



Meeting attachments

Planning Committee

Wednesday 2 August 2023 6pm

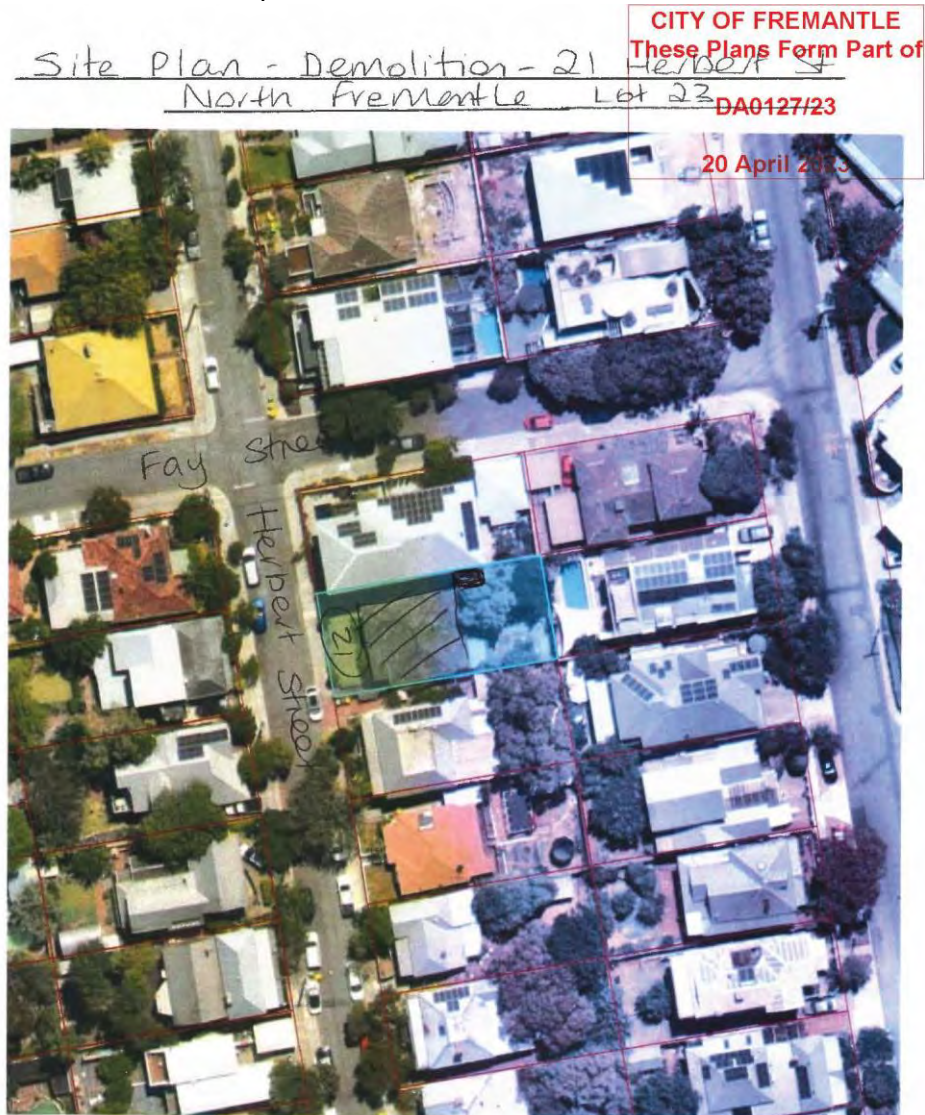
Part One



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PC2308-1 HERBERT STREET, NO. 21 (LOT 23), NORTH FREMANTLE –
DEMOLITION OF EXISTING SINGLE HOUSE AND
INCIDENTAL STRUCTURES (JZ DA0127/23)
Attachment 1 – Development Plans



No trees on property
House to be demolished 
Small Shed to be demolished. 
↑
North



ENGINEERS REPORT

Report Design Engineering Pty Ltd

Commissioned by: Mrs Venera Milanja

Address: veneramilanja@live.com

Property Owner: Mrs Venera Milanja

Property Address: No. 21 Herbert Street, North Fremantle.

Our Reference: JD 2892 – D Structural Assessment of House for Demolition.

Report Prepared By: F.C.Lunderstedt
MIE Aust., CPEng., NER

Report Date: 17th March 2023

Inspection Date: 2nd March 2023

NOTE: This document and its annexure are privileged and confidential. This expert report has been prepared for the purpose of legal advice and in contemplation of litigation.
It is not to be copied in full or any part without the written permission of Design Engineering Pty Ltd.

Document Acceptance

Action	Name	Position	Date
Prepared by	F.C.Lunderstedt	Senior Structural Engineer	17/03/2023
Reviewed by	Damian Connelly	Principal Consulting Engineer	24/03/2023
Approved by	Damian Connelly	Principal Consulting Engineer	24/03/2023
On behalf of	Design Engineering Pty Ltd		

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STRUCTURAL DESIGN, VERIFICATION & REGISTRATION BULK MATERIAL HANDLING SPECIAL DESIGN STATIC EQUIPMENT MECHANICAL PIPING



INSTRUCTIONS:

As per e-mail instruction from Mrs Venera Milanja dated 16th February 2023, the Scope of Work requires the inspection of the above property and provide a detailed report outlining the Dilapidation and Condition of the residential structure situated on the above mentioned property.

INTRODUCTION:

Following an e-mail arrangement on 16th February 2023 with Mrs Venera Milanja, a site inspection was carried out by Fred Lunderstedt – Senior Structural Engineer and Riham Massoud – Structural Engineer on Thursday 2nd March 2023 at 13H00. Mrs Venera Milanja was in attendance at the time of the inspection.

CIRCUMSTANCES:

Precinct Management - North Fremantle This place is located within the boundaries of the North Fremantle precinct which has been included on the City of Fremantle's Municipal Heritage Inventory. Any proposed development must be carried out in accordance with the heritage conservation policies adopted for the precinct.

Heritage listing

The property as listed with the Heritage Council is known as "Limestone feature(s), 21 Herbert Street – Non extant" and falls within the District of the City of Fremantle:



The property was listed in the Statutory Heritage Listings as well as Heritage Council Decisions and Deliberations in March 2007. The current Heritage Council Decisions and Deliberations status does not warrant further assessment.(28th June 2019)



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Statutory Heritage Listings				
TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Heritage List	YES	08 Mar 2007		
Heritage Area	YES	08 Mar 2007		

Heritage Council Decisions and Deliberations				
TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
RHP - Does not warrant assessment	Current	28 Jun 2019		

Other Heritage Listings and Surveys				
TYPE	STATUS	DATE	CATEGORY	DESCRIPTION
Municipal Inventory	YES	14 Oct 2000	North Fremantle Precinct	More

2088 LIMESTONE FEATURE(S) 21 HERBERT STREET - NOT EXTANT

22162 HOUSE 114 STIRLING HIGHWAY

22445 HOUSE (DEMOLISHED) 4 HEVRON STREET

Statement of Significance

North Fremantle is significant as an area located in the north of the Swan River and the Port of Fremantle with a history of settlement dating back to the Pensioner Guards in the mid nineteenth century. The area is significant for:

Physical Description

The North Fremantle Study Area comprises the northern portion of the Fremantle municipality including the North Ward and the area under the care of the Fremantle Port Authority; that is, the area north of Swan River to the northern most boundary of the Fremantle municipality.

History

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

[Show categories](#)

Creation Date: 20 Jul 2011 Last Update: 25 Jun 2021 Publish place record online (inHerit): Approved

[Disclaimer](#)

"Other" Heritage Listings include a Municipal Inventory survey carried out and adopted in December 2016 for historical Records only. The City of Fremantle has identified this place as being of historical interest only. The information is retained in the database purely for historical record keeping.

To date, the property is still to be nominated to the State Register of Heritage Places for Heritage status and will include necessary visitations and communications indicating that the property meets the threshold for entry on the State Register of Heritage Places.

Demolition

A Demolition Application is still to be lodged with the Fremantle Council in accordance with the City's Planning – **Heritage and Conservation and Development and the City's Heritage List**, which is a policy that comes under the provisions of the No. 2 Scheme Text Section 4.2, the property is identified as having considerable heritage and cultural significance.

Development Control Principles

(Refer [clause 4.2 Planning policy 3.3.31](#) – Heritage and Conservation and Development.

Demolition of a heritage building:-

- (i) Demolition of a heritage place with exceptional or considerable significance is rarely appropriate and should require the strongest justification. Demolition of a heritage place with moderate or low significance should be avoided wherever possible, although there may be circumstances where demolition is justified. The onus rests with the applicant to provide a clear justification.
- (ii) Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected.



Consideration of a demolition proposal should be based upon the significance of the building or place; the feasibility of restoring or adapting it, or incorporating it into new development; and the extent to which the community would benefit from the proposed redevelopment.

Structural condition assessment in the case of demolition:-

If structural failure is cited as a justification for the demolition of a place in the Heritage List, evidence should be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

Within the Scheme Text, there is a section that deals with Heritage listed properties. Also, there is *Local Planning Policy 3.3.21 Heritage Conservation and Development*, which is a policy that comes under the provisions of the No. 2 Scheme Text. Section 4.2 deals with demolition and the matter of **"demolition by neglect"**.

A Demolition Application is still to be lodged with the Fremantle Council in accordance with the City's Planning – **Heritage and Conservation and Development and the City's Heritage List**, which is a policy that comes under the provisions of the No. 2 Scheme Text Section 4.2, the property is identified as having considerable heritage and cultural significance.

Demolition Control All extant buildings and structures located in the precinct and identified on the MI or on any other heritage register should not be demolished. They should be conserved in accordance with the principles of the Burra Charter (The Australia ICOMOS for the conservation of places of cultural significance). Conservation of Significant Streetscapes The conservation of all individual places in the precinct should be considered in the context of the character of the surrounding heritage precinct and significant streetscapes should be conserved and protected.

Original significant buildings which contribute to the streetscape should be retained and restored. New buildings should be sympathetic to the traditional street pattern in terms of form, scale and proportion.

Conservation of Significant Buildings Significant buildings or places may be extended or adapted, however the original significant building or place should remain the dominant feature on the site when viewed from the street. Significant or original fabric should be retained and conserved wherever possible. In the event of a change of use, the new use should be appropriate to the significance of the place.

Conservation of Significant Landscape Significant landscape areas or elements should be retained and conserved. Traditional gardens and trees should be retained wherever possible and new landscape elements should reinforce the traditional planting patterns of the area wherever possible. Where new development is permitted to occur, mature trees should be retained wherever possible.

A municipal inventory was conducted in October 2000.



PRESENT SITUATION:

North Fremantle began to develop as a residential area after 1900. A large number of houses in Herbert Street display typical 1920 type architecture. As the original date of construction is unknown and based on similar style of house construction, the suspected date of construction would be approximately 1920.

Herbert Street is made up largely of heritage-protected residences with Block No. 21 being elevated with the potential for ocean views.

The house was a deceased estate and upgraded to the point of sale in 2022.

The house consists of a lounge, dining room, three bedrooms and one bathroom. Land size 412m².

The foundations to the house are timber piers with termite guards supporting the timber floor flooring, beams and joists.

The main structure of the house is composed of timber frames with a brick veneer cover on the outside and plaster board on the inside.

The roof to the house is a clay tile supported on timber trusses spaced at 600mm centers.

The chimney serving the lounge is made of face brick. The external brickwork surface at the rear end of the chimney is loose and in a state of collapse.

It has been reported that there is asbestos lining in the ceiling and walls to the house.

The toilet is situated outside the house but has since been incorporated into the house by extending the lean-to structure at the rear. The roof to this extension is steel Colorbond.

The house is serviced with gas and electricity with sewer connections to the main Fremantle sewer system. The existing septic tank has been made redundant and filled.

The timber outbuilding forming the garage is obsolete and redundant.

The brick retaining walls to the walkways at the rear of the house are cracked in several places and do not meet Building Standards.





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OBSERVATIONS: The building is showing signs of dilapidation.

MAIN BUILDING:

Poor Rain water system

Damaged Brick veneer
cladding



WEST ELEVATION

Boundary brick walls
in disrepair



WEST ELEVATION



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HEATING SYSTEM - NORTH WALL

Copper heating system
Fixed into cladding



HEATING SYSTEM - NORTH WALL

Damaged roof trusses

Damaged brick veneer
cladding



Missing barge
boards

NORTH WEST CORNER OF HOUSE



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Damaged brick veneer
cladding



NORTH WEST CORNER OF HOUSE

Cracked brick veneer
cladding



NORTH WEST CORNER OF HOUSE

Damaged and loose
Brick veneer cladding



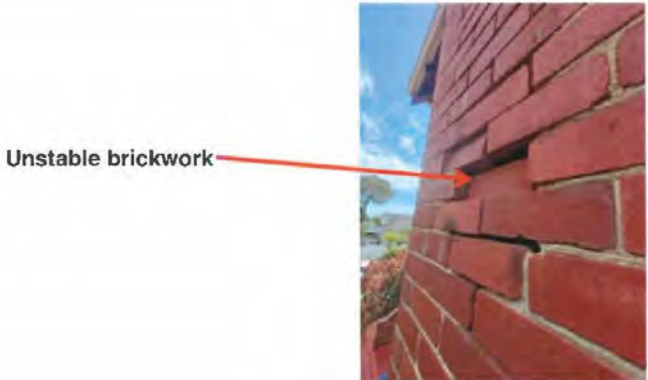
NORTH WEST CORNER OF HOUSE



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CHIMNEY - SOUTH WALL



CHIMNEY - SOUTH WALL



SOUTH WALL



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Miss-aligned roof sheeting and flashing



Chimney to Kitchen

Lean-to

Cracked paving

Lean-to

EAST WALL - BACK YARD



Damaged rafters

Cracked and miss-align retaining walls

Lean-to

EAST WALL - BACK YARD



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INTERIOR

Worn floor lining



ENTRANCE – VERANDA TO HOUSE

**Sewage vent pipe
under enclosed area**



KITCHEN – LEAN-TO



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ACCESSWAYS



Restricted entrance to laundry

ENTRANCE TO LAUNDRY



Restricted entrance to playroom

ENTRANCE TO PLAY ROOM



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LAUNDRY



LAUNDRY



LAUNDRY – LEAN-TO



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BATHROOM

Buckled & lifting
floor tiles



BATHROOM FLOOR

Damaged & replaced wall tiles



SHOWER CUBICAL

Poor fitting wall & ceiling
panels



BATHROOM CEILING



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Cracked and sagging
ceiling panels



ENCLOSED VERANDA - ENTRANCE

Cracked and sagging
ceiling panels



ENCLOSED VERANDA - ENTRANCE

MAIN BEDROOM



Poor fitting wall
panels

MAIN BEDROOM



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Poor fitting wall panels



MAIN BEDROOM

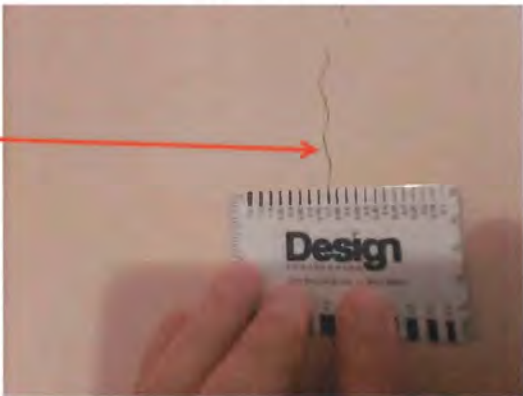
Poor fitting wall panels



Cracked ceiling panel

MAIN BEDROOM

Crack measure



MAIN BEDROOM



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Depressed ceiling



Panel cracks

Poor fitting
ceiling & wall
panels

LOUNGE – CEILING



Panel crack

LOUNGE – CEILING



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Sagging ceiling

LEAN-TO – SPARE ROOM AFTER KITCHEN



Sagging ceiling

LEAN-TO – SPARE ROOM AFTER KITCHEN



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Missing cross vent inside cubicle



Enclosed cross ventilation

Missing sewer vent

Restricted access

Enclosed gulley

TOILET

The toilet chamber is missing cross ventilation leading to outside air

The enclosure of the gulley and missing vent pipe may prove to be a health hazard.



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FOUNDATIONS



FOUNDATIONS



FOUNDATIONS



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RETAINING WALL

Cracked paving

Out of plumb wall



RETAINING WALL – BACK YARD

Damaged wall



RETAINING WALL – BACK YARD



RETAINING WALL – BACK YARD

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GARAGE - REDUNDANT

FOUNDATIONS:

FOUNDATION SUBSIDENCE

Subsidence of foundation occurs when there is a difference or a change in the ground conditions or capacity, on which the building is constructed. Recently the most popular cause of reported subsidence has been the dry summers that have caused the underlying clay subsoil to lose moisture, become desiccated and shrink. However, subsidence could just as easily be caused by the construction having been carried out in an area where there is a geological fault, or previous unknown hazards such as fill.

The foundations to the house are **not** showing any signs of subsiding. There are cracks in the wall and ceiling panels around doorways and where extensions to the house have been carried out.

The foundations for the lounge and kitchen chimney look fairly sturdy.

SOAKAGE PIT

Indications are that the soakage pit has been positioned in the front yard on the street front.

SOILS REPORT

A soils report is also not available in order to analyse the foundation bearing pressures.

HISTORICAL DATA - ASBESTOS

The probability of having asbestos on site cannot be ruled out and will only become evident once the roof sheeting and side cladding is removed.

No Dilapidation or House Inspection Reports have been prepared on the present condition of the house



DISCUSSION:

At the site inspection and considering the Historical signification of the house, property and location, the question was raised :-

- a) Upgrading the present house
- b) Demolish the house and re-develop
- c) Cost of new housing

COSTS: An estimated cost for the upgrading of the present house :

NOTE Final Cost estimate to be finalised by a Quantity Surveyor at a later stage.

OPINIONS.

It is my opinion that the house in it's present state is **SAFE** and **STABLE**. Considering the age of the building, some structural elements are deteriorating and will need to be replaced.

In the event that the house is retained and restored to its former glory in order to preserve the historic character of the property, there are a number of schemes, Rates Concessions and Heritage Grants available for financial contribution towards maintenance and preservation.



The City acknowledges the value heritage properties bring to our community and as such, may contribute 50% to general residential rates to encourage and support owners who maintain their buildings. Concessions must be applied for on an annual basis. Visit the heritage rate concession application page, when open, for information on eligibility and requirements.

In the event that the house is demolished to make way for another housing development, the costs of demolition and the development of a new dwelling will be far less than restoring the present house.

RECOMMENDATIONS:

As the present house has not been declared a Heritage Site even though it sits in a row of Heritage Declared homes and providing finances are available, it is recommended that the house be demolished and suitable materials be salvaged.

Should you have any further enquiries regarding this matter, do not hesitate to contact me.

I am qualified as a Professional Engineer as defined in Building Code of Australia 2013 Clause A1.1

(Volume 1) or Clause 1.1.1.2 (Volume 2) and that I have the appropriate experience and competence to certify all of the matters covered by this certification.

My details are listed below:-

Relevant qualifications: CPEng., MIE Aust., NER.

For and on behalf of (name of practice): Design Engineering Pty Ltd

A handwritten signature in black ink, appearing to read "F.C. Lunderstedt".

SIGNED: F.C. Lunderstedt

DATE: 24th March 2023



HISTORICAL DATA

Municipal Inventory Adopted 14 Dec 2016 (City of Fremantle)

SUPPORTING CORRESPONDENCE

Is demolition prohibited?

Where a place is entered on the Heritage List under the City's Town Planning Scheme, development approval is required for demolition of a building. The City's Heritage Conservation and Development Policy provides further information and guidance on the demolition of heritage-listed places.

How do I know if my property is listed in a Municipal Heritage Inventory or other lists?

The City will keep a copy of the Municipal Heritage Inventory and Heritage List for public access. You can also search the Heritage Council's Places Database on its website at www.heritage.wa.gov.au. This provides information on places entered in the State Register of Heritage Places, Municipal Inventories, the National Trust's List of Classified Places and other heritage lists.

Archival recording in the case of demolition

If a proposal is for the demolition of a place entered in the Heritage List, or entered in the Municipal Heritage Inventory, the Council may require the applicant as a condition of approval to submit an archival record of the place, prior to the commencement of development.

The archival record is to be in accordance with the Heritage Council's standard for archival recording, and lodged with the City and the Rockingham District Historical Society.

(e) The payment of an Administration Fee as detailed in the City's Scale of Fees for Planning Services.

DELEGATION

Unless otherwise determined by the Manager of Statutory Planning, applications for Development Approval for development of a place on a Heritage List under the Scheme with a Management Category of "B", "C" or "D" and demolition of a place with a Management Category of "D", which comply in all respects with the objectives and provisions of this Planning Policy will be dealt with under delegated authority, pursuant to Clause 83 of the deemed provisions of Town Planning Scheme No.2 and Planning Procedure 1.1 - Delegated Authority.



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Results

Property

Showing 1 item of 1

HERITAGE DETAILS - CITY OF FREMANTLE

Property No	12915
Address	21 Herbert Street NORTH FREMANTLE WA 6159
Place number - Shc	20888.00
Heritage place name	LIMESTONE FEATURE(S), 21 HERBERT STREET - NOT EXTANT
More info place	More info
Adjacent to a property listed on the state register of heritage place	NO
In an aboriginal heritage area?	NO
Heritage area	North Fremantle Heritage Area
State heritage registered	NO
Within world heritage zone	NO
Heritage listed	NO

Responsibility and review information	
Responsible officer:	Manager Strategic Planning and City Design
Document adoption/approval details	27 August 2008 - PSC0808-225
Document amendment details	28 September 2011 - PSC1109-167 22 October 2014 - PSC1410-160 14 December 2016 - PC1612-14 24 January 2018 - PC1801-8 23 May 2018 - SPT1805-4 27 February 2019 - SPD1902-3 24 July 2019 - SPT1907-2 16 September 2020 - SPT2009-1 23 February 2022 - PC2202-12 27 April 2022 - PC2204-3 27 July 2022 - PC2207-8
Next review date	27 July 2023



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BEFORE YOU BUY
BEFORE YOU BUILD

Asbestos Inspection and Condition Report (Sampling)

Inspection Date: Tue, 4 Apr 2023

Property Address: 21 Herbert St, North Fremantle WA 6159,
Australia





Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.
	This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 4 Apr 2023

Modified Date: Sat, 8 Apr 2023





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The Parties

Name of the Client: Venera Milanja

Name of the Principal (If Applicable):

Job Address: 21 Herbert St, North Fremantle WA 6159, Australia

Client's Email Address: Veneramilanja@live.com

Client's Phone Number: 0405 021 799

Consultant: Pieter Jansen Ph: 0492 487 855
Email: Aveley@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Aveley)

Company Address and Postcode: Aveley 6065

Company Email: Aveley@jimsbuildinginspections.com.au

Company Contact Numbers: 0492 487 855

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Asbestos visual inspection and sampling.





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Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
ACM - Urgent and Hazardous Condition		✓
ACM - High Risk Condition		✓
ACM - Low Risk Condition		✓
ACM Confirmed in Samples	✓	
ACM Samples Negative		✓

Overall Condition

In summary, the building, compared to others of similar age and construction is in average condition with Asbestos (ACM or ACD) present in varying conditions requiring client action.





