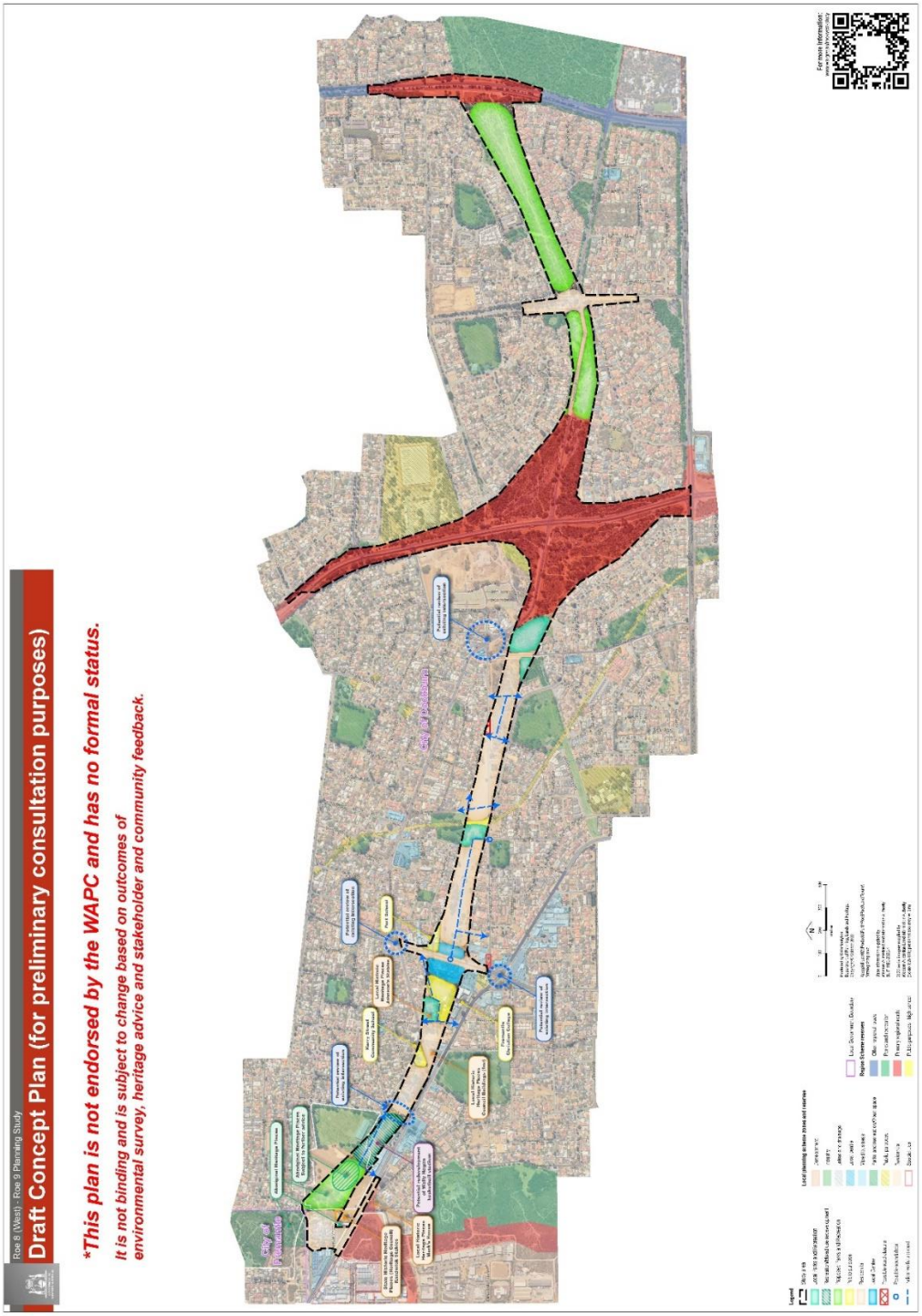
Photograph 20. 8 and 10 Hampton Road, Late Ninteenth Century houses at the north end of the street block near the Knutsford Street intersection. Both houses are on the Heritage List.

Photograph 21. The massive walls of Fremantle Prison at the intersection of Hampton Road and Fothergill Street near 32 Hampton Road. Fothergill Street is an important pedestrian link to the city centre.