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Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Footpath, Driveway, Shed
Other Timber Bldg Elements	Internal Joinery, Doors, Door Frames, Skirting Boards, Floorboards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine





Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Wall Exterior
- Interior
- Exterior
- Roof Void - Part

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and the presence of Asbestos or Asbestos Containing Materials or Dust may not be obvious until removed or access provided.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part

Inaccessible areas were excluded from this inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make these areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust may be concealed by the following obstructions which prevented full inspection:

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- External concrete or paving
- Floor coverings
- Furniture





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- Fixed Furniture - Built-in Cabinetry
- Insulation
- Stored items

The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-Inspect these areas as a matter of urgency.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.





Section D Significant Items

ACM - Urgent and Hazardous Condition

No evidence was found

ACM - High Risk Condition

No evidence was found

ACM - Low Risk Condition

No evidence was found

ACM Confirmed in Samples

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.01

Building: Main Building
Location: Kitchen
Finding: ACM Suspected Wall Sheets - Sample# 001
Information: The bottom wall panel under the shelf to the left of the entrance to the kitchen (from the main entrance) are suspected to have been constructed with the use of asbestos-containing materials (ACM). The observable area of wall sheeting appear to have no obvious signs of damage or deterioration, indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

Sample# 001 was taken from the bottom corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos was detected.

When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

No works should be carried out to the ACM or associated building elements without further specialist advice.



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Asbestos, Asbestos Containing Materials and Asbestos Dust 4.02

Building:	Main Building
Location:	Toilet
Finding:	ACM Suspected Wall Sheets - Sample# 002
Information:	Walls throughout the toilet outside the kitchen towards the rear of the building are suspected to have been constructed with the use of asbestos-containing materials (ACM). Sections of the wall sheets appear to be in poor condition, showing evidence of damage and deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk. Sample# 002 was taken from the top righthand corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Crocidolite Asbestos were detected. When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

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No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.03

Building:	Main Building
Location:	All External Areas
Finding:	ACM Suspected Artificial or Fake Brick Cladding - Sample# 003
Information:	Several forms of artificial or fake brick 'look' cladding materials contain Asbestos. At the time of the inspection, the observable areas of the cladding appear to subject to damage and deterioration and/or points of attachment or fixings appear to be in an unsealed condition. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk. Sample# 003 was taken from the fake brick cladding for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Amosite Asbestos were detected. In the interim, any damaged or deteriorated areas should be isolated, with consideration given to potential interim remedial works, such as the application of

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sealants to limit the release of airborne fibres by appropriately qualified tradespeople.
Removal by a Licensed Asbestos Removal firm would be advised.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.04

Building:	Main Building
Location:	Toilet outside room
Finding:	ACM Suspected Wall Sheets - Sample# 004
Information:	Walls throughout the toilet outside the kitchen towards the rear of the building are suspected to have been constructed with the use of asbestos-containing materials (ACM). Sections of the wall sheets appear to be in poor condition, showing evidence of damage and deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk. Sample# 004 was taken from the bottom right corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more detail. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Crocidolite Asbestos were detected. When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised.



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Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

No works should be carried out to the ACM or associated building elements without further specialist advice.





Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- In summary, the building compared to others of similar age and construction was found comparable at the time of the inspection.

Samples of the wall panels in the kitchen and bathroom as well as external fake brick cladding were sent for laboratory testing.

All the samples returned Positive for Asbestos. Refer to report from the Lifetree Environmental (NATA accredited lab).

The external fake brick cladding and the wall panel in the toilet do show signs and damage and deterioration to the material. This will increase the risk of airborne fibres. The client is advised to act with caution around these areas and seal exposed areas where possible.

Client should always consider that some Asbestos could easily be missed from a visual inspection. Always contact your building inspector should you suspect an item containing asbestos.

For further information, advice and clarification please contact Pieter Jansen on: 0492 487 855



Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Areas inspected - Suspected ACM - no samples taken
Information:	These photographs are an indication of the areas inspected for potential ACM. No samples were taken from these areas.

The client is advised to assume that the affected areas and construction material in the associated photos contains Asbestos.

Vinyl floor covering may have several asbestos containing materials (ACM), including within the vinyl body of the tiles/sheeting, as a fibrous backing to the tiles, or as an asbestos-based adhesive used to fix the tiles to the adjoining floor. At the time of the inspection, the observable areas of vinyl flooring appear to be free of damage or deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

The panel at the main entrance indicated by the photos should also be considered to contain asbestos.

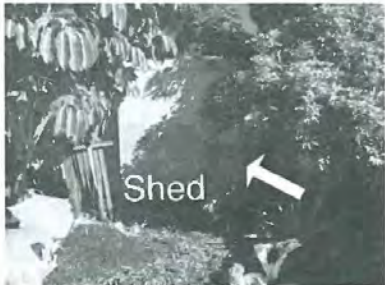




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Tiles, underlay and glue



Shed



Fence



Gapping



Panel at entryway





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Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Asbestos Removal Licence	Asbestos removal licence means a Class A asbestos removal licence or a Class B asbestos removal licence under WHS Regulations Chapter 8.
Asbestos Removal Work	Asbestos removal work means: (a) work involving the removal of asbestos or ACM or (b) in Part 8.10, Class A asbestos removal work or Class B asbestos removal work.
Asbestos Removalist	Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work.
Asbestos Waste	Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools.
Asbestos-Containing Dust or Debris (ACD)	Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Asbestos-Related Work	Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exceptions set out in regulation 419(3), (4) and (5).
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).





Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting enclosing, furnishing or servicing building space.
Clearance Certificate	A clearance certificate is issued in accordance with Regulations. The licensed asbestos assessor or competent person must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Clearance Inspection	Clearance Inspections are carried out by a licensed asbestos assessor after asbestos removal has been commissioned at a workplace. The licensed assessor must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Client	The person or other entity for whom the inspection is being carried out.
Competent Person	A competent person means: (f) for a clearance inspection, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds: (i) a certification in relation to the specified VET course for asbestos assessor work or (ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health (g) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Encapsulation (Asbestos)	Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be advised. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your Inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician.
Friable Asbestos	Friable asbestos means material that: (a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and (b) contains asbestos.
In-Situ Asbestos	In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.



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Licensed Asbestos Assessor	Licensed asbestos assessor means a person who holds an asbestos assessor licence.
Licensed Asbestos Removal Work	Licensed asbestos removal work means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required.
Licensed Asbestos Removalist	Means a person conducting a business or undertaking who is licensed under these Regulations to carry out Class A asbestos removal work or Class B asbestos removal work.
Limitation	Any factor that prevents full or proper inspection of the building
Major - Asbestos	A Major Defect in the context of an Asbestos Inspection and Condition Report is any Asbestos or ACM which is present in the building, in a poor condition or in a high-risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to the age of materials, material deterioration, damage or probability of damage and degree of human interaction with or access to the element.
Membrane Filter Method	The membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Minor - Asbestos	Minor in the context of an Asbestos Inspection relates to Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release. For example, the Asbestos or ACM could be in a low traffic area, with little probability of interaction or use and is in good, encapsulated or sealed condition.
NATA	NATA means the National Association of Testing Authorities, Australia.
NATA Accredited Laboratory	NATA-accredited laboratory means a testing laboratory accredited by NATA or recognised by NATA either solely or with someone else.
Naturally Occurring Asbestos	Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.
Non-Friable Asbestos	Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space





access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and
- (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Reasonably Practicable	In most acts and regulations, 'reasonably practicable', in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including: (a) the likelihood of the hazard or the risk concerned occurring and (b) the degree of harm that might result from the hazard or the risk and (c) what the person concerned knows, or ought reasonably to know, about: (i) the hazard or the risk and (ii) ways of eliminating or minimising the risk and (d) the availability and suitability of ways to eliminate or minimise the risk and (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.
Respirable Asbestos Fibre	Respirable asbestos fibre means an asbestos fibre that: (a) is less than 3 micrometres wide and (b) more than 5 micrometres long and (c) has a length to width ratio of more than 3:1.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Safety Hazard - Asbestos	Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.







Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk of undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not a building or structural report. Other than in relation to asbestos, this report does not address any health and safety risks relating to the Property, including its structure.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and





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may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject of a special purpose pool inspection.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and





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**YOUR
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21 Herbert Street, North Fremantle Western Australia, 6159 Australia

Pre-Purchase Standard
Property & Timber Pest Report



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Your Building Inspector

DA0127/23

Suit 3656, 9/204 Alice St, Brisbane, Queensland,

4000

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1800 000 924

27th Mar, 2023

PRE-PURCHASE STANDARD PROPERTY & TIMBER PEST REPORT

In accordance with AS 3660.1

Form: C3 - 4th March 2015

Report number:	7542103
Inspection Date:	27th Mar, 2023
Property Address	21 Herbert Street, North Fremantle Western Australia, 6159 Australia

Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Timber Pest Detection Consultant" means person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

Property report

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements, collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- Structural Cracking and Movement - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- Deformation - an abnormal change of shape of Primary Elements resulting from the application of load(s).



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(c) Dampness - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Secondary Elements" means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.



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LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to conduct, or arrange, ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.



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TIMBER PEST REPORT

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Timber Pest Attack" means Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action.
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

"Tests" means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

"Subterranean Termite Management Proposal" A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.



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ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.



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Special conditions or instructions		DAR127/23
Special conditions or instructions	There are no special conditions or instructions.	20 April 2023
Special conditions or instructions notes:	Nil.	

The parties

Pre-engagement inspection agreement number:	
Name of Client:	Venera Milanja
Name of Principal:	
Address of Client:	
Client's email:	veneramilanja@live.com
Client's telephone number:	+610505 021 799

SECTION A RESULTS OF INSPECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

PROPERTY REPORT - SUMMARY

In respect of significant items:

Evidence of Serious Safety Hazards	was observed - see Section D, Item D1
Evidence of Major Defects	was observed - see Section D, Item D2 - D21
Evidence of Minor Defects	was observed - see Section D, item D22
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Low. See Section C for details

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section G "Important Notes".	
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TIMBER PEST REPORT - SUMMARY

In respect of significant items:

Evidence of active (live) termites	undetermined
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Evidence of termite activity (including workings) and/or damage	undetermined	DA0127/23
Evidence of a possible previous termite management program	was not found	20 April 2023
The next inspection to help detect any future termite attack is recommended in	immediately/months	
Evidence of chemical delignification damage	was found - See Item E6	
Evidence of fungal decay activity and/or damage	was not found	
Evidence of wood borer activity and/or damage	undetermined	
Evidence of conditions conducive to timber pest attack	was found - See Items E9 - E13	
Evidence of major safety hazards	was found - See Item E14	
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered	Low. See Section C for details	

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G "Important Notes".	
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SECTION B GENERAL

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

GENERAL DESCRIPTION OF THE PROPERTY

Residential building type:	Detached house
Number of storeys:	Single storey.
Approximate building age:	50 years
Approximate year when the property was extended:	undetermined



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Smoke detectors:	2 fitted, but not tested	DA0127/23
Siting of the building:	Towards the middle of a medium block.	20 April 2023
Gradient:	The land is relatively steep.	
Site drainage:	The site appears to be poorly drained.	
Access:	Reasonable pedestrian and vehicular access	
Main utility services:	Electricity (grid), Gas (grid), Water (town), Sewer (town)	
Occupancy status:	Occupied and fully furnished	
Orientation (to establish the way the property was viewed):	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.	
Prevailing weather conditions at the time of inspection:	Dry	

PRIMARY METHOD OF CONSTRUCTION

Main building - floor construction:	Suspended timber frame
Main building - wall construction:	Timber framed
Main building - roof construction:	Timber framed and concrete tiles
Other building elements:	Not applicable
Additional Details:	
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

INCOMPLETE CONSTRUCTION

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
--	-------------------

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

ACCOMMODATION & SIGNIFICANT ANCILLARIES

Room Type: Living rooms	Quantity: 2
Room Type: Bedrooms	Quantity: 3
Room Type: Bathroom/Ensuite	Quantity: 1



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Room Type: Separate toilet	Quantity: 1	DA0127/23
Room Type: Kitchen	Quantity: 1	20 April 2023
Room Type: Laundry	Quantity: 1	

PARKING

Type: Unattached Garage	Quantity: 1
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SECTION C ACCESSIBILITY

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Readily Accessible Areas" means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Building & Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term "Building & Site" is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

AREAS INSPECTED

The inspection covered the Readily Accessible Areas of the property	Building Interior, Building Exterior (main building facades to 3600mm overall height, immediate hardstand areas and attached structures), Roof Exterior (max overall height 3,600mm), Roof Space (min headheight 1,000mm), Subfloor Space (min headheight 800mm)
Additional comments:	

STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	No
Was the inspection limited to assessing the interior or exterior of a particular unit?	No
Additional comments:	



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OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	There were no obstructions	DA0127/23 20 April 2023
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INACCESSIBLE AREAS

Were there any normally accessible areas that did not permit entry?	All normally accessible areas permitted entry
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UNDETECTED DEFECT RISK ASSESSMENT

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:	Low
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Additional comments:	
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SECTION D PROPERTY REPORT

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

SERIOUS SAFETY HAZARDS

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:	The following evidence was found
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Safety Hazard Details



Old electric wiring system in roof space. Electrocution hazard.

INSIDE CONDITION - MAJOR DEFECTS

Ceilings	The following evidence of Major Defects was found
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Ceiling Defects



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Large cracking to ceiling in kitchen area



Large cracking to ceiling on porch

Internal Walls	No evidence of Major Defect was found
Floors	No evidence of Major Defect was found
Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of Major Defect was found
Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defect was found
Bathroom fittings	No evidence of Major Defect was found
Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	No evidence of Major Defect was found
Roof space	The following evidence of Major Defects was found

Roof space Defects



Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.



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Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.

Subfloor space	No evidence of Major Defect was found
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OUTSIDE CONDITION - MAJOR DEFECTS

External walls	The following evidence of Major Defects was found
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External Wall Defects



Masonry brickwork large gaps and loose bricks evident



Masonry brickwork large gaps and loose bricks evident

Windows	No evidence of Major Defect was found
External doors (including patio doors)	No evidence of Major Defect was found
Platforms (including verandahs, patios, decks and the like)	No evidence of Major Defect was found
Other external primary elements	No evidence of Major Defect was found
Other external secondary & finishing elements	No evidence of Major Defect was found
Roof exterior (including roof covering, penetrations, flashings)	No evidence of Major Defect was found
Rainwater goods	No evidence of Major Defect was found



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The grounds	Not inspected as outside the Scope of Inspection	DA0127/23
Walls & fences	Not inspected as outside the Scope of Inspection	20 April 2023
Outbuildings	Not inspected as outside the Scope of Inspection	

MINOR DEFECTS

D22 Minor defects: Monitoring and normal maintenance must be carried out (see also Section F 'Important note'). How many minor defects were noted?	quite a few
Comments on Minor Defects	Wall and ceiling linings - scuffs, dents, scratches and blemishes generally throughout, External walls - hairline cracks evident to masonry mortar joints, Eaves - gaps evident to eave and wall junctions, Gutters - signs of corrosion evident, Downpipes - signs of corrosion evident, Roof - concrete roof tiles weathered and deteriorated, Asbestos - possible asbestos linings evident. Recommend immediate sample and testing., Ceiling linings - hairline cracks evident to cornice and wall joints, Ceiling linings - hairline cracks evident to plasterboard joints, Wall linings - hairline cracks evident at door heads, Wall linings - hairline cracks evident at window heads, Wall linings - hairline cracks evident to plasterboard joints, Wet areas- silicone/caulking deteriorated, Wet areas - grout to floor tiles deteriorated, Wet areas - cracked/broken floor tiles evident, Kitchen - silicone/caulking deteriorated, Skirting and architraves - hairline cracks evident, Gutters full of debris, Sub floor asbestos sheets and debris stored, Subfloor- debris stored, No insulation installed to roof space

Minor Defect Photos





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SECTION E TIMBER PEST REPORT

The following items were reported on in accordance with the Scope of Inspection

TIMBER PEST ATTACK

E1 Active (live) termites	Presence was undetermined
E2 Subterranean termite management proposal	A Proposal is recommended. Where there is part or no evidence of any existing termite management system present, or any timber pest inspections undertaken within the last 12 months, we recommend that a licensed timber pest management company is immediately engaged to inspect and install a termite management system that completely protects the property in accordance with Australian Standard AS3660. Further, as the property is unprotected and our inspection is visual only in accordance with AS4349.3, we recommend a thorough inspection throughout the property by a licensed timber pest management company immediately. Invasive techniques may be required to thoroughly inspect the property within wall cavities etc. We recommend this is undertaken prior to entering into an unconditional contract of sale to purchase the property.
Important Note	If a 'proposal is recommended', we recommend that a licensed timber pest management company is immediately engaged to inspect and install a termite management system that completely protects the property in accordance with Australian Standard AS3660. Furthermore, as the property is unprotected and our inspection is visual only (as required under AS4349.3), we recommend a thorough inspection throughout the property by a licensed timber pest management company immediately. Evasive techniques may be required to thoroughly inspect the property within wall cavities etc. If purchasing the property, we recommend this is undertaken prior to entering into an unconditional contract of sale.

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E3 Termite workings and/or damage	No evidence was found	DA0127/23
E4 Previous termite management program	No evidence was found.	20 April 2023
E5 Frequency of future inspections: The next inspection to help detect termite attack is recommended in:	immediately	
E6 Chemical delignification	The following evidence was found:	
Location	Roof space	
Additional Comments	Chemical delignification is present throughout entire roof space in timber roof battens and rafters. Advanced stages.	

Chemical Delignification Photos

E7 Fungal decay	No evidence was found.
E8 Wood borers	Presence was undetermined.

CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation	No evidence was found
E10 The presence of excessive moisture	The following evidence was found

Excessive Moisture Photos



Downpipes draining against house walls-
recommend soakwells



Downpipes draining against house walls-
recommend soakwells



Downpipes draining against house walls-
recommend soakwells

E11 Bridging or breaching of termite barriers and inspection zones	No evidence was found
E12 Untreated or non-durable timber used in a hazardous environment	No evidence was found



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E13 Other conditions conducive to timber pest attack	The following evidence was found	DA0127/23
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Other Conducive Condition Photos



Loose timbers sitting in natural ground -sub floor

MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards	The following evidence was found
Location	Roof space
Details of Evidence	Chemical delignification throughout roof space in timber roof battens and rafters, advanced stages. recommend not walking on roof exterior due to potential collapse.

Safety Hazard Photos



SECTION F CONCLUSION

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

PROPERTY REPORT



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The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Above Average	DA0127/23 20 April 2023
The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Above Average	
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Below Average	

TIMBER PEST REPORT

Treatment of Timber Pest Attack is required.	Undetermined
In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is	Recommended - see Item E2
Removal of Conditions Conducive to Timber Pest Attack is necessary.	Yes, as detailed in Section E
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	immediately

SECTION G IMPORTANT NOTES

PROPERTY REPORT - IMPORTANT NOTE

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

TIMBER PEST REPORT - RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this inspection.



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SECTION H ADDITIONAL COMMENTS	
Additional comments	There are no additional comments

SECTION I ANNEXURES TO THIS REPORT	
Annexures to this report	General Inspection Photos

Annexure Photos



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



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Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



External



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External



External



External



External



External



External



External



Sub-floor



Sub-floor



Sub-floor



Sub-floor



Sub-floor



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SECTION J CERTIFICATION

DA0127/23

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks-Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

20 April 2023

Name:	
Mobile No:	
Licence No:	Builders Lic. No. BR100941
Authorised Signatory:	
Date of Issue:	27th Mar, 2023

Attachment 2 – Site Photos



Photo 1 – Subject site as viewed from Herbert Street (West Elevation)



Photo 2 – Subject site as viewed from Herbert Street (West Elevation) – showing concrete path with steps up to enclosed verandah



Photo 3 – Subject site as viewed from the rear (showing east elevation)





Photo 4 – 21 Herbert Street and adjoining property (19 Herbert Street – late 19th Century single storey limestone house).



Photo 5 – 19 Herbert Street and adjoining property 17 Herbert Street – constructed in 1950.



Attachment 3 –Heritage Impact Assessment

Heritage Impact Assessment –DEMOLITION OF PLACE

Address: 21 Herbert Street, North Fremantle
Application number: DA0127/23
Proposal: Demolition of all buildings on site
Requesting officer: Joseph Zlnay
Date: 18/05/2023



21 Herbert Street, Landgate Aerial photograph, CoF ESRI 2023

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0127/23 and the affect that they will have upon the heritage values of 21 Herbert Street and the North Fremantle Heritage Area. The proposed changes include:

- Demolition of house and all structures on site

HERITAGE LISTINGS

Heritage Place Name	Limestone features – 21 Herbert Street
State Register of Heritage Places	No
City of Fremantle Heritage List	No
City of Fremantle Heritage Area	North Fremantle Precinct Heritage Area
Local Heritage Survey	Yes
Management Category	Historic Record Only
Inherit database place record	20888
Further comment	Removed from Heritage List in 2016



RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Site visit 3 May 2023

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

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.

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),

¹ North Fremantle Heritage Study, 1993



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 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.

² North Fremantle Heritage Study, 1993

³ HCWA Register Entry, Victoria Quay, Fremantle, March 202

⁴ North Fremantle Heritage Study, 1993

⁵ North Fremantle Heritage Study, 1993

Individual property history

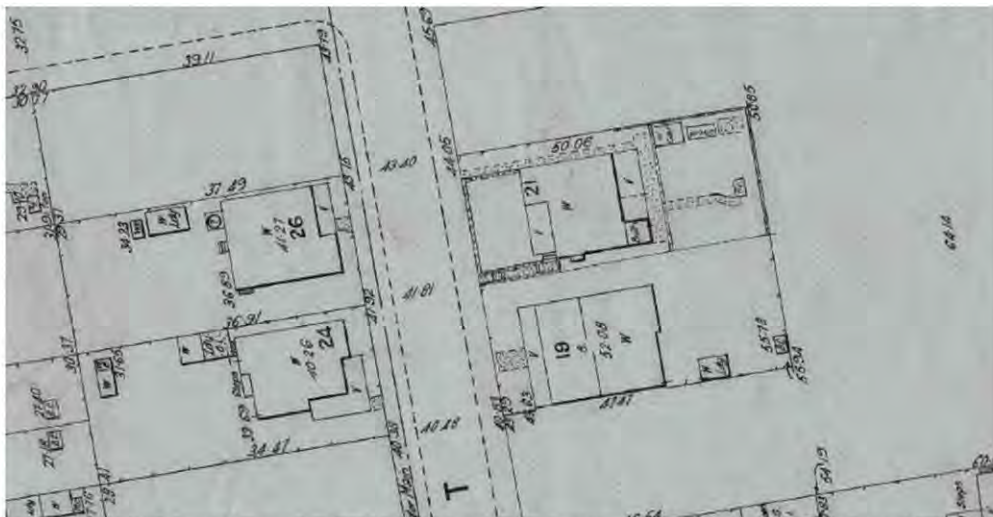
The following information was taken from the Inherit place record for 21 Herbert Street:

Originally known as Mary Street, the majority of Herbert Street was developed between 1900 and 1910 (predominantly brick and stone houses), although some lots remained vacant until the immediate post-World War Two period (predominantly weatherboard houses). The street accommodated a mixture of owner/occupier residences and rental properties. Mary Street was gazetted as a public highway in 1905 and the name was changed to Herbert Street in 1922/23.

Charles Yenson, of 192 York Street Subiaco, owned lot 23 of P70 from 1921. He then passed the title to Charles Schemberg, who in turn passed it on to his brother Reuben, who then passed it to his other brother Arthur Schemberg. Arthur Schemberg owned the lot until at least 1933, and it remained undeveloped and unimproved throughout this time. The timber house at 21 Herbert Street first appears in the Post Office Directory of 1945 as occupied by William F. Binning. He owned and occupied the place until his death in 1969. The place was then held by his estate, until it passed to his wife, Feye. It appears that she did not live there, and let the place to several tenants. It is not known when the house was demolished (post 1986?).

Limestone features (no longer extant) were identified on the site in the "Heritage Report on: 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986. It is not known what form the features took.

Further investigation has revealed that some of this information is incorrect. Metropolitan Sewerage plans show a timber house standing at 21 Herbert Street in 1940. The outline of this house plus the front masonry wall and steps and outbuildings match those existing on site today showing that 21 Herbert Street was constructed prior to 1940.



Part of PWDWA drawing showing 21 Herbert Street, Metropolitan Sewerage North Fremantle Municipality, Sheet 2021, dated 27/06/1940

Landgate has been taking aerial photographs of the North Fremantle area since 1947. These aerial photographs all show the house at 21 Herbert Street in its current form indicating that it has remained largely unaltered since construction and has not been demolished as suggested in the information in the Place Record. The hipped tile roof is shown on all photographs.



Part of Landgate aerial photograph of North Fremantle, 1947



Part of Landgate aerial photograph of North Fremantle, 1965



Part of Landgate aerial photograph of North Fremantle, 2023



Part of Map 3, North Fremantle, Report on 19th Century Limestone Walls and Steps, 1986

21 Herbert Street was included on the first Fremantle Municipal Heritage Inventory in 2000 as Limestone Features, 21 Herbert Street. Places with limestone features were generally taken from the 1986 survey, “19th Century Limestone Walls and Steps in Fremantle”, which identified historic walls and remnants of limestone outcrops because the *“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.”* The Limestone features management category recommended that *“In the event of a management application the site should be inspected to determine whether the limestone feature is extant. The significance of the feature should be determined. If the feature is of heritage significance it should be retained and conserved.”*

In 2016 the site was inspected, and it was determined that there was no extant limestone feature on site. Council approved the removal of 21 Herbert Street from the Heritage List and the modification of the Local Heritage Survey management category from Limestone Features to Historic Record only.

Apart from the historic Landgate aerial photos and the 1940 sewerage plan little other documentary evidence has been found on 21 Herbert Street. There is no place file for 21 Herbert Street in the City of Fremantle Local History Collection. There are no building licence drawings in the City of Fremantle archives or any other records of building work. The lack of building licences confirm that no major changes have been made to the place over the last eighty years.

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.

In Craig Burton’s North Fremantle Heritage Study, which was used as the foundation document for the identification of the North Fremantle Heritage Area, Herbert Street is part



of the Cypress Hill Slopes sub-area. This area is “characterised by small scale residential development with small commercial pockets”. The buildings date mostly from the early 20th Century with some Inter-War infill. More standard house forms have been adapted to suit steeper topography with limestone retaining walls and stepped development. There is a mixture of limestone and timber construction houses.

Herbert Street is a short two block street that runs parallel with Thompson Road and Stirling Highway. It starts at Harvest Street in the south, crosses Faye Street and ends in a cul-de-sac at the rear of the properties lining Letitia Road. The east side of the street becomes elevated as the topography slopes up towards Cypress Hill. Old limestone houses are generally found on the flatter parts of the street and timber houses, often later Inter-War and Post War development, in the more elevated parts. Limestone and brick retaining walls on the front boundary are common in the more elevated sections of the street. Inter-War and Post War era houses are set back slightly more on the site than the earlier houses which have narrow front gardens.

Most of the houses in Herbert Street are included on the City of Fremantle Heritage List and have a similar built form, style, and material. Together these houses create an identifiable streetscape character. The exceptions to this common character are two large, recently constructed masonry houses flanking Faye Street and immediately to the north of 21 Herbert Street. The scale of these houses is magnified by the slope of the land which has allowed three storey construction on the Herbert Street boundary.

21 Herbert Street stands on a steeply sloping site on the east side of Herbert Street. The single storey timber framed house is sited centrally at the front of the block with a red face brick retaining wall to the front boundary and matching steps and red painted concrete path leading up to an enclosed verandah at the front of the house. The house is set back slightly further on the site than the adjacent earlier houses.



21 Herbert Street, May 2023.



21 Herbert Street is an Inter-War era timber framed house with a hipped roof clad in tiles and a front verandah set beside a projecting front room. Sometime after construction the weatherboard exterior walls were clad with 'Brick Clad' asbestos cement sheeting, some timber windows were replaced with aluminium sliders and the front and back verandahs were enclosed with aluminium windows and stud framing. Some original timber weatherboards and windows have been retained in the front and back verandahs. There is a casement sash window with lead lights to the Lounge, a double hung sash window to the Kitchen and a half-glazed front door to the hall. It is not known if the 'Brick Clad' sheeting was installed over the original weatherboards or if they were removed first.

The house has a typical layout for an Inter-War era house with a central hall, two bedrooms, a lounge, a dining room, an internal bathroom and a kitchen all located in the main section of the house and a laundry and a sleep-out in the rear-lean to verandah section. A small stud framed addition has been attached to the rear of the lean-to section to enclose the original freestanding external brick toilet and connect it to the house.

Internally the house is largely as constructed, the room layout has not been altered and it has retained its original finishes and fixtures including Jarrah floor boards, moulded architraves and skirting boards, and decorative cast plaster ceilings with cornices and roses. The Lounge has a fireplace with a face brick surround and timber mantle and a set of lead light glazed French doors open into the Dining room. The internal bathroom and kitchen would appear to have been refurbished in the 1970s/ 80s. The rear lean-to section is also largely intact although the laundry fit out dates from the 1970s/80s and the windows have been replaced with aluminium sliders. The original brick toilet has been rendered.

Condition

Generally, the house at 21 Herbert Street is in reasonable condition and appears to be structurally sound. Items that are in poor condition such as the Brick-Clad external wall cladding, fit-out of bathroom, kitchen and laundry have little heritage significance and can be removed / replaced without affecting the heritage value of the place. The upper section of the brick chimney on the south wall is in poor condition with eroded mortar joints. The timber shed on the north side of the house is in poor condition.

Structural report

A structural report was submitted as part of this application - *JD2892 – D Structural Assessment of House for Demolition, 2/3/2023 by Design Engineering Pty Ltd.*

This report has not identified any major structural issues with 21 Herbert Street. It has confirmed that there is no subsidence affecting the house and that it is 'safe and stable'.

The report lists many items that require refurbishment or remediation but do not affect the structural stability of the place, including:

- Deteriorated Brick-Clad asbestos cement sheet external wall cladding
- Deterioration of rafter ends to rear enclosed verandah
- Minor cracking to some internal plaster wall and ceiling linings
- Sagging ceilings to the enclosed front and rear verandahs
- Non-compliant plumbing and electrical services
- Deteriorated and outdated bathroom, kitchen and laundry fit-outs
- Cracking and deteriorated external paving and retaining walls



Asbestos Report

Asbestos Inspection and Condition Report (Sampling), 4 April 2023, Jim's Building Inspections was included in this planning application. This report records the extent and condition of asbestos bearing building materials in the house:

- High risk areas – items that contain asbestos and are damaged increasing the risk of loose fibres
 - o Rear room enclosing toilet – internal and external wall cladding and ceiling lining constructed from asbestos cement sheeting – some sections are damaged and deteriorated – report recommends annual monitoring
 - o Brick-Clad external wall cladding – cladding contains asbestos – sheeting damaged and deteriorated in places particularly on the north wall of the house– report recommends sealing cut and cracked areas.
- Low risk areas - items that contain asbestos but are in reasonable condition
 - o Wall lining in Kitchen – some lining identified as containing asbestos but surfaces are encapsulated and loose fibres are unlikely
- Other products that may contain asbestos but which have not been tested include – sheet vinyl floor coverings; tiles, underlay and glue; super six boundary fences, neighbours shed on boundary, and other small sections of fibrous cement sheeting.

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

Heritage Impact Comments

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

21 Herbert Street is a largely intact Inter-War era timber house that has been modified in the Post-War era by replacing most of the external weatherboard wall cladding. While the replacement Brick-Clad wall cladding has reduced the heritage value of the place, this change is reversible, and the heritage value can be improved by the reinstatement of the original external finish to match surviving sections of original wall cladding. In its current form, 21 Herbert Street does not meet the threshold for inclusion on the Heritage List.

Despite the replacement of the external wall cladding, the scale, form and composition of 21 Herbert Street is still clearly legible, and the place contributes to the character of the largely intact heritage streetscape of Herbert Street which contains a mix of single storey Late Nineteenth to early Post War era timber and limestone houses. 21 Herbert Street is a Contributory Place within the North Fremantle Heritage Area.

Information provided by the applicant has shown that while the house needs to be refurbished and repaired, it is not structurally unsound and is in reasonable condition for a house of its age and construction type. Both reports recommend the demolition of the house but this is based on the cost of removal of asbestos and refurbishment being more expensive than demolition and construction of a standard new home (\$250,000 allowed).

The removal of the intrusive, asbestos bearing 'Brick Clad' external wall cladding will remove the potential health risk and improve the contribution that the place makes to Herbert Street and the North Fremantle Heritage Area. The rear addition which contains asbestos bearing wall and ceiling lining has no heritage significance and can be removed with no impact on the heritage value of the place or its contribution to the Heritage Area.

RECOMMENDATIONS:

The works proposed in this application are NOT acceptable as they will have a negative impact on the heritage values of North Fremantle Precinct Heritage Area.

RECORD PHOTOGRAHS – 3 May 2023



21 Herbert Street, west elevation.



Concrete path with steps lead up to enclosed front verandah



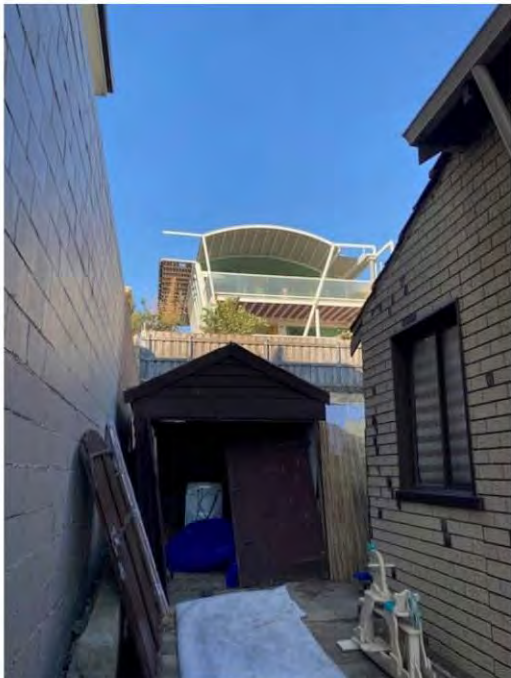
South wall of house



Brick chimney with deteriorated pointing, south wall.



North wall of house



Timber shed to rear of site, north-east corner.



Rear (east wall) of house



Back garden with high retaining wall



North wall, detail showing access to sub-floor space.



Sub-floor space showing timber floor structure and stumps



Timber Shed



21 Herbert Street – Interior



Enclosed front verandah



Front door and Hall



Hall ceiling



Front Bedroom



Door to Lounge



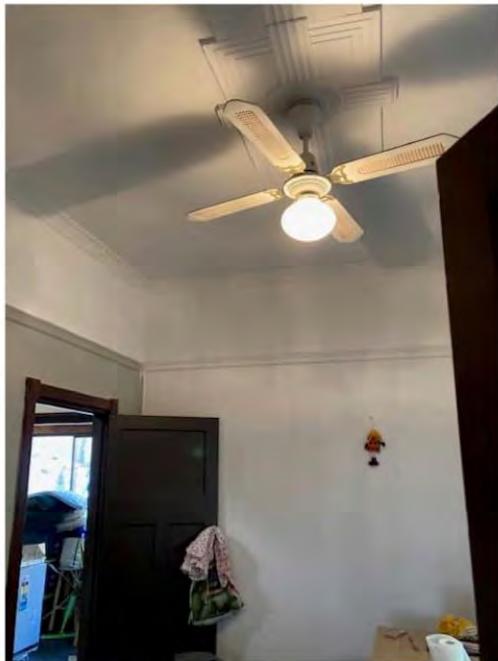
Window to Lounge looking onto front verandah



Brick fireplace to lounge



French doors between Lounge and Dining Room



Dining Room



Kitchen with former fireplace



Enclosed rear verandah with original weatherboard external wall cladding



Kitchen window facing into rear verandah



Internal bathroom



Enclosure built around original external brick toilet.
The toilet is on the left side of the photograph



21 Herbert Street - CONTEXT



21 Herbert Street with large 2000s infill housing to the north flanking Faye Street



Housing in Herbert Street north of Faye Street includes a number of heritage listed timber houses from the early 19th Century, Inter-War and Post-War Eras. These two Post-War infill houses are single storey timber houses with raised foundations to accommodate the steeply sloping topography.



31 Herbert Street (left) is a timber house from the early 19th Century and 29 Herbert Street (right) is a Post War Era timber house.



21 Herbert Street with 19 Herbert Street, a late Nineteenth to early 20th Century, single storey limestone house.



Streetscape on the east side of Herbert Street to the south of 21 Herbert Street. 19 Herbert Street (left) and 17 Herbert Street (right). 17 Herbert Street was constructed in 1950.



Looking north along the east side of Herbert Street. Development is Typically single storey houses with hipped and gabled roofs from the late 19th century to 1950s. There is a mixture of limestone and timber framed construction.



Attachment 4 – Asbestos Condition and Inspection Report

Report number - F894CA6B-B2C8-46D5-94EA-909C3DA9AF03-1686300823



Asbestos Inspection and Condition Report

Inspection Date: 19 Jun 2023

Property Address: 21 Herbert Street North Fremantle 6159





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General description of property	4
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Significant Items	7
Additional comments	8
Conclusion	9
Terms on which this report was prepared	10

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.



Inspection Details

Property Address:	21 Herbert Street North Fremantle 6159
Date:	19 Jun 2023

Client

Name:	Venera Miljana
Email Address:	veneramilanja@live.com
Phone Number:	0405 021 799

Consultant

Name:	Pieter Jansen
Email Address:	info@wcinspect.com
Licence / Registration Number:	11746
Company Name:	West Coast Inspections
Company Address:	18, Castlebar Way, Darch WA 6065
Company Phone Number:	0492 487 855



General description of property

Building Type:	Detached house, Residential
Storeys:	Single storey
Orientation of the property:	The facade of the building faces west. Note, For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Fine

Primary method of construction

Main building – floor construction:	Suspended timber framed
Main building – wall construction:	Timber framed, External cladding
Main building – roof construction:	Pitched roof, Finished with roofing tiles, Timber framed
Other timber building elements:	Not applicable
Other building elements:	Shed



Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Roof exterior - Part
- Roof void - Part
- Building interior
- Building exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions. The presence of Asbestos Containing Materials or Dust may not be evident until obstructions are moved, we do not move such obstructions.

Obstructions and Limitations

The following obstructions may conceal Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust:

- Areas of low roof pitch
- Above safe working height.
- Insulation
- Cladding
- Vegetation

Obstructions increase the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangements to remove obstructions where possible and inspect these areas again as a matter of urgency.

Inaccessible Areas

The following areas were inaccessible:

- Roof void - part
- Roof exterior - part
- Subfloor part
- Areas of low roof pitch

Any areas which are inaccessible at the time of inspection have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make arrangements to access inaccessible areas urgently.



Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client **MUST** read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of ACM – Urgent and Hazardous Condition	Found
Evidence of ACM – High Risk Condition	Not Found
Evidence of ACM – Low Risk Condition	Not Found
Evidence of ACM Confirmed in Samples	Not Found

Significant Items

ACM - Urgent and Hazardous Condition

ACM - Urgent and Hazardous Condition 1.01

Location: All External Areas

Finding: ACM Suspected debris from Artificial or Fake Brick Cladding

Several forms of artificial or fake brick 'look' cladding materials contain asbestos. At the time of the inspection, the observable areas of the cladding appear to subject to damage and deterioration and/or points of attachment or fixings appear to be in an unsealed condition.

Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.

A Sample was taken from debris found on the entrance steps for lab analysis to confirm the presence of asbestos. The debris comes from the deteriorating fake brick cladding. Deteriorating cladding were evident all around the property. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Amosite Asbestos were detected.

Immediate consultation with a Licensed Asbestos Removal firm and registered builder is highly recommended.

No works should be carried out to the ACM or associated building elements without further specialist advice.

Refer to report summary for further recommendations.



ACM - High Risk Condition

No evidence was found

ACM - Low Risk Condition

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No evidence was found

ACM Confirmed in Samples

No evidence was found

Additional comments

There are no additional comments

ACM Samples Negative

ACM Samples Negative 2.01

Location: Fireplace

Finding: Fireplace - Suspected ACM

The rendering inside the chimney of the fireplace is suspected to contain asbestos. Asbestos were used in and around fireplaces for it's excellent heat resistant properties. The rendering is in a deteriorating state and in poor condition.

A sample were taking for analysis to determine the presence of asbestos. The lab results returned negative for asbestos.



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For your information

No observations were noted

Conclusion

Building consultant's summary

In summary, the building compared to others of similar age and construction was found to be in a poor condition at the time of the inspection. Samples of debris found on the entrance steps of the building and rendering dust in the fireplace were sent for laboratory testing.

The debris samples from the steps returned Positive for Asbestos. Refer to report from the Lifetree Environmental (NATA accredited lab).

The external fake brick cladding show signs and damage and deterioration to the material. This will increase the risk of airborne fibres. The conditions is not considered to be safe as asbestos debris is constantly produced by the deteriorating fake brick cladding. The potential of asbestos debris finding a way into the interior of the property is considered high as this constant supply is in a high traffic area.

The condition of the external fake brick cladding is a concern. The condition is only going deteriorate more and over the long run the cost to keep the condition at a safe level and associated risk will only increase. The client is advised to act with caution around these areas and seal exposed areas were possible.

Major repair work or demolition of the building by a licensed asbestos removal company, in consultation with a registered builder, will need to be considered urgently. In the opinion of the building inspector the conditions would not be considered safe for occupancy.

Always contact your building inspector should you suspect an item containing asbestos.



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Signature of consultant -

A handwritten signature in black ink, appearing to be 'D. Jones'.

Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
(c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and



(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss of or strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site.



19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.



Attachment 5 – Structural Integrity Report

Report number - F894CA6B-B2C8-46D5-94EA-909C3DA9AF03-1687846477



Structural Integrity Report

Inspection Date: 27 Jun 2023

Property Address: 21 Herbert Street North Fremantle 6159





Contents

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General description of property	4
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Summary	6
Significant Items	7
Additional comments	10
Conclusion	13
Terms on which this report was prepared	13

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.



Inspection Details

Property Address: 21 Herbert Street North Fremantle 6159

Date: 27 Jun 2023

Client

Name: Venera Miljana

Email Address: veneramilanja@live.com

Phone Number: 0405 021 799

Consultant

Name: Pieter Jansen

Email Address: info@wcinspect.com

Licence / Registration Number: 11746

Company Name: West Coast Inspections

Company Address: 18, Castlebar Way, Darch WA 6065

Company Phone Number: 0492 487 855



General description of property

Building Type:	Detached house, Residential
Storeys:	Single storey
Orientation of the property:	The facade of the building faces west. Note, For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Fine

Primary method of construction

Main building – floor construction:	Suspended timber framed
Main building – wall construction:	Timber framed, External cladding
Main building – roof construction:	Pitched roof, Finished with roofing tiles, Timber framed
Other timber building elements:	Not applicable
Other building elements:	Shed

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative –
There are no special conditions or instructions



Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Roof exterior - Part
- Roof void - Part
- Building interior
- Building exterior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Areas of low roof pitch
- Above safe working height,
- Insulation
- Cladding
- Vegetation

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Roof void - part
- Roof exterior - part
- Subfloor part
- Areas of low roof pitch

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.



Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client **MUST** read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	Found
Evidence of Major Defect	Found
Evidence of Minor Defect	Found
Evidence of Non Compliant items	Not Found

Additional specialist inspections

The following inspections / reports are recommended

- Asbestos Removal Company
- Registered Builder

Significant Items

Safety Hazard

Safety Hazard 1.01

Location: Roofspace

Finding: Chemical Delignification - Compromised Roof structure

At the time of the inspection advanced stages of Chemical delignification were observed in the roof structure.

Chemical delignification is the chemical breakdown of lignin. Lignin is the “glue” that keeps wood fibres together. Some of the roof battens have already collapsed due to the deterioration of the timber. This was also evident in the roof rafters which impacts the structural integrity of the roof. When the tile battens collapsed the possibility of roof tiles falling through the ceiling becomes a safety concern. As can be seen in the photos the condition of some of the ceilings are also very poor.

Replacement of the roof is advised as chemical delignification is not treatable and the condition not reversible.





Page 8



Major Defect

Major Defect 2.01

Location: Roofspace
Finding: Cracked Purlin or beam
At the time of the inspection a cracked purlin was observed.

Purlins are horizontal members that are supported by struts. The purpose of purlins is to provide intermediate support for the roof. The struts transfer the load from the struts to either a load-bearing wall or a specially designed joist. A purlin is considered a structural member and crucial to ensure the structural integrity of the roof.

Immediate consultation with a roof plumber or registered builder is advised regarding the repair or replacement of the purlin.

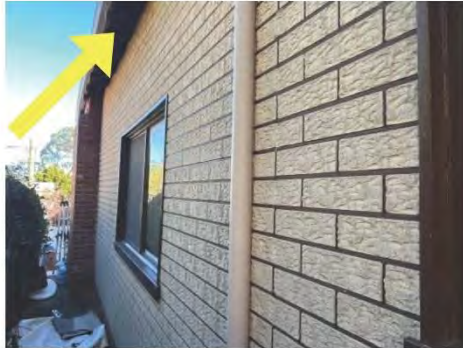


Minor Defect

Minor Defect 3.01

Location: Roof exterior
Finding: Roof tile slippage
At the time of the inspection roof tile slippage was evident. This is a secondary defect caused by the poor structural integrity of the roof.
Complete roof replacement is advised.