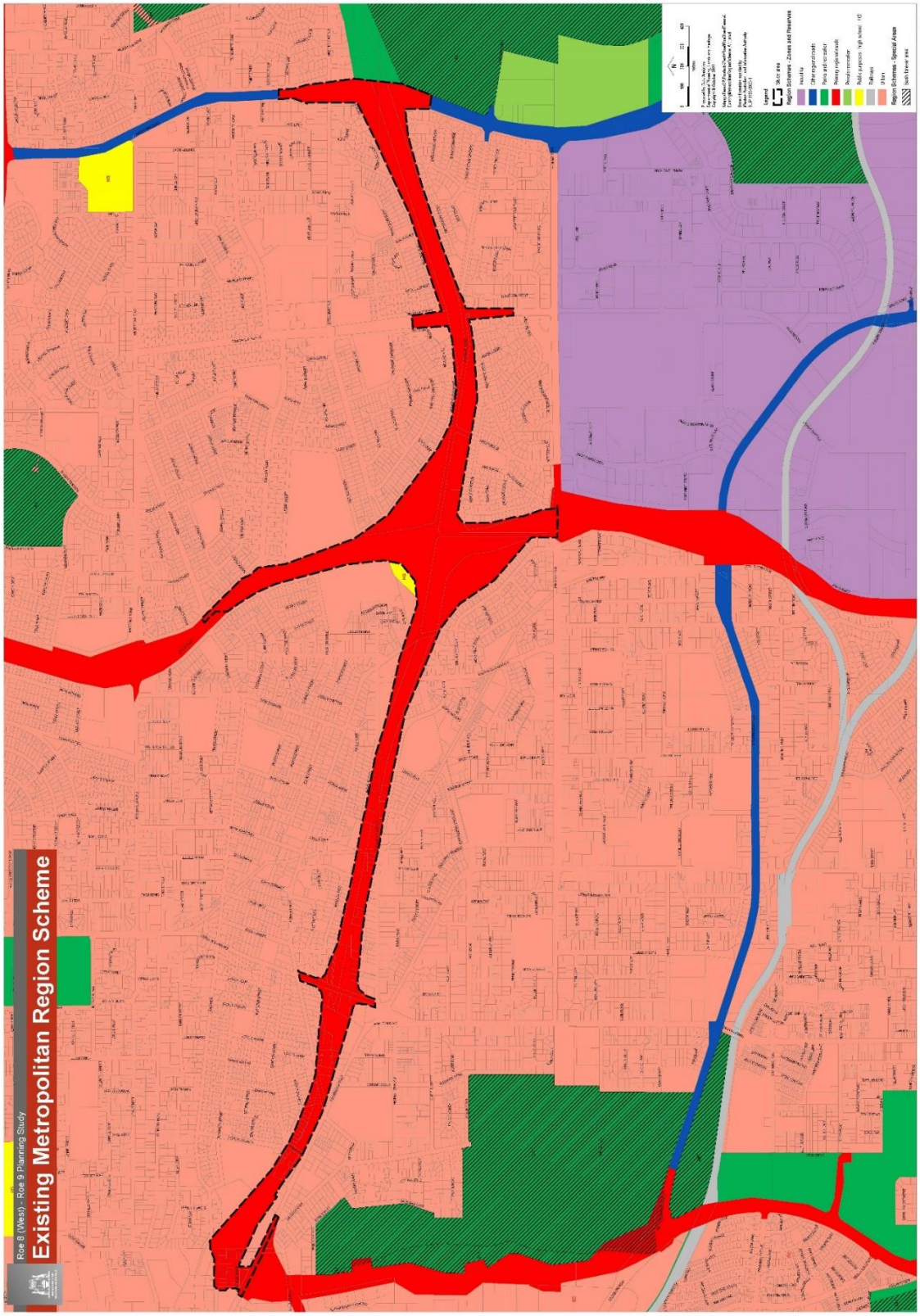
Photograph 22. Fremantle Prison walls opposite 32 Hampton Road.

PC2212-12 ROE 8 (WEST) AND ROE 9 CORRIDOR PLANNING STUDY – PRELIMINARY COMMENTS

Additional information 1. Planning study draft concept plan



Additional information 2. Planning study existing MRS



Additional information 3. Planning study potential amendment MRS