Page 10



Non Compliant

No evidence was found

Additional comments

There are no additional comments

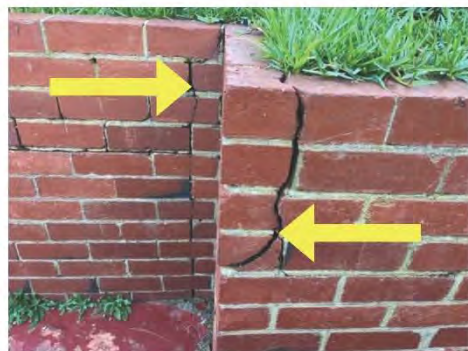
For Your Information

For Your Information 4.01

Location: All areas

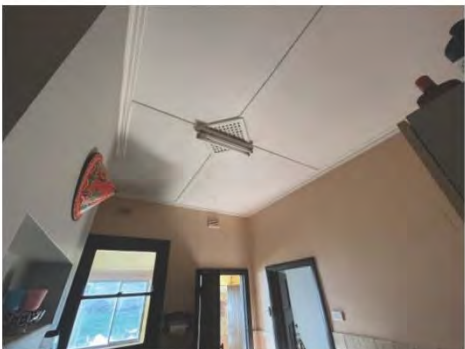
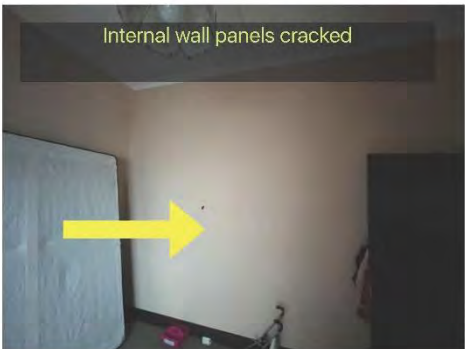
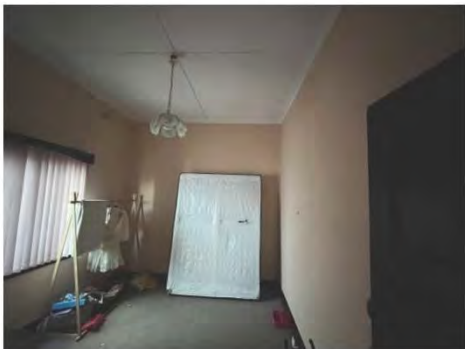
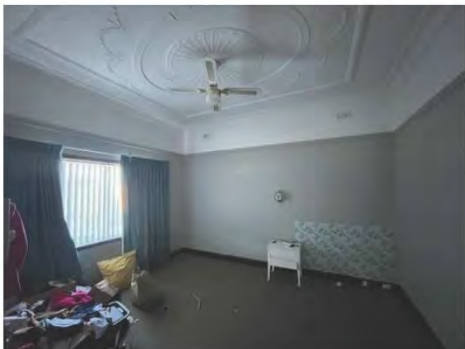
Finding: Additional Photos - Areas inspected

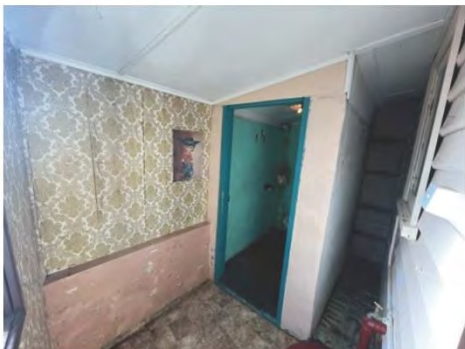
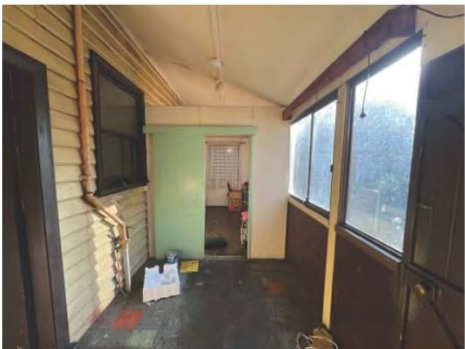
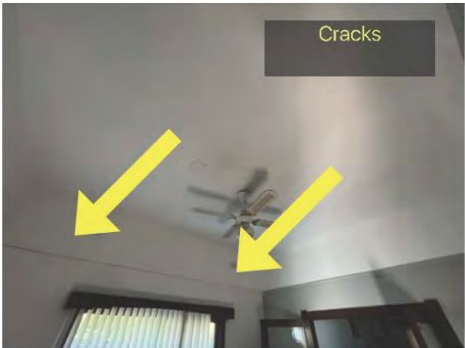
These photographs are an indication of the areas inspected. Some photographs may point out obstructions and limitations which impeded full inspection of the property at the time of inspection. Some photographs may also point out maintenance items which are normally excluded from a structural inspection. Always contact your building inspector should you have any questions.





Page 11







Conclusion

Building consultant's summary

Compared to other buildings of a similar age and construction, this 3 bedroom, timber frame and clad building, at the time of inspection was found to be in structurally in a poor condition. Significant items were observed.

A safety concern in the form of a possible collapsing roof were evident at the time of the inspection. Multiple factors contribute to this ie chemical delignification of structural members, cracked roof beam, tile fretting and roof tile slippage.

The dwelling is not considered safe for occupancy and major repair or demolition works is highly advised. Consultation with a registered builder should be considered with out delay.

Signature of consultant -

A handwritten signature in black ink, appearing to be "D. Smith".

Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.



6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria



Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

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Attachment 6 - Asbestos Bulk ID Certification



**Lifetree
Environmental
Pty Ltd**

10/64-66 Bannister Rd, Canning Vale, WA 6155
Phone: 08 9354 7405 or mobile: 0414382415
Fax: 08 6523 1028
Email: info@lifetreeenvironmental.com.au
www.lifetreeenvironmental.com.au

CERTIFICATE FOR THE QUALITATIVE IDENTIFICATION OF ASBESTOS AND OTHER FIBRES

Client: West Coast Inspections
Contact Name: Pieter Jansen
Client Address: 18 Castlebar Way, Darch WA
Email: info@wcinspect.com
Contact No.: 0492 487 855

Certificate No.: BA17216 (Issue Date: 21.06.23)
Date Sampled: 19.06.23
Sampled by: Pieter Jansen
Date Received: 20.06.23
Date Analysed: 21.06.23

Test Method: All analysis is carried out using the PLM and DS method as detailed in accordance with AS4964-2004 'Method for the qualitative identification of asbestos in bulk samples' and Lifetree Environmental Pty Ltd in-house Procedures Manual 1.

Notes: The results contained within this report relate only to sample(s) submitted for testing, in the condition received at the laboratory. No responsibility is accepted for errors, which may have arisen during sampling, packaging or transportation of samples by external clients. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards. The reporting limit of AS4964-2004 is in the range of 0.01-0.1% w/w equivalent to 0.1-1g/kg.

Site Address: 21 Herbert Street, North Fremantle WA 6159

Lab No.	Client Sample ID.	Sample Description	Sample Weight (g)	Identification Type(s)
BA17216/01	01	Fireplace, Rendering	16.91g	No Asbestos Detected Organic Fibres Detected
BA17216/02	02	Steps, Cement Debris	16.91g	Chrysotile Asbestos Detected Amosite Asbestos Detected

Approved Analyst:
Name: C. Yu

Signature:

Approved Signatory:
Name: C. Tan

Signature:



NATA Accredited Laboratory Number: 19181
Accredited for compliance with ISO/IEC 17025 - Testing.
This test report shall not be reproduced, except in full,
without written approval from Lifetree Environmental
Pty Ltd.

Lifetree Environmental Pty Ltd	QC Form 027	Revision No.05
Page 1 of 1	Issue Date: 01.06.2014	Approved By: SI



PC2308-2 PARRY STREET, NO. 26 (LOT 440), FREMANTLE - FOUR STOREY MIXED USE DEVELOPMENT (TOURIST DEVELOPMENT (8 UNITS) & 12 MULTIPLE DWELLINGS) (ED DA0098/23)

Attachment 1- Development plans

CITY OF FREMANTLE
These Revised Plans Form Part of

DA0098/23

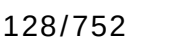
23 June 2023



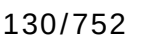
26 PARRY STREET
SOP
ARCHITECTURE
DEVELOPMENT APPROVAL
ARCHITECTURAL SET
REVISED ON 30 MAY 2023

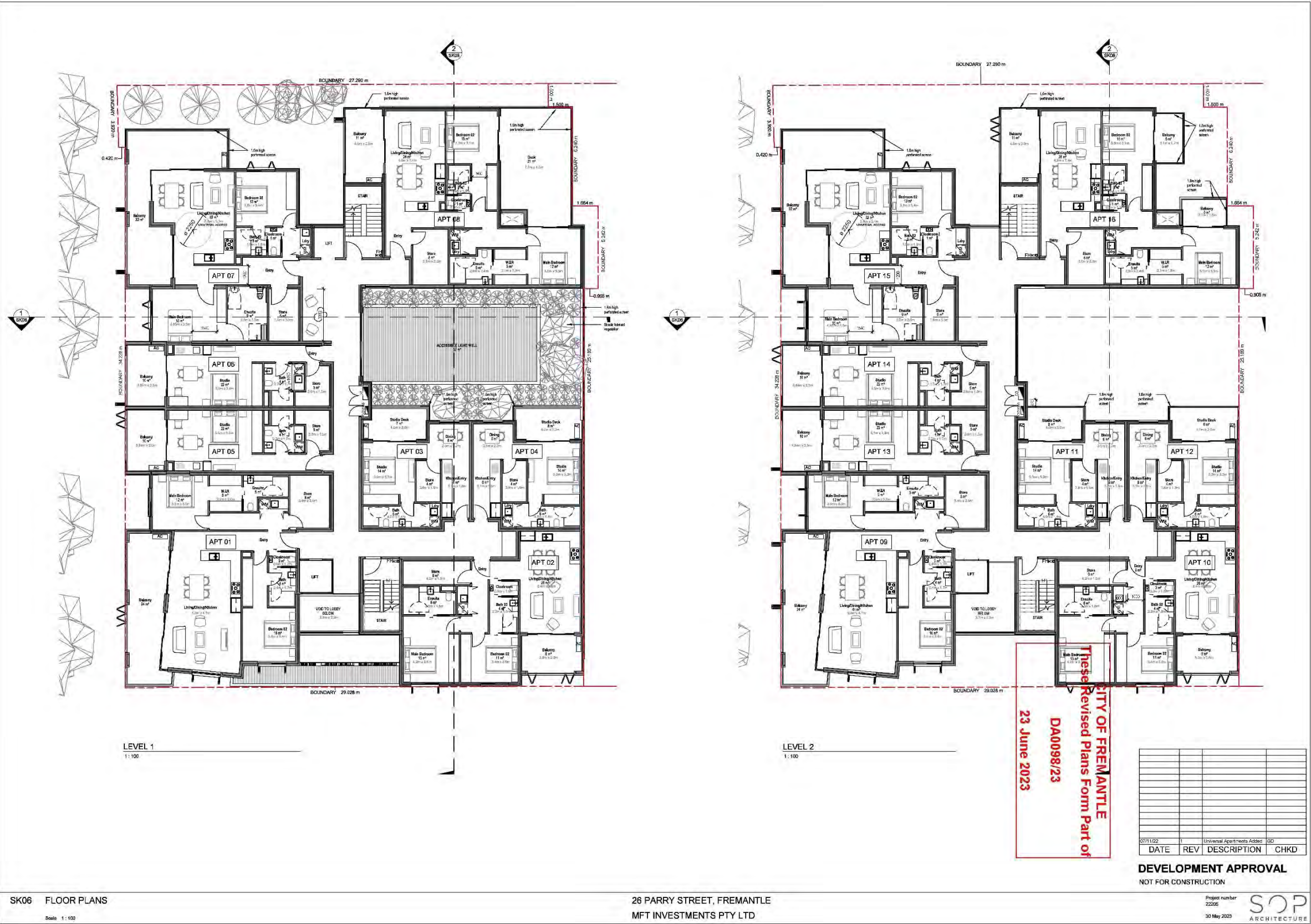
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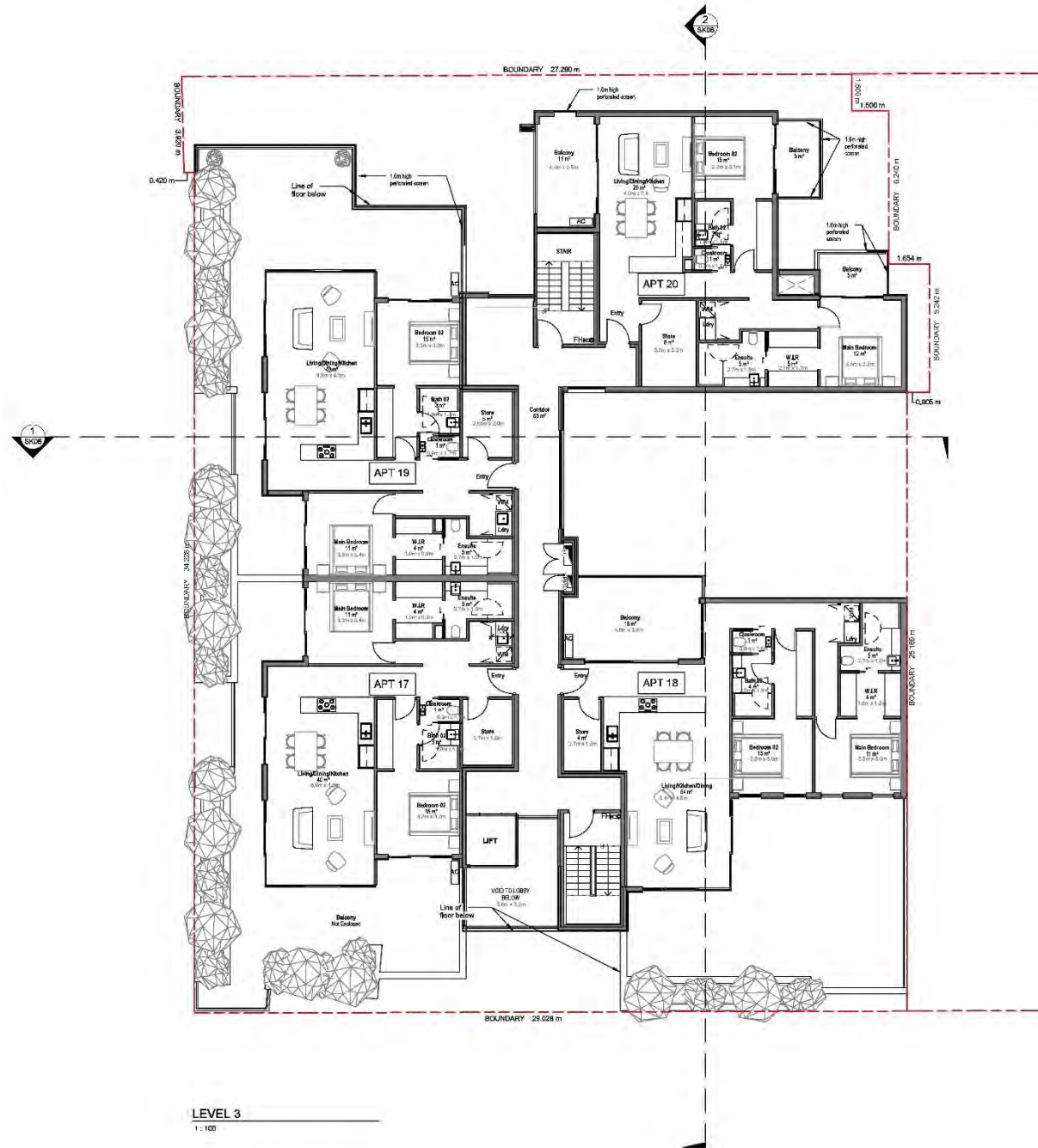
Project number
22205
19 DEC 2022











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DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

SK07 FLOOR PLANS

Scale 1 : 100

26 PARRY STREET, FREMANTLE
MFT INVESTMENTS PTY LTD

Project number
22205

30 May 2023

SOP
ARCHITECTURE

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ARCHITECTS

26 PARRY STREET, FREMANTLE
MFT INVESTMENTS PTY LTD

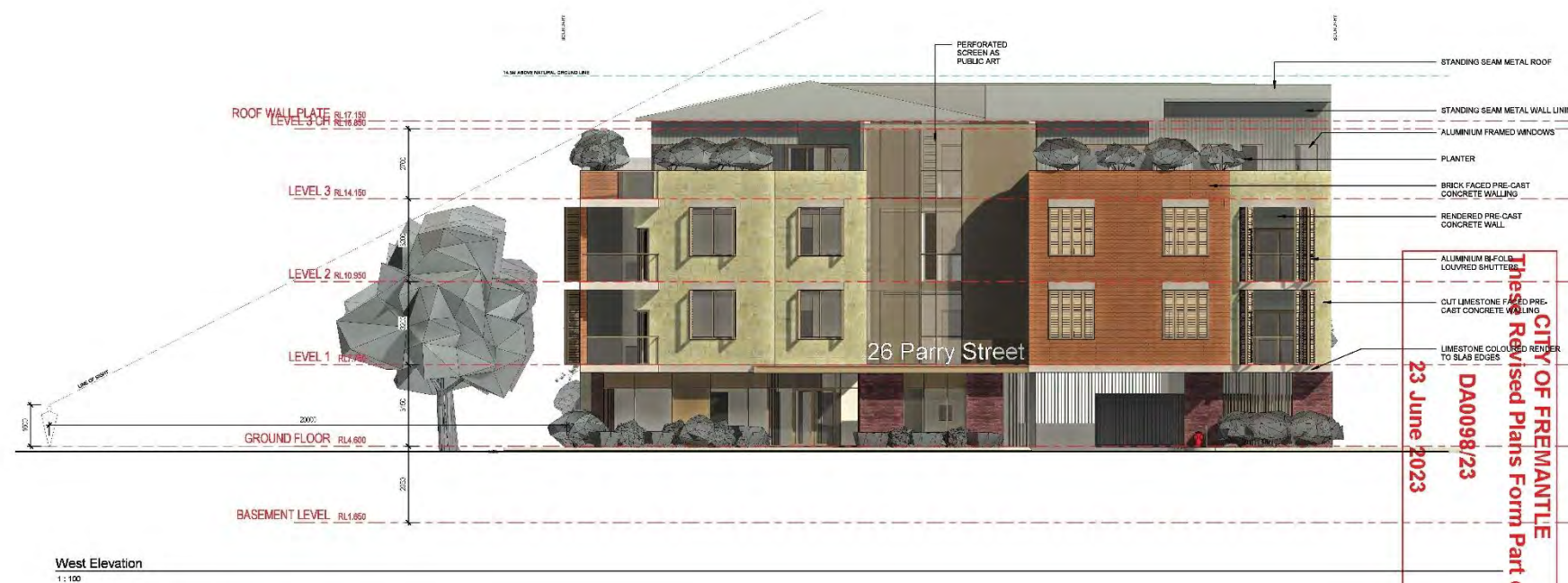


DATE	REV	DESCRIPTION	CHKD

Project number
22205

30 May 2023

SOP
ARCHITECTURE

[illegible]

Project number
22205

30 May 2023

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ARCHITECTURE

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VIEW FROM QUEEN'S SQUARE

SOP
ARCHITECTURE



FRONTAL VIEW
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ARCHITECTURE



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23 June 2023

VIEW FROM THE 'CORNER'

SOP
ARCHITECTURE

Attachment 2 – Site Photos



Photo 1: Subject site as viewed from Parry Street Street



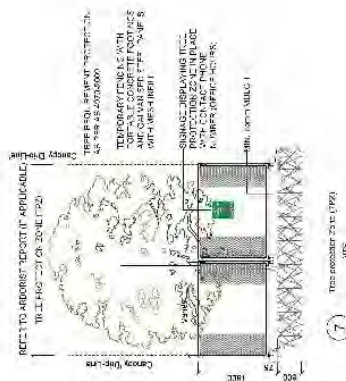
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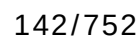
FOR DA
NOT FOR CONSTRUCTION

Landscape Design Masterplan DA

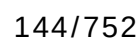
SITE Architecture Studio
T +61 8 9226 3661
D +61 8 9202 5950
M Level 3, 55 Milligan Street, Perth WA 6000
PO Box 7351, Perth Cloisters Square WA 6850
E info@sitearchitecture.com.au
W www.sitearchitecture.com.au

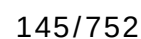
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LD-M/P-02	Landscape Master Plan '1st floor'	A1	1:100	B
LD-M/P-03	Landscape Master Plan '3rd floor'	A1	1:100	B
LD-SP-01	'Softscape Master Plan 'Ground floor'	A1	1:150	B
LD-SP-02	'Softscape Master Plan '1st floor'	A1	1:150	B
LD-SP-03	'Softscape Master Plan '3rd floor'	A1	1:150	B
LD-DD-01	Details Drawing Plan	A1	As shown	A
LD-LTS-01	Landscape Technical Specifications	A1	As shown	A
LD-SEP-01	'Sediment and Erosion control Plan	A1	As shown	A

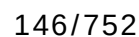
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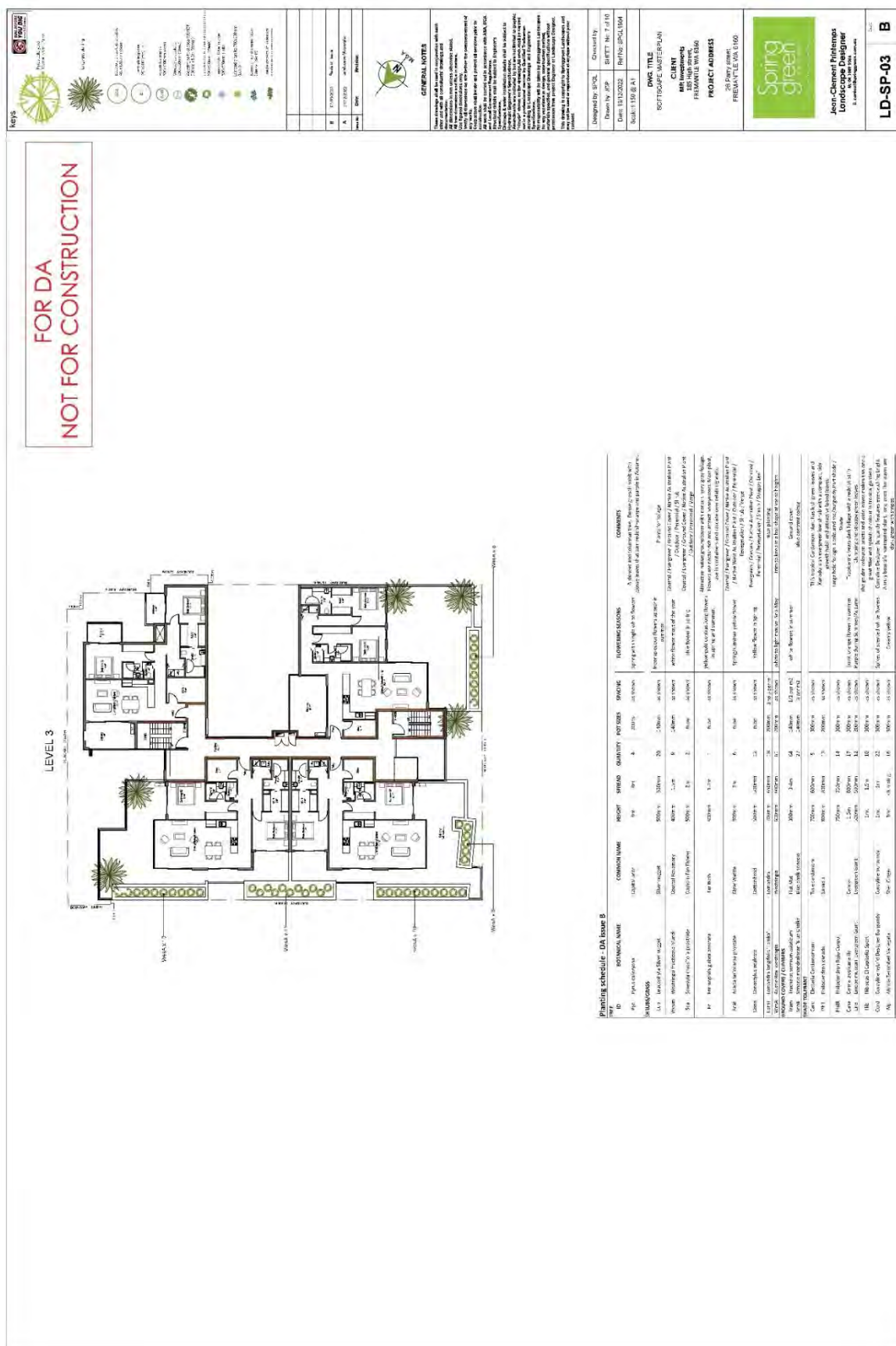


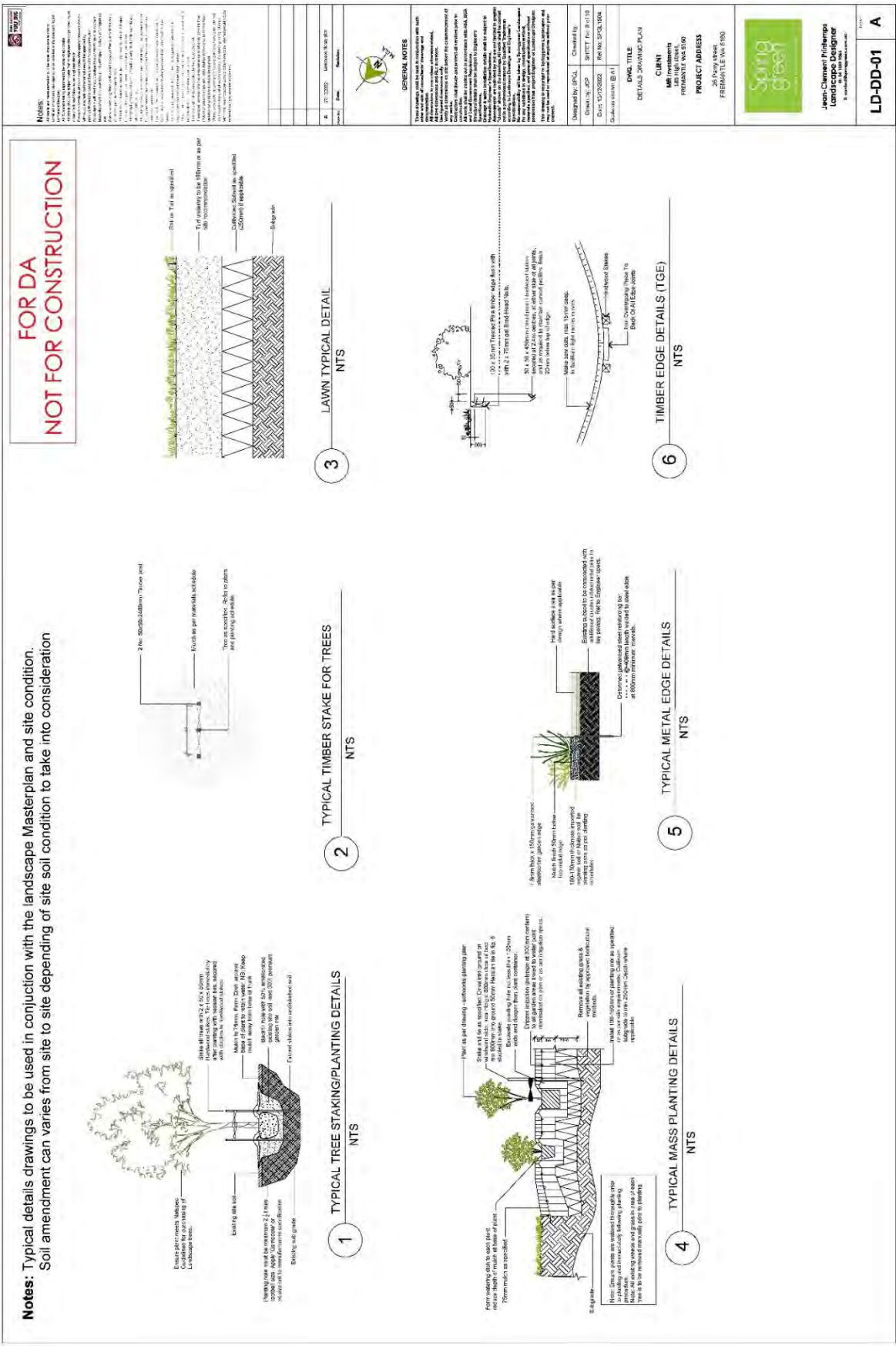












149/752

RECEIVED

Diagram illustrating the placement of sandbags around the perimeter of a grate to prevent siltation on the lid.

11. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT AS PER DETAILS PROVIDED ON WITH RELEVANT AUTHORITY GUIDELINES.

Diagram illustrating the formation of a point bar and a cut bank in a river channel. The river is shown with a point bar on the inner curve and a cut bank on the outer curve. The point bar is labeled "POINT BAR" and the cut bank is labeled "CUT BANK". The river is labeled "RIVER" and the flow direction is indicated by an arrow. The diagram illustrates the process of point bar formation and the resulting asymmetrical cross-section of the river channel.

NOTE
TO LIMIT CONCENTRATED DISCHARGE TO 50 LB DURING A TOW EVENT. AS PER

Diagram illustrating a debris trap system. The flow direction is indicated by an arrow labeled "DIRECTION OF FLOW". The system includes a "WIRE OR STEEL MESH" and a "FENCE" that traps debris. The debris is collected in a "DEBRIS TRAP" area. The flow continues through a "PUMP" and a "PIPE" to a "DISCHARGE AREA". The diagram also shows a "DISTURBED AREA" and a "RESTORED AREA".

PROPRIETARY SILT FENCE DETAIL
N.T.S.

[illegible]



Attachment 4 – Sustainable Design Strategy





CITY OF FREMANTLE
These Plans Form Part of
DA0098/23
23 Mar 2023

DOCUMENT REVISION

Date	Revision	Completed By	Reviewed By	Approved By
31/01/2023	DA	Nyonika Oberai	Evan Logan	Evan Logan

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Copy No.	Source	Issued to
1	Electronic	SOP Architecture

CONFIDENTIALITY

The contents of the report are confidential. This report is for the purpose of initial design advice related to sustainable considerations of the project. All included information and documentation shall remain the property of CADDs Group therefore shall not be replicated in any form without written consent from CADDs Group.

DISCLAIMER

The intent of the Sustainable design strategy is to demonstrate targets can be achieved based on further discussions with service consultants, an update of performance modelling and a cost/benefit analysis of all items for consideration. It is not the intent of the strategy to provide certainty instead identify sustainable opportunities that may be integrated in the design. The integrated approach allows for multiple members of the design team to work together for a common goal to maximise efficiencies. The approach will increase flexibility in design, save money and also provide higher performing buildings than traditional approach.





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1 OVERVIEW

EMERGEN (CADDIS GROUP) have developed in consultation with the client and architect a sustainable strategy for the proposed 20 apartments at 26 Parry Street, Fremantle.

The purpose of this report is to support the development application by identifying the principles incorporated in the design that meet sustainable objectives and targets and are in line with state and local planning policies.

The review and recommendations are based on experience; an understanding of functionality; a review of current project documentation and an analysis of the site.





2 PLANNING POLICY

As per City of Fremantle Local Planning Policy

All development subject to this policy shall be designed and constructed in such a manner so as to demonstrate:

- (a) A rating not less than 4 Star Green Star using the relevant Green Building Council of Australia Green Star Rating tool, or its equivalent demonstrated through a report provided by a suitability qualified professional.

3 BENCHMARK

Green Star Building features eight categories representing the issues that will define the next decade of the built environment.



Figure 1 Green Star Categories

The project will be targeting a number of minimum requirement to achieve the 4 Star Green star rating.





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Table 1 Minimum Expectations

Category	Credit	Outcome
Responsible	Responsible Construction	The site will have an environmental management plan. The builder will have an environmental management system (large builders will need to be ISO14001 accredited). 80% of Construction and demolition waste will be recycled. Sustainability training will be provided to construction workers.
	Verification and Handover	The building will be commissioned and tuned. Appropriate metering will be present.
	Operational Waste	The building has appropriate spaces for waste management and an appropriately sized loading dock.
Healthy	Clean Air	The ventilation system must have appropriate filtration. Point source pollutants will be exhausted directly outside (kitchens). The building will be naturally ventilated.
	Light Quality	Glare will be managed. Light fittings must be of good quality. Lighting levels must be appropriate. A daylight strategy must be developed.
	Acoustic Comfort	Internal noise levels from services and the outside is limited through an acoustic comfort strategy.
	Exposure to Toxins	All the paints, adhesives, sealants, and carpets must have low levels of Volatile Organic Compounds. Engineered wood must be low formaldehyde. There must be no lead, asbestos and PCBs in the building.
Positive	Climate Change Resilience	The project has done a pre-screening assessment to identify climate-related risks facing the building.
	Upfront Carbon Emissions	The building has 10% less upfront carbon emissions compared to a standard building from materials.
	Energy Use	The building will provide Carbon Zero Action Plan.
	Energy Source	The building has at least a 10% lower energy consumption than one built to the National Construction Code 2019.
	Water Use	The building has at least a 15% reduction in potable water usage when compared to a reference building or has installed water efficient fixtures and appliances.
Nature	Impact to Nature	Ecologically sensitive sites are protected.





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The Green Star rating is determined by comparing the percentage of available points achieved out of the total available points. The rating scale shown below details the percentage thresholds for the Star ratings awarded.



Figure 2 Rating Scale

It is the intent of the building to achieve a minimum 15 points using the **Green Star Building**. This score equates to a 4 Star Green Star Rating.

Table 2 Green Star Ratings

Points Required	Rating	Outcome
15	Four Star	Australian Best Practice





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4 TARGETS

EMERGEN (CADDIS GROUP), the client and design team proposed the following sustainable initiatives for inclusion within the project.

Table 3 – Targets and Initiatives

Category	Target	Comment
Energy Efficiency	30% Reduction in GWP compared to BAU	Electrification of building 7 Star Average NatHERS Rating Improved Lighting efficiency Metering and Monitoring Solar to roof (est 25kW system based on available roof space) to support to Lounge, Business centre, hot water use
Water Efficiency	30% Reduction in water use compared to BAU	Provision of water efficient appliances and equipment. Water tolerant landscaping, moisture sensors
Health and Wellbeing	Low exposure to pollutants	Selection of low VOC finishes, Low Formaldehyde products
	60% of the nominated floor area has been designed to high levels of daylight during hours of occupancy	Use of glass with high VLT
Transport	Bicycle bays Future EV Charging	Storage areas sized bikes. Building infrastructure to accommodate bays to have future upgrades to EV charging points
Biodiversity	Increase in biodiversity	Diversity of species and prioritises the use of climate resilient and indigenous plants
Resource Management	Effective management of operational waste	Waste Management in accordance with the City of Fremantle's Waste Management and recycling policies





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5 HEALTH AND WELLBEING

Through the enhancement of indoor environment quality, occupants will see improvements to health along with benefits to thermal comfort resulting in a more inviting and liveable internal environment.

5.1 Thermal Comfort

Based on preliminary modelling, the following NatHERS Ratings are achievable. The results demonstrate that through the use of a high-performance fabric the development can reduce the need for heating and cooling by on average 23%.

Table 4 – NatHERS Ratings

Apt	Cooling	Heating	Base	Original Star Rating	Recommended upgrade	Star Rating
1	29.7	15.4	45.1	5.4	Double Glazed window	6.7
2	48.8	29.4	78.2	5.5	Double Glazed window	6.2
5	35.7	6.6	42.3	7.6	Double Glazed window	8.3
6	35.7	6.6	42.3	7.6	Double Glazed window	8.3
7	27	20.4	47.4	5.3	Double Glazed window	6.6
8	24.3	25	49.3	5.1	Double Glazed window	6
Average				6.08		7.02

5.2 Daylight

For the residential component (apartments and serviced apartments), 60% of the combined living and bedroom areas comply with the daylight requirements.

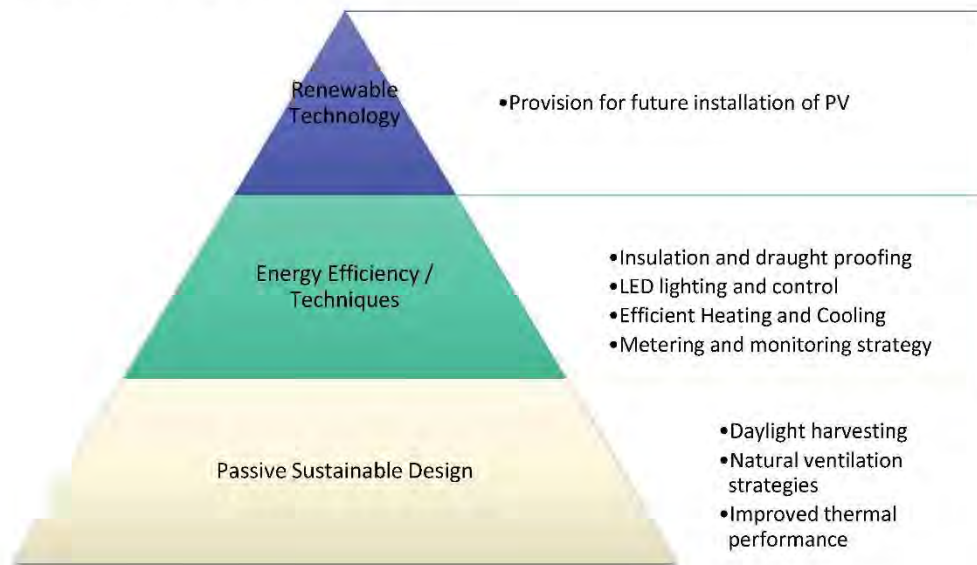
High levels of daylight have been deemed to have at least 160 lux due to daylight during 80% hours of the nominated hours.



6 ENERGY EFFICIENCY

A key concern with new buildings is greenhouse gas (GHG) emissions, making up approximately 20% of total GHG emissions in Australia. Several initiatives around technology will be incorporated with in the project to ensure these are mitigated.

Figure 3 - Energy Efficiency Initiatives



6.1 Passive Design Measures

A fabric first approach has been prioritised for the building, with a focus on reducing the need for active energy systems and thus reducing the overall energy demand and emissions of the building.

Refer to 3.1 Thermal Comfort.

6.2 Active Design Measures

Various Active design measures will be included:

- Heating and cooling services - high-efficiency reverse-cycle heat pump systems, COPs of greater than 3.6 should be targeted as a minimum performance requirement for the project.
- Cooking appliances to be Electric as a replacement for gas-type cooktops.
- Energy metering empowering residents to better control their energy use. Studies show that energy monitoring can provide between a 5% and 20% saving in electricity.
- Use of water efficient fixtures Use of water efficient fixtures would result in water use





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6.3 Renewable Technology

A 25kW solar photovoltaic system installed on the roof deck.

7 WATER EFFICIENCY

Perth has a limited potable water supply due to the increases in population and reductions in rainfall levels. By reducing this demand will help to alleviate the concerns related to potable water usage.

7.1 Water efficient plumbing

All new water services are to ensure that high WELS rating fixtures and fitting are to be installed as appropriate.

Table 5 - WELS Ratings

Fixture / Equipment Type	WELS Rating
Taps	5 Star
Toilets	4 Star
Showers	3 Star (not more than 7.5L/m)

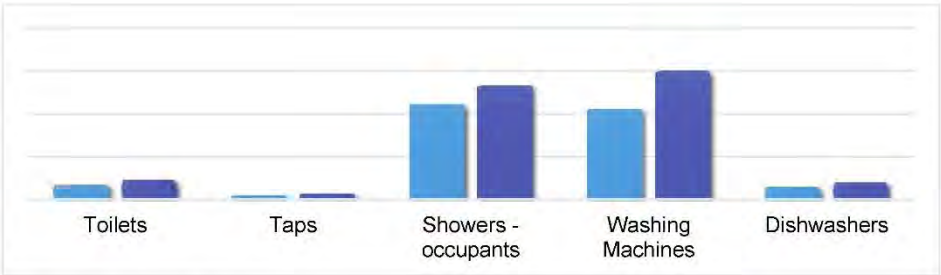


Figure 4 Water Reduction Strategy



8 PLACES

The building's design and location encourage occupants and visitors to use active, low carbon, and mass transport options instead of private vehicles. The location is a Walkers Paradise where daily errands do not need a car.

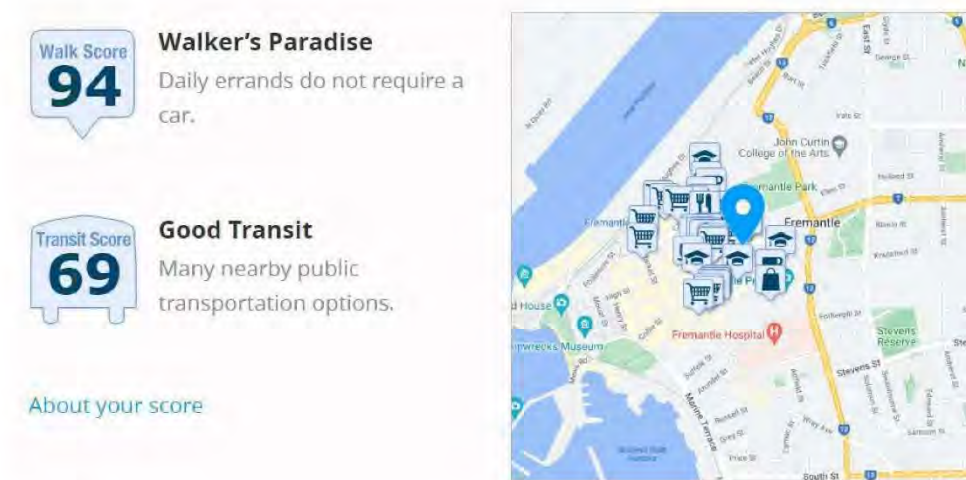


Figure 5 Errands by foot

8.1 Sustainable transport options

The project will include Infrastructure to allow for future of electric charging to each parking spot in the parking area. This means ensuring the building has EV distribution boards to allow for allow for future connection for EV's. These distribution boards will be located so that no connection requires a cable of more than 50m from the parking bay to the connection.

The building will be fitted with an EV load management system. The EV load management system will be capable of determining how and when the electric vehicles should be charged to minimise building peak power demand whilst ensuring the vehicles are charged.

9 BIODIVERSITY ENHANCEMENT

The building's landscape enhances the biodiversity of the site.

- The building's site includes an appropriate landscape area.
- The landscaping includes a diversity of species and prioritises the use of climate resilient and indigenous plants.





10 OPERATIONAL WASTE

The building design allows effective management of operational waste by:

- Separating waste streams.
- Providing a dedicated and adequately sized waste storage area; and
- Ensuring easy and safe access to waste storage areas for both occupants and waste collection contractors.

11 CONCLUSION

Based on modelling undertaken and sustainable initiatives proposed the development has the ability to achieve a best practice outcome.

The design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Passive environmental design measures are used, responding to local climate and site conditions by optimising thermal performance, and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life cycle of the project.

The design includes a number of elements that enhance biodiversity, reduce water use and allow for effective waste management.





Attachment 5 – Applicant Design Statement and Assessment



DESIGN STATEMENT

DEVELOPMENT APPROVAL: 26 PARRY STREET, FREMANTLE



24 FEBRUARY 2023

SOP
ARCHITECTURE



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APPENDIX B – LANDSCAPE DRAWINGS	
APPENDIX C – SUSTAINABLE DESIGN STRATEGY	



EXECUTIVE SUMMARY

The following summary highlights the critical controls applied to this development. Greater detail is through the rest of the report.

Setbacks and Boundary Walls

All setbacks comply with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). In areas where over-looking requires mitigation, perforated screens compliant with the demands of the R-Codes have been employed. Please refer to drawings SK06 & SK07 – Floor Plans & SK09 & SK10 – Elevations.

Height and Scale

Maximum Height

All wall heights and the activated additional storey comply with LPS4; Clause 4.8.1.2 & Sub Area 2-Queens Square(east); Clause 2.3.2.1. Please refer to drawings: SK09 – Elevations and SK10 - Elevations.

Minor Projections

All minor projections are considered compliant with LPS4; clause 4.8.1.3.

Please refer to drawings: SK09 - Elevations and SK10 - Elevations.

Building Design & Streetscape

The building will be constructed predominantly from a brick and cut limestone faced load bearing pre-cast concrete walling solution over the ground, first and second levels. The third level will be of lightweight framing with sheet metal wall cladding which also carries through to the lower floors in selected areas of the building. The material selection is aimed at tying the development firmly into its context by adopting brick and limestone aesthetic that's prominent across the built-form along Parry Street with the sheet metal cladding being inspired by the corrugated-iron roofs of the terrace housing across the street and a nod to the shipping containers at the Fremantle Port.

The primary street facade has a zero setback on levels 2 and 3. The ground floor has an articulated setback that varies from one meter to the edge defining the primary lobby to 5m to the secondary entrance. This entrance gives access to amenities on the ground floor that are for the exclusive use of guests occupying the short-stay accommodation units on



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Level 1 and not leasable by the general public. These amenities incorporate a business centre, lounge and dining facilities that open out to a swimming pool deck along the site's easterly boundary. The facilities also activate and provide passive surveillance over Queens Square and Parry Street. This is accentuated by the incorporation of steps integrated with landscape along the boundary with Queen's Square which serve to link this public space with the development. The steps are within the 5m landscaping zone provided by the City (Refer SK05 – Ground Floor Plan). The fourth level is set back by a min of 3.3 meters to comply with sight line controls in place for this site to help minimize the perceived bulk of the building at street level (Refer to SK09 – Elevations and SK10 – Elevations).

The building has also been designed such that the SOUs across Levels 1, 2 and 3 face onto the northerly boundary adjoining Queens Park and the westerly boundary which defines Parry Street providing passive surveillance of the public realm around the site. This also ensures that the SOUs can obtain adequate solar access. This can further be moderated by adjusting the louvred folding-sliding doors that are integrated into the edges of the facade openings. Furthermore, the scheme also has an internal courtyard on Level 1 onto which four SOUs face onto. This courtyard provides the opportunity for an open-air communal deck that also facilitates cross-ventilation the SOUs.

A public art installation has also been integrated into the building the fabric over the lobby looking onto Parry Street. The piece draws from the trees on Queen's Square and conveys a sense of descending leaves with a flight of birds flying through them. The idea of the birds is drawn from the developer's other property at 185 High Street which also has a bird inspired work of public art and hence this is also an attempt to relate the properties to one-another through art. Refer to SK10 Elevations and perspectives.

Plot Ratio & Mixed-Use Ratio

Plot Ratio

The development proposes to activate an additional storey as permitted by LPS4; Sub Area 2.3.2.1-Queens Square (east) and criteria 2.3.2.1(a), (b) & (c). This provision places the plot ratio calculation as follows:

ITEM	AREA
Lot Area	1105.89m ²
Plot Ratio Area	1461m ²
Plot Ratio Allowable	0.7
Plot Ratio Requested	1.32

TABLE 1: PLOT RATIO

[2]



Mixed-Use Ratio

The proposed mixed-use development has been designed to activate the provision within LPS4 clause 4.2.5 to allow a density increase to R60 on the proviso that at least 25% is allocated to a non-residential use class – in this instance, being Tourist Accommodation. As the table below indicates, Tourist Accommodation makes up 36% of the proposed GLA, substantially more than the minimum called for by LPS4 clause 4.2.5.

TYPE	AREA (m ²)	RATIO
TOTAL GLA	1461	100%
Tourist Accommodation GLA	524	36%
Multiple Dwellings GLA	937	64%

TABLE 2: MIXED-USE GLA DISTRIBUTION

Overshadowing

With provision within LPS4 to support an additional storey, density bonus and zero boundary setbacks, any development on Lot 440 (26) Parry St would inevitably be impactful on the adjoining property on its southern boundary (12 Holdsworth Street). It is noted that this lot is zoned R35 – Mixed Use and recently purchased by the same owners of Lot 440.

The shade cast by the proposed building at midday on midwinter covers 425m² or 52.61% of. Refer to drawing SK03 – Shadow Diagram.

Parking

Cars

The proposed development provides a total of 14 car bays on the ground floor. 13 bays are located behind access-controlled fencing while an ACROD bay is located with full public access. An additional 8 bays are provided in the basement in a tandem format with vehicular access to these proposed to be via a car hoist system from the carparking area on the ground floor. The total number of on-site parking bays is therefore 22.

Bicycles

All the apartments in the scheme have been designed to have a storeroom close the apartment entrance and each of these will be equipped with bike rack devices. In addition, bike racks will be provided at the front of the front of the building for public use.



We propose meeting the parking requirement in the following manner:

PARKING CALCULATION			
ELEMENT	REQUIREMENT	PROPOSED	EXTENT OF VARIATION
Tourist Accommodation – Car	1:Unit or 1:Bedroom Required: 8 bays	8 bays	Nil
Multiple Dwellings - Car Parking	0.75 bays per One bedroom dwelling	14 bays	Nil
	1 bay per Two or more bedroom dwelling		
	Visitors: 1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above		
	Required bays for multiple dwellings		
	Required Visitor bays		
	Total number of bays required for this Element:	11 3 14	
Tourist Accommodation – Delivery bays	1:Administration Centre Required: 1	Nil	
Multiple Dwellings - Delivery Bays	N/A	N/A	Nil
Bicycle Parking - Tourist	N/A	N/A	Nil
Bicycle Parking - Multiple Dwellings	Resident: 0.5 spaces per dwelling	Bike stores provided in each residential store	6 surplus
	Requirement 6 bays		
	Visitors: 1 space per 10 dwelling	2 bays provided on the ground floor	Nil
	Requirement 2 bays		

TABLE3: PARKING CALCULATION

It should be noted, the development is conveniently located near multiple TransPerth bus stops and Fremantle Cat bus stops on High Street. In addition, the Parry Street public parking facility is less than 100m away and provides 172 bays.

Given the developments proximity to convenient parking, the Town Centre and public transport we believe that the demand for parking bays will not present a logistical challenge.

Universal Design

The proposed development provides one Platinum Level Accessible unit for the Tourist Accommodation category on Level 1 and an additional Platinum Level Accessible unit for



the Multiple Dwelling category on Level 2. This provision meets the Livable Housing Design Guidelines requirement for 5 per cent of dwellings to be design to Platinum Level (Refer to SK06 – Floor Plans – Level 1 & Level 2).

Conclusion

The proposed development will provide good amenity for tourists visiting Perth while using Fremantle as their base. At the same time, it also provides those interested in having an urban lifestyle a convenient place to call home at what was is a gateway location into Fremantle within a building whose architecture is respectful of its context.

We respectfully seek council's support of the application and trust that the information contained in this report is sufficient to allow the development to proceed.



PRIMARY CONTROLS



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ELEMENT 2.2BUILDING HEIGHT		ASSESSOR COMMENT																										
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT																										
O2.2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance . All wall heights and the activated additional storey comply with LPS4; clause 4.8.1.2 & Sub Area 2-Queens Square(east); clause 2.3.2.1.																										
O2.2.2.2 – The height of buildings within a development responds to changes in topography.		The ground floor entrances to the development have been set to existing RL's at street to facilitate ease of pedestrian and vehicle access without ramps.																										
O2.2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.		The development incorporates roof top open decks within the setback requirement at this level. These are for private use by adjoining apartments. Communal facilities for residents and guests have been provided on the ground floor in the form of a business centre with meeting rooms, gym, lounge and dining area overlooking Queens Square to the north and a lap pool and planted spaces to the east of the building.																										
O2.2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.		With the provisions in LPS4 to support an additional storey, density bonus and zero boundary setbacks, development on Lot 440 (26) Perry St would inevitably impact on the adjoining Lot on its southern boundary. It is noted that this lot is zoned R35 – Mixed Use and recently purchased by compatriots of the owners of Lot 440.																										
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided																												
A2.2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument (Excerpt from table 2.1)																												
<table><tr><th>Streetscape contexts and character refer A.2</th><th>Low-rise</th><th>Medium-rise</th><th>Higher density residential</th><th>Neighbourhood centre</th><th>Mid-rise urban centres</th><th>High density urban centres</th><th>Planned areas</th></tr><tr><td>Site R-Coding</td><td>R40</td><td>R60</td><td>R80</td><td>R100</td><td>R160</td><td>R-AC0</td><td>R-AC0</td></tr><tr><td>Building height (storeys) refer 2.2</td><td>2</td><td>3</td><td>3</td><td>4</td><td>4</td><td>5</td><td>7</td><td>9</td></tr></table>				Streetscape contexts and character refer A.2	Low-rise	Medium-rise	Higher density residential	Neighbourhood centre	Mid-rise urban centres	High density urban centres	Planned areas	Site R-Coding	R40	R60	R80	R100	R160	R-AC0	R-AC0	Building height (storeys) refer 2.2	2	3	3	4	4	5	7	9
Streetscape contexts and character refer A.2	Low-rise	Medium-rise	Higher density residential	Neighbourhood centre	Mid-rise urban centres	High density urban centres	Planned areas																					
Site R-Coding	R40	R60	R80	R100	R160	R-AC0	R-AC0																					
Building height (storeys) refer 2.2	2	3	3	4	4	5	7	9																				



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LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.	LSP4 Clause 4.8.1.2 allows for an additional 0.5m height limit due to the site's ground level having a height variation greater than 1m. LSP4 Sub Area 2-Queens Square(east) allows for an additional storey provided it is setback sufficiently to not be visible from the adjoining street and park. The maximum wall height in this becomes 14m from the ground level, which with the additional 0.5m permitted through CI 4.8.1.2 equates to 14.5m.



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ELEMENT 2.3 STREET SETBACKS		DA00098/23	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives	APPLICANT COMMENT	ASSESSOR COMMENT	23 Mar 2023
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. The primary street facade has a zero setback on levels 2 and 3 while the ground floor is articulated with a setback varying between 1.00m and 5.20m across this edge. The fourth level has a setback that varies from 3.30m to 8.70m to minimize the perceived building bulk from street level. All setbacks comply with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). Please refer to floor plan drawings SK06, SK07 & SK08.		
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The ground floor has been setback to facilitate ease of pedestrian access to the building and adjoining open public space where the ground floor setback varies from 0m to 1.5m across the building's northern edge. Additional landscaping works at the interface of Queens Square and Lot 440 have also been proposed to facilitate a seamless transition. Refer to drawing SK06.		
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The living rooms in the SOUTs facing the street and Queens Square have been setback 2.5m from the street edge with balconies in the foreground. Adjustable screens over balconies and street facing fenestration further attenuate the extent to which each apartment visually reveals itself to the public realm in addition to moderating solar access. Refer elevation drawings on SK10 & SK11.		
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	Passive surveillance is enabled by the fenestration and balconies to the apartment looking directly onto the street and the park. The interfaces of these edges on the ground floor also have significant transparent surfaces ensuring substantial passive surveillance from the spaces on this level.		



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ACCEPTABLE OUTCOMES									
Acceptable Outcome pathway may not be applicable where a performance solution is provided.									
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument (Except from table 2.1)									
Streetcarpools and character zones AC2	Low-rise	Medium-rise	Higher density residential	Neighbourhood centre	Mid-rise urban centres	High density urban centres	Planned areas		
Site R-Coding	R40	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1
Minimum primary and secondary street setbacks 10/16/2.1	4m	2m	2m	2m	2m or Nil	2m or Nil	2m or Nil	2m or Nil	2m or Nil
(4) Minimum secondary street setback 1.5m									
(5) Nil setback applicable if commercial use at ground floor									
LOCAL PLANNING FRAMEWORK									
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:									
LSP4 Sub Area 2-Queens Square(east) CI 2.3.2.2 stipulates a 1m ground floor setback to Parry Street with the setback area integrated with the adjoining footpath. • A zero minimum setback and 3m maximum setback is stipulated with Queens Square									



ELEMENT 2.4		SIDE AND REAR SETBACKS		CITY OF FREMANTLE These Plans Form Part of	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DAUG98/23	23 Mar 2023
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.		The SOUs overlooking the public open space of Queens Square Reserve to the North and Parry Street to the West are set to 0m setback as there are no overlooking issues here. Those facing adjoining sites to the east and south are setback or screened to satisfy planning requirements.			
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). Please refer to drawings SK06, SK07 & SK08.			
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		The current development site is vacant and void of any existing trees to be retained.			
O2.4.4 – The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east).			



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ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>										
A2.4.1 – Development complies with the side and rear setbacks set out in Table 2.1, except where: a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument AND/OR b) a greater setback is required to address 3.5 Visual privacy. <i>(Excerpt from table 2.1)</i>										
Streetscape context and character <i>refer A2</i>	Low-rise	Medium-rise	High-density residential	Neighbourhood centre	Mid-rise urban centres	High density urban centres	Planned areas			
Site R-Coding	R40	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys) ^{2,4}	1.4	1.2	2.1	2.1	2.1	2	3	4	4	
Minimum side setbacks ⁴ <i>refer 2.4</i>	2m	2m	3m	3m	3m		Nil			
Minimum rear setback <i>refer 2.4</i>	3m	3m	3m	3m	3m	0m	Nil	Nil	Nil	
Average side setback where building length exceeds 15m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA	NA	
(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions. (2) Where the subject site and an adjacent adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code. (3) Boundary wall only permitted on one boundary, and shall not exceed 2.5 length. (4) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this GPP and building separation provisions of the NCC.										
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual privacy and 4.1 Solar and daylight access.										
LOCAL PLANNING FRAMEWORK						REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.										



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ELEMENT 2.5	PLOT RATIO	APPLICANT COMMENT	ASSESSOR COMMENT																								
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>																											
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. The development has opted to activate an additional storey based on LPS4; Sub Area 2.3.2.1-Queens Square (east) and criteria 2.3.2.1(a),(b) & (c). This provision places the plot ratio calculation as follows:	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">Item</th> <th style="width: 40%;">Area</th> </tr> <tr> <td>Lot Area</td> <td>1105.89m²</td> </tr> <tr> <td>Plot Ratio Area</td> <td>1462.92m²</td> </tr> <tr> <td>Plot Ratio Allowable (R60)</td> <td>0.7</td> </tr> <tr> <td>Plot Ratio Previously Requested & Granted</td> <td>1.32</td> </tr> <tr> <td>Plot Ratio Requested</td> <td>1.32</td> </tr> </table>	Item	Area	Lot Area	1105.89m ²	Plot Ratio Area	1462.92m ²	Plot Ratio Allowable (R60)	0.7	Plot Ratio Previously Requested & Granted	1.32	Plot Ratio Requested	1.32												
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Plot Ratio Requested	1.32																										
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																											
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. <i>(Except from table 2.1)</i>																											
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #0056b3; color: white;"> <th style="width: 10%;">Streetscape contexts and character <i>refer A2</i></th> <th style="width: 10%;">Low-rise</th> <th style="width: 10%;">Medium-rise</th> <th style="width: 10%;">Higher density residential</th> <th style="width: 10%;">Neighbourhood centre</th> <th style="width: 10%;">Mid-rise urban centres</th> <th style="width: 10%;">High density urban centres</th> <th style="width: 10%;">Planned areas</th> </tr> </thead> <tbody> <tr> <td style="background-color: #0056b3; color: white;">Site R-Coding</td> <td>R40</td> <td>R50</td> <td>R60</td> <td>R100</td> <td>R160</td> <td>R-AC1</td> <td>R-AC0</td> </tr> <tr> <td style="background-color: #ffcc00;">Plot ratio 7 <i>refer 2.5</i></td> <td>0.6</td> <td>0.7</td> <td>0.8</td> <td>1.0</td> <td>1.3</td> <td>2.0</td> <td>3.0</td> </tr> </tbody> </table>				Streetscape contexts and character <i>refer A2</i>	Low-rise	Medium-rise	Higher density residential	Neighbourhood centre	Mid-rise urban centres	High density urban centres	Planned areas	Site R-Coding	R40	R50	R60	R100	R160	R-AC1	R-AC0	Plot ratio 7 <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	3.0
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(6) Refer to Definitions for calculation of plot ratio																											
LOCAL PLANNING FRAMEWORK																											
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:																											



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ELEMENT 2.6	BUILDING DEPTH	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		Single aspect apartments elsewhere of a central corridor have been kept to a minimum affecting only 30% of the SOUs in the scheme. Where this occurs, the building depth has been kept below the maximum recommended depth of 20m. Refer to SK06, SK07.	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		The building's edges have been articulated in a manner that not only provides visual interest but also optimises natural light and ventilation.	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		Balcony depths have been kept to a minimum without reducing amenity. Ceilings for all habitable spaces have been placed at their maximum allowable heights of 2.7m. The room depths of the vast amount of habitable spaces are within 4.5m of the building edge satisfying the guidance for room depths to be a max of 3 times floor to ceiling heights. SK06, SK07 & SK08.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.			
LOCAL PLANNING FRAMEWORK			
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			



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ELEMENT 2.7BUILDING SEPARATION

ELEMENT OBJECTIVES
Development is to achieve the following Element Objectives

O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.

O2.7.2 – Building separation is in proportion to building height

O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.

O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings

APPLICANT COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east) ensuring optimal active interfaces to Parry Street and Queen's Square. Please refer to drawings SK06, SK07 & SK08.

The building is defined on it's Northern and Western edges by Queen's Square and Parry Street respectively providing substantial separation from the buildings across while providing considered definition to these public spaces.

All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). They also comply with the setbacks suggested in Table 2.7 with visual screening provided in a few instances to ensure visual privacy.

Substantial balconies are provided for each SOU with a garden deck on Level 1 and planters also being provided on Level 3. A lap pool with deep soil planting space has also been provided on the eastern edge of the site.

ASSESSOR COMMENT

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

O2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7: Building separation

Separation between:	Building height		
	≤ 4 storeys (up to 15m)	5-8 storeys (up to 25m)	≥ 9 storeys (over 25m)
Within site boundary	12m	18m	24m
Habitat rooms/balconies	7.5m	12m	18m
Habitat and non-habitat rooms	4.5m	6m	9m
Non-habitat rooms	Relief 2.4 Side and rear setbacks (Table 2.1)	9m	12m
To adjoining boundaries	3.5 Visual privacy (Table 3.5)		
Habitat rooms/balconies and boundary			

Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

LOCAL PLANNING FRAMEWORK

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:



SITING



ELEMNT 3.2		ORIENTATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		ASSESSOR COMMENT 23 Mar 2023	
APPLICANT COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		ASSESSOR COMMENT 23 Mar 2023	
O3.2.1 – Building layouts respond to the streetscapes, topography and site attributes while optimising solar and daylight access within the development.	50% of the SOLs are located along the Northern boundary to facilitate optimal solar exposure. In addition, the edges of the building are articulated to promote solar access at various times throughout the day.		
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	With the provisions in LPS4 supporting an additional storey, density bonus and zero boundary setbacks, any development on Lot 440 (28) Parry St would inevitably have a major impact on the adjoining Lot on its southern boundary. It is noted that this lot is zoned R35 – Mixed Use and recently purchased by compatriots of the owners of Lot 440. It is expected this lot will be developed to the same density allowances. Refer to drawing SK03 for shadow diagram.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcomes pathway may not be applicable where a performance solution is provided.</i>			
A3.2.1 – The building's edges on the street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.			
A3.2.2 – The building's edges that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.			
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: - adjoining properties coded R25 and lower – 25% of the site area¹ - adjoining properties coded R30 – R40 – 35% of the site area¹ - adjoining properties coded R50 – R60 – 50% of the site area¹ - adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)			
A3.2.4 – Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.			
LOCAL PLANNING FRAMEWORK			
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.			



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ELEMENT 3.3		TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives:	APPLICANT COMMENT	ASSESSOR COMMENT	23 Mar 2023
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	The current development site is vacant and void of any existing trees to be retained.		
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The development allows space for deep soil planting as part of the communal outdoor swimming pool area along the site's eastern edge. Additional deep soil planting is allowed for on the garden deck on Level 1 and planters on Level 3 improving the overall tree canopy in this area.		
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	Deep soil planting areas		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A3.3.1 – Retention of existing trees on the site that meet the following criteria:			
– healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 100mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m.			
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.			
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.			
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.			



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ELEMENT 3.5	VISUAL PRIVACY	APPLICANT COMMENT	ASSESSOR COMMENT																							
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																								
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5. Table 3.5 Required privacy setback to adjoining sites		23 Mar 2023																								
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																										
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Unenclosed private outdoor spaces	7.5m	6m																								
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).																										
A3.5.3 – Living rooms have an external outlook from at least one major opening that is not obscured by a screen.																										
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.																										
LOCAL PLANNING FRAMEWORK		REQUIREMENT																								
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.</i>																										



DESIGN



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ELEMNT 4.1 SOLAR AND DAYLIGHT ACCESS		DA0098/23	23 Mar 2023
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives:	APPLICANT COMMENT	ASSESSOR COMMENT	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms. O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms. O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. Private open spaces to 13 out of the 20 SOUs face north to optimise winter sun penetration. This represents 65% of the total number of SOUs. The remaining SOUs either have eastern or western solar exposure. All habitable rooms have been provided with floor to ceiling windows of sufficient surface area to allow optimal daylight access. Perforated folding-sliding shutters have been integrated to the edges of the northern and western facing balconies to provide shading and glare control to the habitable spaces behind them. Refer to north and west elevations on drawings SK10 and SK11.		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided: A4.1.1 – In climate zones 4, 5 and 6 only: a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing. A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room. A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms: – between late September and early March in climate zones 4, 5 and 6 only AND – in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a).			
LOCAL PLANNING FRAMEWORK			
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.			



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ELEMENT 4.2 NATURAL VENTILATION		DA0098/23
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objective:</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. All the SOUs have been designed to be naturally ventilated. Refer to Floor Plans on SK07 & SK08.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	The depth of the habitable spaces of the single aspect apartments in this development is less than 3 x ceiling height. Refer to Floor plans on SK07 & SK08.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided.</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: - ventilation openings orientated between 45° – 90° of the prevailing cooling wind direction AND - room depth no greater than 3 x ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		
LOCAL PLANNING FRAMEWORK		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.		



ELEMENT 4.3		SIZE AND LAYOUT OF DWELLINGS																
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	ASSESSOR COMMENT All SOUs meet or exceed the minimum floor area requirements stated in table 4.3a															
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.																		
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		Ceiling heights to habitable rooms are 2.7m AFL to provide well-proportioned spaces that facilitate good natural ventilation and daylight access.																
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided																		
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.																		
Table 4.3a Minimum floor areas for dwelling types																		
<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bed</td> <td>47m²</td> </tr> <tr> <td>2 bed + 1 bath¹</td> <td>67m²</td> </tr> <tr> <td>3 bed + 1 bath¹</td> <td>82m²</td> </tr> </tbody> </table> ¹ An additional 3m² shall be provided for designs that include a second or separate toilet, and only for designs that include a second bathroom.				Dwelling type	Minimum internal floor area	Studio	35m ²	1 bed	47m ²	2 bed + 1 bath ¹	67m ²	3 bed + 1 bath ¹	82m ²					
Dwelling type	Minimum internal floor area																	
Studio	35m ²																	
1 bed	47m ²																	
2 bed + 1 bath ¹	67m ²																	
3 bed + 1 bath ¹	82m ²																	
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.																		
Table 4.3b Minimum floor areas and dimensions for habitable rooms																		
<table border="1"> <thead> <tr> <th>Habitable room type</th> <th>Minimum internal floor area</th> <th>Minimum internal dimension</th> </tr> </thead> <tbody> <tr> <td>Master bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>Other bedrooms</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>Living room – studio and 1 bed apartments</td> <td>N/A</td> <td>3.6m</td> </tr> <tr> <td>Living room – other dwelling types</td> <td>N/A</td> <td>4m</td> </tr> </tbody> </table> ¹ Enclosing walls				Habitable room type	Minimum internal floor area	Minimum internal dimension	Master bedroom	10m ²	2m	Other bedrooms	8m ²	2m	Living room – studio and 1 bed apartments	N/A	3.6m	Living room – other dwelling types	N/A	4m
Habitable room type	Minimum internal floor area	Minimum internal dimension																
Master bedroom	10m ²	2m																
Other bedrooms	8m ²	2m																
Living room – studio and 1 bed apartments	N/A	3.6m																
Living room – other dwelling types	N/A	4m																
A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:																		
- Habitable rooms – 2.7m - Non-habitable rooms – 2.4m - All other ceilings meet or exceed the requirements of the NCC.																		

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A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.	



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ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES		ASSESSOR COMMENT
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
Q4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	Private open spaces to all SOUs meet or exceed the minimum requirements indicated in Table 4.4. Refer to drawings SK06, SK07 & SK08.	
Q4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	The private open spaces of 80% of the SOUs are designed to have an outlook or either the adjacent public open space or of the street.	
Q4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	The balconies and the shading shutters integrated into their edges are key aspects of the architectural language and portray the structural logic of the building.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		
Table 4.4 Private open space requirements		
Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m
¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.		
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.		
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
LOCAL PLANNING FRAMEWORK		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.		



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ELEMENT 4.5	CIRCULATION AND COMMON SPACES	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objective:</i>			
	O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
	O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	All corridors have a minimum width of 1600mm. Refer drawings SK06, SK07 & SK08 All corridors are designed for universal access via dedicated lift services. They also receive daylight and are naturally ventilated from the garden deck. The common areas on the ground floor also provide good passive surveillance of the street and public space that adjoins the building. Refer drawings SK06, SK07 & SK08	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
	A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
	A4.5.2 – Circulation and common spaces are designed for universal access.		
	A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
	A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
	A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			



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ELEMENT 4.6	STORAGE	APPLICANT COMMENT	ASSESSOR COMMENT																					
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>																								
OA4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. A store has been provided within each SOU and out of sight from the public realm. All stores meet or exceed the minimum requirements stated in Table 4.6. Refer to drawings SK06, SK07 & SK08.																						
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																								
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.																								
Table 4.6 Storage requirements																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Dwelling type</th> <th style="width: 20%;">Storage area¹</th> <th style="width: 20%;">Minimum dimension¹</th> <th style="width: 30%;">Minimum height¹</th> </tr> </thead> <tbody> <tr> <td>Studio dwelling</td> <td>3m²</td> <td></td> <td></td> </tr> <tr> <td>1 bedroom dwelling</td> <td>3m²</td> <td></td> <td></td> </tr> <tr> <td>2 bedroom dwellings</td> <td>4m²</td> <td>1.5m</td> <td>2.1m</td> </tr> <tr> <td>3 bedroom dwellings</td> <td>5m²</td> <td></td> <td></td> </tr> </tbody> </table> ¹ Dimensions exclusive of services and plant.					Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²			1 bedroom dwelling	3m ²			2 bedroom dwellings	4m ²	1.5m	2.1m	3 bedroom dwellings	5m ²		
Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹																					
Studio dwelling	3m ²																							
1 bedroom dwelling	3m ²																							
2 bedroom dwellings	4m ²	1.5m	2.1m																					
3 bedroom dwellings	5m ²																							
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.																								
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space ¹ , is integrated into the design of the building or open space and is not readily visible from the public domain. (1) Storage on/adjacent to private open space is additional to required open space area and dimensions.																								
LOCAL PLANNING FRAMEWORK		REQUIREMENT																						
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.																								



ELEMENT 4.7		MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objective:</i>		APPLICANT COMMENT	ASSESSOR COMMENT
Q4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	DA0098/23 23 Mar 2023
Q4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		Adjacencies between the habitable spaces of each SOU with the circulation spaces and cores have been avoided. The detailing of external and party walls will be carried out to ensure that the minimum requirements under the NCC and AAC guidelines are exceeded.	
Q4.7.3 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		All building services are located within the basement and ground floor carpark. Refer to SK06, SK07 & SK08	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).			
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.			



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ELEMENT 4.8	DWELLING MIX	ASSESSOR COMMENT
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		DA0098/23 23 Mar 2023
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. 40% of the SOUs have been designed as Studio apartments with the remaining 60% being 2 bedroomed apartments mixed within the Level 1 and Level 2 floor plates. This helps to achieve blended household diversity across the development. Level 3 has been kept for larger 2 bedroomed apartment types to make optimal use of the opportunities for larger private open spaces. Refer to drawings SK06, SK07 & SK08.
ACCEPTABLE OUTCOMES <i>Acceptable Outcomes pathway may not be applicable where a performance solution is provided</i>		
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument. OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
LOCAL PLANNING FRAMEWORK <i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.</i>		



ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT <i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	ASSESSOR COMMENT
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.		The proposed development provides one Platinum Level Accessible unit for the Tourist Accommodation category (Level 1) and an additional Platinum Level Accessible unit for the Multiple Dwelling category (Level 2). This provision meets the Liveable Housing Design Guidelines requirement for 5 per cent of dwellings to be design to Platinum Level.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.9.1 – a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.</i>			

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DA0098/23
23 Mar 2023



ELEMENT 4.10		FACADE DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT	ASSESSOR COMMENT
O4.10.1 – Building facades incorporate proportions, materials and design elements that respect and reference the character of the local area.		The facade's are of varying depth to break down the building's perceived mass and scale. Material choices, colour and artwork have also been drawn from an analysis of the vicinity's character to tie the building firmly within its context. The corner of the building with Parry Street and Queens Square has also been articulated slightly differently in form generating visual interest and highlighting its role as the pivot in the integration of the Square, the Site and the Street.	Outlines the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.
O4.10.2 – Building facades express internal functions and provide visual interest when viewed from the public realm.		The facades have been legibly articulated to portray the building's structural logic particularly when viewed from the Street and Queen's Square. The depth in the facades and language used in composing the corner the Square and the Street also provide substantial interest from the public realm.	23 Mar 2023
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.10.1 – Facade design includes: - scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm - rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.			
A4.10.2 – In buildings with height greater than four storeys, facades include a defined base, middle and top for the building.			
A4.10.3 – The facade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.			
A4.10.4 – Building services fixtures are integrated in the design of the facade and are not visually intrusive from the public realm.			
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: - define and provide weather protection to entries - are integrated into the facade design - are consistent with the streetscape character.			
A4.10.6 – Where provided, signage is integrated into the facade design and is consistent with the desired streetscape character.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.			



ELEMENT 4.11		ROOF DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objective:</i>		APPLICANT COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	ASSESSOR COMMENT DA0098/23 23 Mar 2023
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.		A combination of hipped and gable roof arrangements has been employed and set back from the street to comply with sightline and building height requirements for the area.	
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		The north facing roof planes are to accommodate solar photovoltaic panels to generate electricity for the building's use.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.11.1 – The roof form or top of building complements the facade design and desired streetscape character.			
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.			
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			



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ELEMENT 4.12 LANDSCAPE DESIGN		ASSESSOR COMMENT	ASSESSOR COMMENT	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives:		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		
04.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.				
04.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.				
04.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.				
04.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.				
ACCEPTABLE OUTCOMES Acceptable Outcomes pathway may not be applicable where a performance solution is provided				
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.				
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.				
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.				
Table 4.12 Planting on structure: minimum soil standards for plant types and sizes				
Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	75-8m³	1,200mm	54m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	38m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m x 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m x 2m
Shrubs	---	---	500-600mm	---
Ground cover	---	---	300-450mm	---
Turf	---	---	200mm	---
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.				



CITY OF FREMANTLE These Plans Form Part of	
DA0098/23	23 Mar 2023
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.	



ELEMENT 4.13		ADAPTIVE REUSE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT	ASSESSOR COMMENT
			DA00098/23 23 Mar 2023
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.			
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.			
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.			
LOCAL PLANNING FRAMEWORK			
Does the local planning framework amend or replace the above listed controls? If yes, state the applicable requirement.			



ELEMNT 4.14		MIXED USE	CITY OF FREMANTLE These Plans Form Part of	
ELEMNT OBJECTIVES Development is to achieve the following Element Objectives:		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023
O4.14.1 – Mixed use development enhances the streetscape and activates the street.		The ground floor has been reserved for common areas and entrances to activate and provide passive surveillance over the public spaces. The development has also elected to develop the allocated 5m landscaped integration zone at the interface of the building and Queens Park. This zone will incorporate fixed bench seating with additional deep soil shade trees benefitting the public realm.		
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.				
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided				
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaptation to non-residential uses.				
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.				
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.				
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements				
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.				
LOCAL PLANNING FRAMEWORK				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement				



ELEMENT 4.15		ENERGY EFFICIENCY	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives:		APPLICANT COMMENT Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	ASSESSOR COMMENT DA0098/23 23 Mar 2023
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.		The development's electricity demand will be augmented by solar technology. The building's envelope has also been designed to ensure it has thermal mass.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided			
A4.15.1 – a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars. Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			



ELEMENT 4.16		WATER MANAGEMENT AND CONSERVATION		CITY OF FREMANTLE These Plans Form Part of	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023	
O4.16.1 – Minimise potable water consumption throughout the development.		The development in general will be adopting fittings and appliances within one level of the highest level available under the WELS system.			
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		Stormwater runoff from small rainfall events will be managed on-site. Stormwater Management Plan pending.			
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		Overflow opportunities within the first floor communal open space will allow for drainage into the ground floor carpark and into the local drainage system.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>					
A4.16.1 – Dwellings are individually metered for water usage.					
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.					
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.					
LOCAL PLANNING FRAMEWORK					
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



ELEMENT 4.17 WASTE MANAGEMENT		CITY OF FREMANTLE These Plans Form Part of DA00098/23 23 Mar 2023	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives.</i>	APPLICANT COMMENT	ASSESSOR COMMENT	
04.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Refer Waste Management Report Rev8	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
04.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Refer Waste Management Report Rev8		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the WALGA Multiple Dwelling Waste Management Plan Guidelines (or local government requirements where applicable).			
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A (or equivalent local government requirements).			
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).			
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.			



Attachment 6 – Applicant Written Responses to DAC Comment (DR1)

23 June 2023

SOP
ARCHITECTURE

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

ATTENTION CHLOE JOHNSTON

Dear Chloe

26 PARRY STREET FREMANTLE DA0098-23

Following receipt of the Design Review Report dated 17 April 2023 we are pleased to provide the response outlined below and in the revised Design Statement dated 30 May 2023.

Principal 1 Context and Character

The target-market of the short-stay component of this development is accommodation for business and other like-minded travellers to Fremantle and thus the purpose of the meeting rooms in the north-western corner is to provide facilities for these guests to hold meetings without the external meeting attendees venturing deep into the building.

This space will be used regularly by the building's occupants and therefore activate the North-western corner of the site.

The entry lobby has been redesigned to bring it closer to the street's edge of the building substantially improving CPTED.
The lobby area has also been opened up improving access to the lift for guests and providing space for impromptu meetings and gatherings.

Principal 2 Landscape Quality

The previously labelled garden deck has now been re-identified as an accessible light-well with shade tolerant plants for people to view from the corridor and openings of the internalised accommodation.

Refer to the revised landscape plans.

Principal 6 Amenity

The ground floor to floor height has been increased marginally however the height is constrained by the requirement to stay within the sites maximum overall building height limit.

Adjustments have been made to the meeting rooms to make them more flexible by incorporating operable walls. The location of this activity however has been retained in its present location to align with the client's brief.

https://sitearchitecture-my.sharepoint.com/personal/shart_sitearchitecture_com_au/Documents/Documents/AA Stephens Stuff/Projects/SOP Architecture/22205 26 parry Street Fremantle/1 Correspondence/2 Authorities/DA/22205 26 Parry Street DRC1 - arch reply.docx

SOP Architecture
PO Box 398 Joondalup DC 6919
M 0419 949 575
shart@sitearchitecture.com.au
ABN 95 725 110 394



A visual connection with the street life on Parry Street is now achieved through a reorganisation of the spaces in this area to allow for a glazed lift well and voids in the Level 1 to Level 3 floor plates. This creates substantial volume for the lift lobby and a vertical visual connection between this space and the floors above it. The Parry Street edge of the void is also glazed allowing views to the Street through a perforated screen that acts a canvas for a visually permeable work of public art.

The corridors shown are considered suitable for the apartment layouts.

80% of the apartments have access to sunlight through opening and thereby exceeding the minimum SPP7 requirement.

The Platinum Level Accessible units on Level 1 and Level 2 have been relocated to the north-east corner of the building allowing for guests with disabilities and benefit from the park views and winter solar gain as suggested.

Airconditioning condensers will be screen with perforated material which will disperse the air movement and have a decorative quality. The balconies are generous in size and occupants will not be constrained to occupy the space in a proximity to the condensers to extent that it will be uncomfortable.

Principal 10 Aesthetics

The perception of heavy building mass been addressed through further modulation of the street facing edge, breaking up the built form in this area into a combination of smaller perceptible wholes. These are further distinguished from one another through the application of different materials – a combination of brick and limestone – a language that has been drawn from the palette of materials within the site's context.

A site Context and Character Study I included in the revised Design Statement dated May 2023

Please contact the undersigned if you require further information.

Regards

A handwritten signature in blue ink, appearing to read 'Stephen Hart'.

STEPHEN HART
SOP Architecture



Attachment 7 – DAC Comments and Advice Combined (DR1 & DR2)

Design Review Report

26 Parry Street, Fremantle: DR 1

17th April 2023



Introductory Comments	
In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement, Legibility; Adaptability; and Diversity. For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.	
Design quality evaluation	
Strengths of the Proposal	• Tourist accommodation and apartment dwellings in a mixed-use building on an important site in Fremantle's city centre. • Units are generally well planned and include a good standard of amenity. • Provision of a Platinum Level Accessible Unit. • Provision of public art.
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	a) The proposal is for an important site that is highly visible from the High Street leading to Fremantle's city centre. b) As such, the proposal should contribute positively to the City with active uses and an architectural aesthetic that responds to the local context and immediate environment of the adjacent public realm of the park and streetscape of Parry Street. c) The ground floor uses at the north-western corner of the development do not respond or contribute to the public realm due to the location of three private meeting rooms in this area that most likely would be used only infrequently. Consider the following suggestions to improve the opportunities for activity and interaction at the interface of the building and the public realm: -Relocate the dining, lounge and al fresco area to the north-western corner and potentially open these areas to public use. -Relocate the gym to the north-eastern side to better relate to the swimming pool. d) In tandem with a review of the ground floor plan, consider improving the design of the entry and reception. The entry is deeply recessed and presents a CPTED issue. The reception is illegible for guests and other visitors due to its location around the corner from the entry and in the Business Centre. Consider also internal lift access for guests from the reception area (guests currently would have to go outside and enter a separate foyer).
Recommendations	1. Consider a reorganisation of the ground floor plan to locate the more active uses to the north-western corner of the building and for greater interaction with the Park and Parry Street. 2. Refer to the comments on developing a high quality and contextual architectural aesthetic in Principle 10: Aesthetics 3. Consider co-locating compatible uses, such as the pool and gym. 4. Review the design of the entry, reception area and access to the lift for guest safety, legibility and accessibility.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	a) The DAC identified the following issues for the garden deck on Level 1: -The deck is oriented to the south with the building itself overshadowing this space and reducing its amenity for guests. -The deck's identity is unclear; it appears more as a light well than an attractively landscaped and comfortable garden for guests to enjoy.



	Suggestions to improve the garden deck include: -Reorientating the garden deck to face north to provide relief to the building mass and heavy bulk, and enable building users to have expansive views of the Park and passive surveillance opportunities of this space; the deck also would benefit from access to winter solar gain. Consider also co-locating the pool with the garden deck on Level 1. -Maintaining the current south-facing location for the garden but treating this small space as an actual light well with a generous quantity of shade tolerant plants and for people to view this area from the corridors and from the openings of surrounding internalised accommodation. b) The plans include on-structure planting. However, in view of the proposal's excessive floorspace (above the permitted plot ratio) and building bulk, the Applicant should consider a review of the landscape design and potential increase in the 'true' deep soil zone provision, particularly at the site interfaces with the Park and street.
Recommendations	1. Identify the function of the garden deck on Level 1 and revise the design accordingly as per the comments. 2. Review the provision of 'true' deep soil zones particularly at the public interfaces of the site.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	- The building height and setback of the upper level, as per the City's policy, is appropriate. - Consider the comment in Principle 1: Landscape quality and 10: Aesthetic about minimising building mass and the perception of heavy building bulk.
Recommendations	1. Refer to comment in Principle 10: Aesthetics
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	-
Recommendations	1. None
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	The Applicant proposes compliance with the minimum required 4-star Green Star rating as per the City's LPP. However, for a development of this scale, the DAC's advice is for the Applicant to consider a sustainability strategy and commitment to initiatives that raises the rating to 5-star at least.
Recommendations	1. Consider raising the Green Star rating to five-star at least.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	- The ground level 3.15m floor to floor height is low for a mixed-use building. Consider increasing the height to improve the amenity of the uses on this floor. - Consider converting the three small meeting rooms into one large office with the potential for flexible table layouts, and to relocate this relatively low use function from the Parry Street frontage. - The provision of public art on the Parry Street frontage is commended, however the combined large area of solid wall for the art, store and stair locations disallows street views and light into the circulation lobby. A visual connection with the street life of Fremantle should enhance the experience for building users. - Review the long corridors of corner apartments on Levels 1 to 3 (such as Units 1 and 7). - Clarify if minimum 70% of apartments have access to sunlight through openings.



	as per the SPP7 requirement. f) Consider relocating the Platinum Level Accessible Unit to a location on the northern side of the building for guests with disabilities to benefit from Park views and winter solar gain. g) Air conditioner condensing units are not supported on balconies due to the negative effects of the expulsion of hot or cold air on to users of the balconies.
Recommendations	1. Consider an increase in the ground floor floor-to-ceiling height. 2. Consider a redesign and relocation of the ground floor office space. 3. Review the western elevation and plan to allow for openings from internal circulation/lobby areas to Parry Street. 4. Review the corner apartment plans to minimise corridor lengths. 5. Clarify if minimum 70% of apartments have access sunlight as per SPP7. 6. Consider relocating the Platinum Level Accessible Unit to the north for enhanced amenity. 7. Consider an alternative location for air conditioning condenser units away from balconies.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</i>
	a) Refer to the comments in Principle 1 about the illegible entry area.
Recommendations	1. Refer to comments in Principle 1.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	a) Refer to the comments in Principle 1 about the potentially unsafe entry area.
Recommendations	1. Refer to comments Principle 1.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	a) The mixed-use function of the building is supported, although the current private nature of the ground floor should be reconsidered for more publicly accessible uses to help activate at minimum the north-western area of the Park and Parry Street.
Recommendations	1. The Applicant should consider publicly accessible uses to activate the north-western corner of the proposal and interface with the public realm.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	a) The architectural language of the building, in particular the publicly visible northern Park and western street elevations, requires improvement to respond to the local Fremantle context and the immediate environment around the site. While not discussed at the meeting, the Applicant should prepare and submit a Context and Character analysis and evaluation to help inform a distinctive building aesthetic that contributes positively to the place. b) As part of the above review, consider ways to improve articulation and minimise the building mass and perception of a heavy building bulk.
Recommendations	1. Improve the architectural aesthetic to respond to the distinctive local character of this part of Fremantle and to strengthen the sense of place. 2. The Applicant is advised to prepare a Context and Character Study to inform the aesthetic. 3. Consider ways to minimise building mass and the perception of heavy building bulk.

Concluding Remarks



Whilst there are several strengths identified for the proposal, the DAC has, however, identified and recommended specific improvements as follows:

- A reorganisation of the ground floor plan for uses to better relate to each other and synergise positively with the public realm of the Park and Parry Street.
- Identify the function of the Level 1 garden deck and consider its design in relation to the context and micro-climate.
- Improve the provision of 'true' deep soil zones and locations particularly at the site interfaces with the public realm.
- In view of excessive plot ratio area, consider ways to mitigate building mass and the perception of a heavy building mass.
- Consider raising the Green Star rating to five-star at least.
- Improve the general amenity for building users as noted.
- Given the site's important location in the Fremantle CBD, the Applicant should give careful consideration for publicly accessible uses to help activate, at minimum, the north-western corner of the development and interface with the public realm of the Park and Parry Street.
- Improve the architectural aesthetic to better respond to the unique characteristics of the local context and to strengthen the sense of place. The Applicant is advised to prepare and submit a Context and Character Study to inform the aesthetic.



Design Review Report

26 Parry Street, Fremantle: DR2

10th July 2023



Introductory Comments	
In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity. For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.	
Design quality evaluation	
Strengths of the Proposal	The DAC supports the mixed-use tourism and residential use of the proposal in the Fremantle CBD.
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i> a) The DAC remains deeply concerned about the disconnect between the strong context and character of this historical part of Fremantle and the proposed design. There is minimal Context and Character analysis, no comprehensive evaluation and, consequently, the design responds insensitively to the locality and site. The DAC strongly advises the Applicant develops a clear understanding of materiality, scale, local heritage and history of the place. For example, the design remains incoherent due to the very different characters for the public frontages to Parry Street and the Park. b) The DAC remains deeply concerned about the planning of the development. As previously advised, reorientating the Level 1 courtyard to the north has many benefits including: reducing the building's current large mass and heavy bulk; creating a valuable open deck with access to northern winter sun; expansive views for building occupants towards the Park; together with passive surveillance opportunities. c) The DAC remains deeply concerned about the ground floor north-western corner and northern side of the building and its lack of interactivity with Parry Street and the Park. The internal office rooms are for private guests' meetings only with no publicly accessible areas, and the narrow terrace of the central lounge has no meaningful connection to the Park. d) The DAC advises relocating the western stair in-bound to release the space for a more appropriate habitable and active use on the Parry Street frontage. e) The DAC advises relocating the carparking bays at the ground floor building interface with Parry Street to release the space for a more appropriate habitable and active use on the frontage.
Recommendations	- Undertake a comprehensive Context and Character study to understand the qualities of the locality and to contribute positively to the sense of place. - Consider how the reorientation of the Level 1 courtyard to the north could unlock many benefits for the development of the site and relationship with the context. - Significantly improve the ground floor north-western corner and northern side of the building for opportunities for interactivity with Parry Street and the Park. - Consider relocating the stair to improve the activation of the Parry Street frontage. - Consider relocating the car bays abutting Parry Street to improve the street frontage with a more appropriate habitable and active use.



Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	a) As previously advised, the discretion sought for increased plot ratio and building bulk requires justification, including consideration of community benefit. The Applicant should consider the provision of increased true deep soil area at the ground level and particularly at the building interfaces with the public park and Parry Street. b) The southern location of the Level 1 courtyard and the landscape quality remain concerning due to overshadow by the building itself.
Recommendations	1. Improve the potential community benefit by increasing the provision of quality landscape (deep soil areas) at the ground level interface with the Park and Parry Street. 2. Refer to Principle 1: Context and Character for further comments on the benefits of reorientating the Level 1 courtyard to the north.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	a) As previously advised, the Applicant should consider minimising building mass and the perception of a heavy building bulk.
Recommendations	1. Minimise the building mass and perception of a heavy building bulk.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	a) The DAC noted that the undercroft carpark includes openings on the southern side boundary. Provide clarification that potential fire separation issues have been managed.
Recommendations	1. Clarify management of any potential fire separation issues with openings proposed on the southern boundary.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	a) The DAC again suggests consideration of at least a 5-star Green Star rating for a building of this scale and function.
Recommendations	1. Consider at least a 5-star Green Star rating for a building of this scale and function.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	a) Units 2 and 10 have 9sqm balcony area that is too small for the unit size and, therefore, should be increased. b) Units 16 and 20, in the south-eastern corner of the development, both have two internalized bedroom balconies at right angles to each other and, therefore, privacy and overlooking between balconies is a concern, consider a redesign or add privacy screens. c) Unit 18 has an internalized balcony into the Level 1 courtyard with little access to natural amenity and no views of the street or Park. d) Reconsider the poor relationship of the changing room that is directly accessible and visible from the dining area. e) The ground level floor to floor height of 3.15m remains unchanged and, as previously advised, is very low for a quality mixed-use building. f) Air conditioning condenser units remain on the balconies, which creates poor amenity and limits use of the balconies for unit occupants; these units should be removed from the balconies.
Recommendations	1. Consider appropriate balcony areas commensurate with the unit size. 2. Consider the amenity of balconies, particularly to manage privacy/overlooking



	and access of natural amenity and views. 3. Consider improving access to the change room away from views of the dining area. 4. Consider raising the ground floor ceiling height for improved amenity. 5. Relocate the a/c condenser units from the balconies.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	a) Indicate a legible reception desk at the entry for tourists.
Recommendations	1. Locate a legible reception desk for guests.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	a) Reconsider the basement design and the operation of the tandem car bays for improved pedestrian safety and access.
Recommendations	1. Consider the basement design and improved safety and accessibility for pedestrians.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	a) The Applicant is reminded of the City's Percent for Art Policy and the Guidelines therein.
Recommendations	1. None
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	a) The Applicant is referred to the DAC's comments in Principle 1: Context and Character that tie into Aesthetics. b) Reconsider the current precast concrete finish of the southern wall on the boundary that may be exposed for some time before any redevelopment of the adjacent lot. c) Clarify what is meant by "brick faced concrete".
Recommendations	1. Refer to Principle 1: Context and Character for further comments on achieving a quality aesthetic that responds sensitively to the context. 2. Reconsider the precast concrete finish on the southern wall. 3. Clarify what is meant by "brick faced concrete".

Concluding Remarks

The DAC acknowledges a few relatively minor improvements following DR1, however the extensive and very important high-level requirements remain to be satisfied, as stated above, on achieving a sensitive and high-quality design response to context and character, built form and scale, landscape, amenity, sustainability and aesthetics.

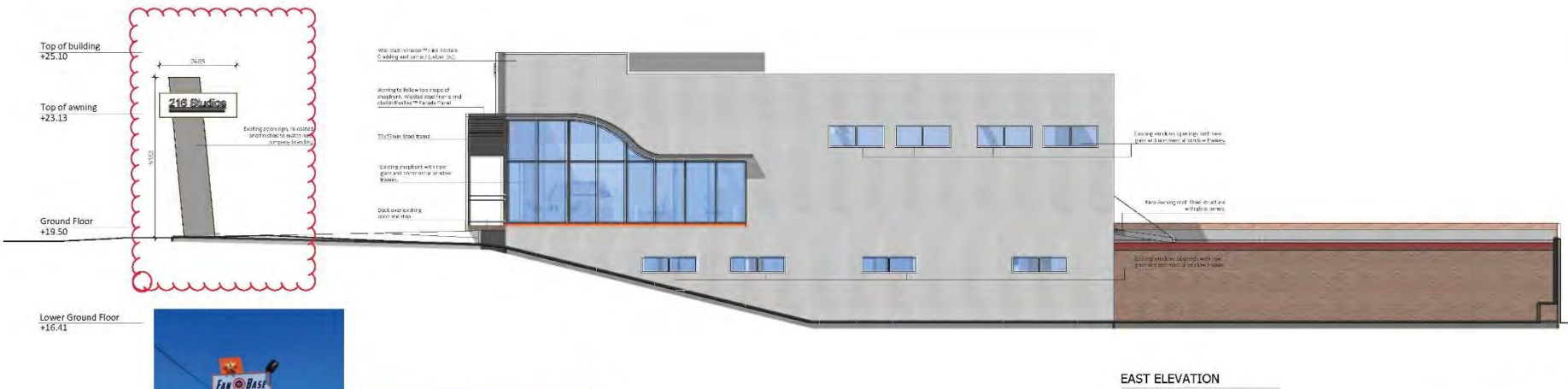
The DAC does not support the current proposal.



PC2308-3 SOUTH STREET, NO. 216 (LOT 4), WHITE GUM VALLEY - CHANGE OF USE TO RESTAURANT/CAFÉ AND OFFICE AS WELL AS ADDITIONS AND ALTERATIONS TO EXISTING BUILDING - (DA0069/23 JZ)

Attachment 1 – Amended Development Plans

DA document 1028



REV	DATE	AMENDMENT	DESCRIPTION
I	17.02.23	FOR DCC	RT



EAST ELEVATION

CITY OF FREMANTLE
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28 March 2023



SOUTH ELEVATION



NORTH ELEVATION

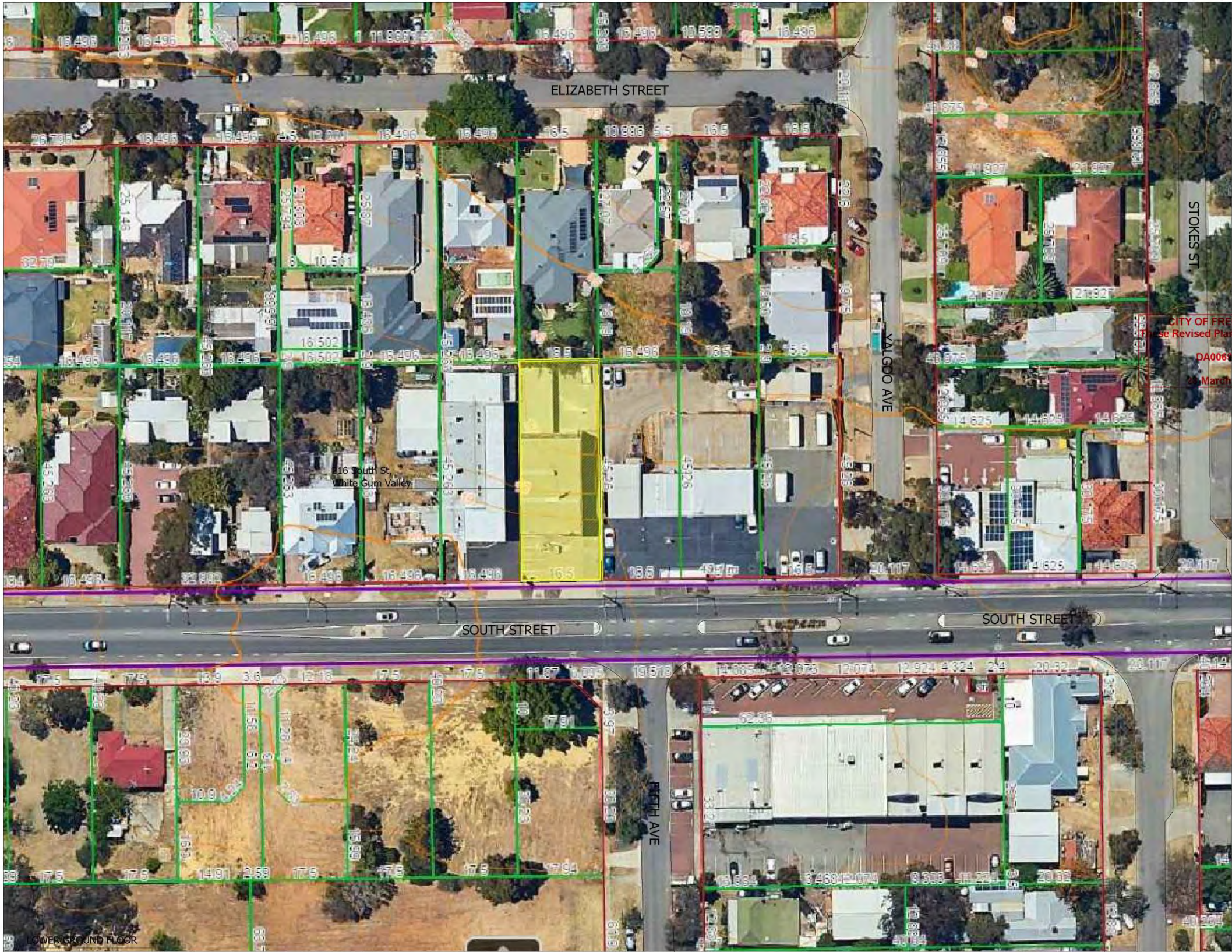
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DRAWING TITLE:	ELEVATIONS North, South and East
DATE:	1-102
SCALE:	1:500 @ A2
PROJECT NO:	I
DATE:	17.02.23
FOR:	RT

A. All dimensions are in millimetres unless otherwise stated.
B. All dimensions are in millimetres unless otherwise stated.
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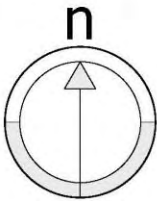


DA document 12/28



REV	DATE	AMENDMENT	DESIGNER
1	17.02.23	For CDC	RT

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DA0061/23
28 March 2023



PROJECT
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SITE ADDRESS
216 South St, White Gum Valley

DRAWING TITLE		
LOCATION PLAN		
DRAWING NO.	SCALE	REVISION
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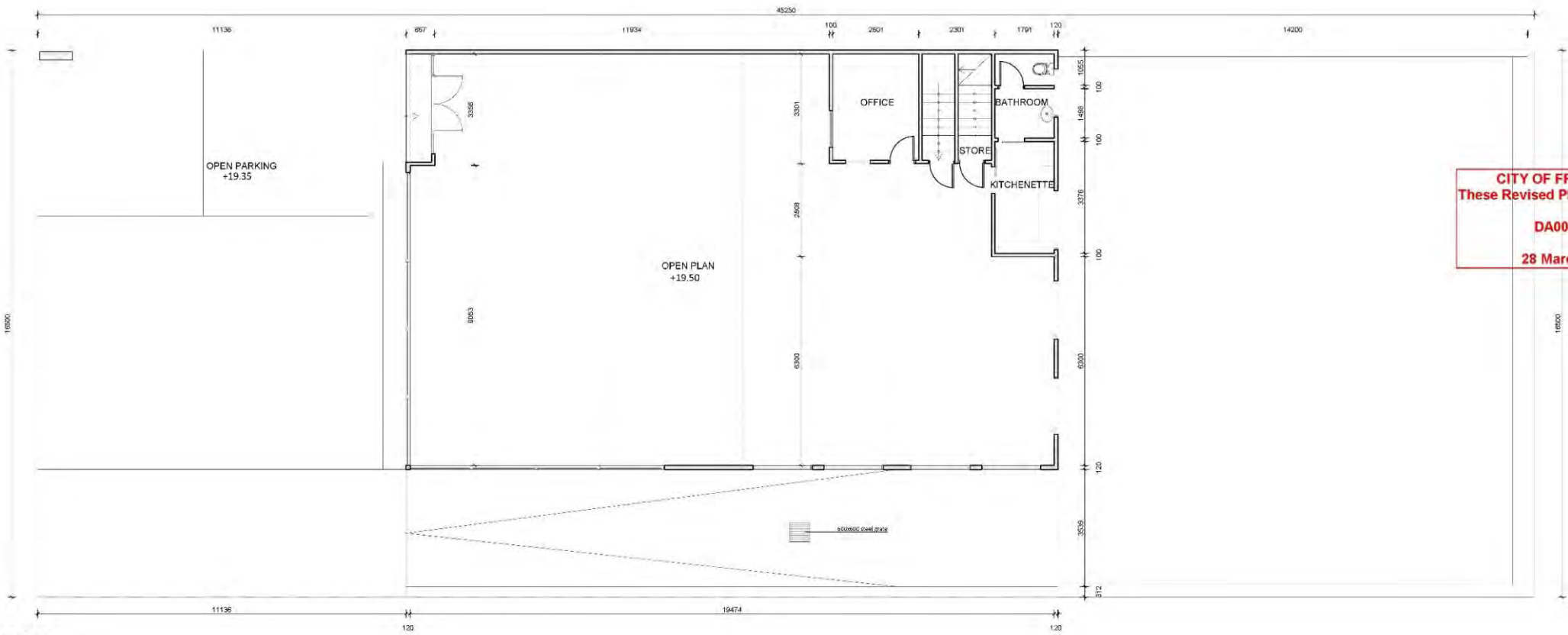
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28 March 2023

GROUND FLOOR

PROJECT
216 STUDIOS
216 South St, White Gum Valley

DRAWING TITLE
SURVEY PLAN
Ground Floor
DRAWING NO. I-001
SCALE 1:500 @ A2
REVISION I

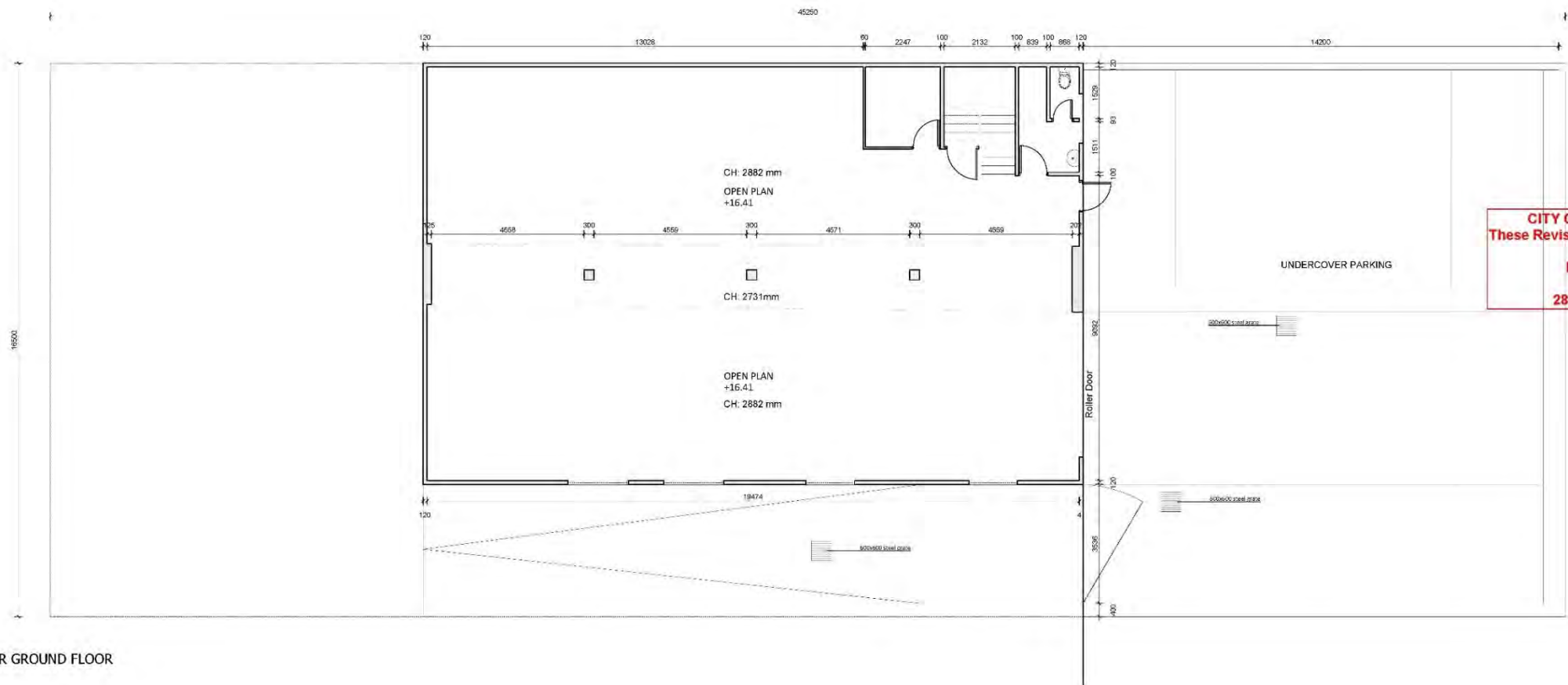
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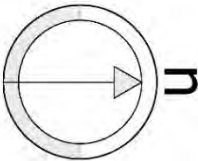
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REV	DATE	AMENDMENT	DESIGNER
1	17.02.23	For CDC	RT



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28 March 2023

LOWER GROUND FLOOR



PROJECT
216 STUDIOS
216 South St, White Gum Valley

DRAWING TITLE
SURVEY PLAN
Lower Ground
DRAWING NO. I-002
SCALE 1:500 @ A2
REVISION I
INTERNAL SQM 478.5m2
DRAWN RT
PROJECT NO. 216sgp-2022

DBP STUDIO
50 NORTH LAKE ROAD
ALFRED COVE, WA 6154
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DA document 15/28

REV	DATE	AMENDMENT	DESIGNER
I	17.02.23	For CDC	RT

FLOOR AREAS FOR PARKING REQUIREMENTS

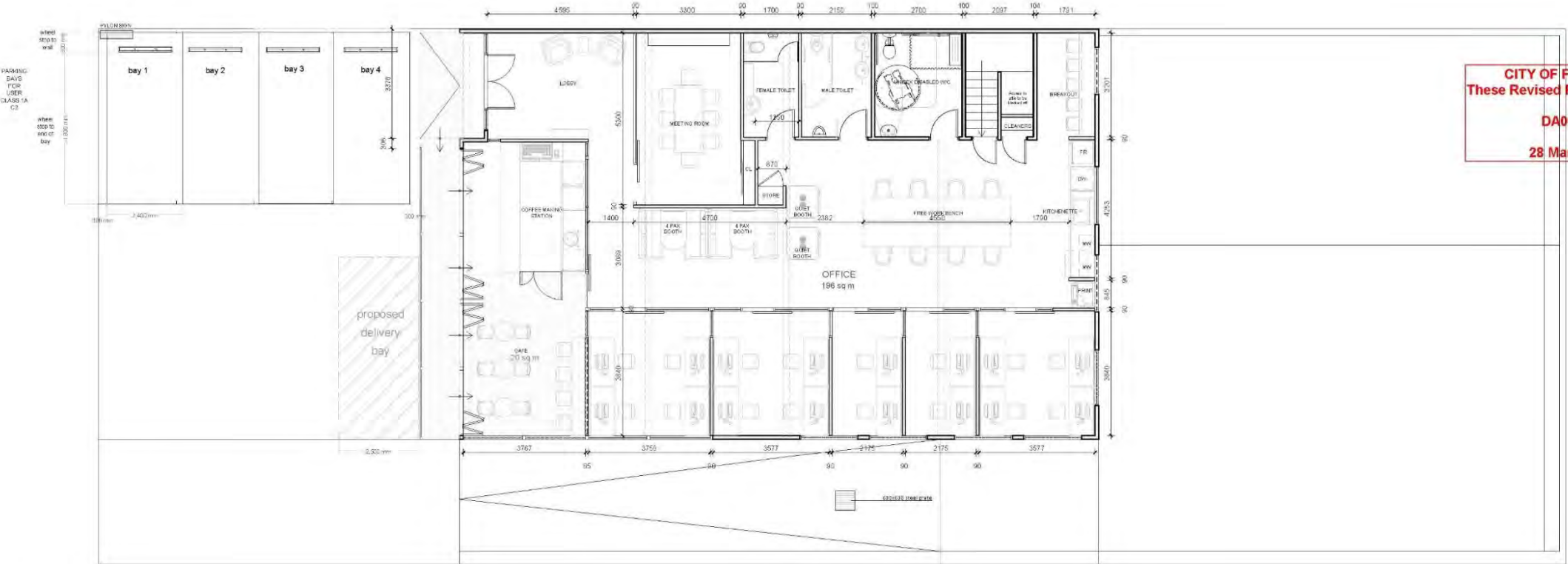
CAFE

DINING AREA
TOTAL 20sqm (or 10 seats)
REQUIRED = 2 bays + 1 service bay

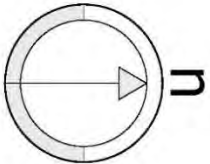
OFFICE

GROUND 196sqm +
LOWER GROUND 222sqm
TOTAL 418sqm
REQUIRED = 14 bays + 3 enclosed lockable bike racks

TOTAL REQUIRED
CAR PARKING BAYS - 16
SERVICES BAYS - 1
ENCLOSED LOCKABLE BIKE RACKS - 3



GROUND FLOOR



PROJECT	216 STUDIOS
SITE ADDRESS	216 South St, White Gum Valley
DRAWING TITLE	LOCATION PLAN Ground Floor
DRAWING NO	I-100
SCALE	1:500 @ A2
REVISION	I
INTERNAL SQM	478.5m2
DRAWN	RT
PROJECT NO	23140-010

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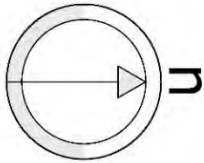
DA document 16/28

REV	DATE	AMENDMENT	DESIGNER
I	17.02.23	For CDC	RT



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28 March 2023

LOWER GROUND FLOOR



PROJECT	216 STUDIOS
SITE ADDRESS	216 South St, White Gum Valley
DRAWING TITLE	LOCATION PLAN Lower Ground Floor
DRAWING NO	1-101
SCALE	1:500 @ A2
REVISION	I
INTERNAL SQM	478.5m2
DRAWN	RT
PROJECT NO	2816g-p0222

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0448 999 513

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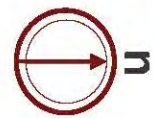
216 STUDIOS - 3D PRESENTATION

216 South St, White Gum Valley

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0449 999 515

Ground Floor
Perspective Plan



216 STUDIOS - 3D PRESENTATION

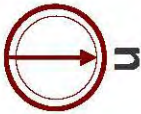
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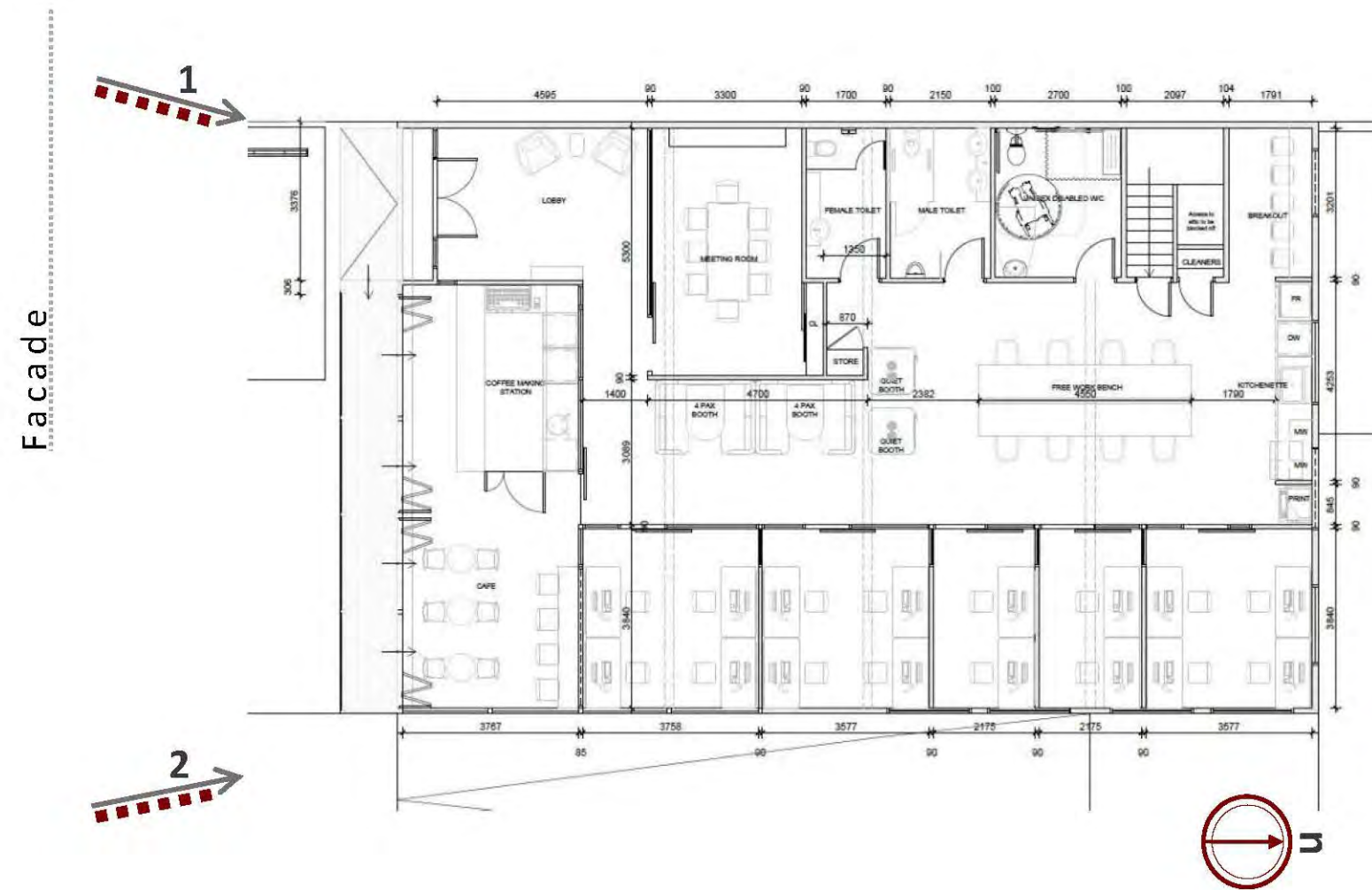


Lower Ground Floor
Perspective Plan



216 STUDIOS - 3D PRESENTATION
216 South St, White Gum Valley

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216 STUDIOS - 3D PRESENTATION

216 South St, White Gum Valley

3

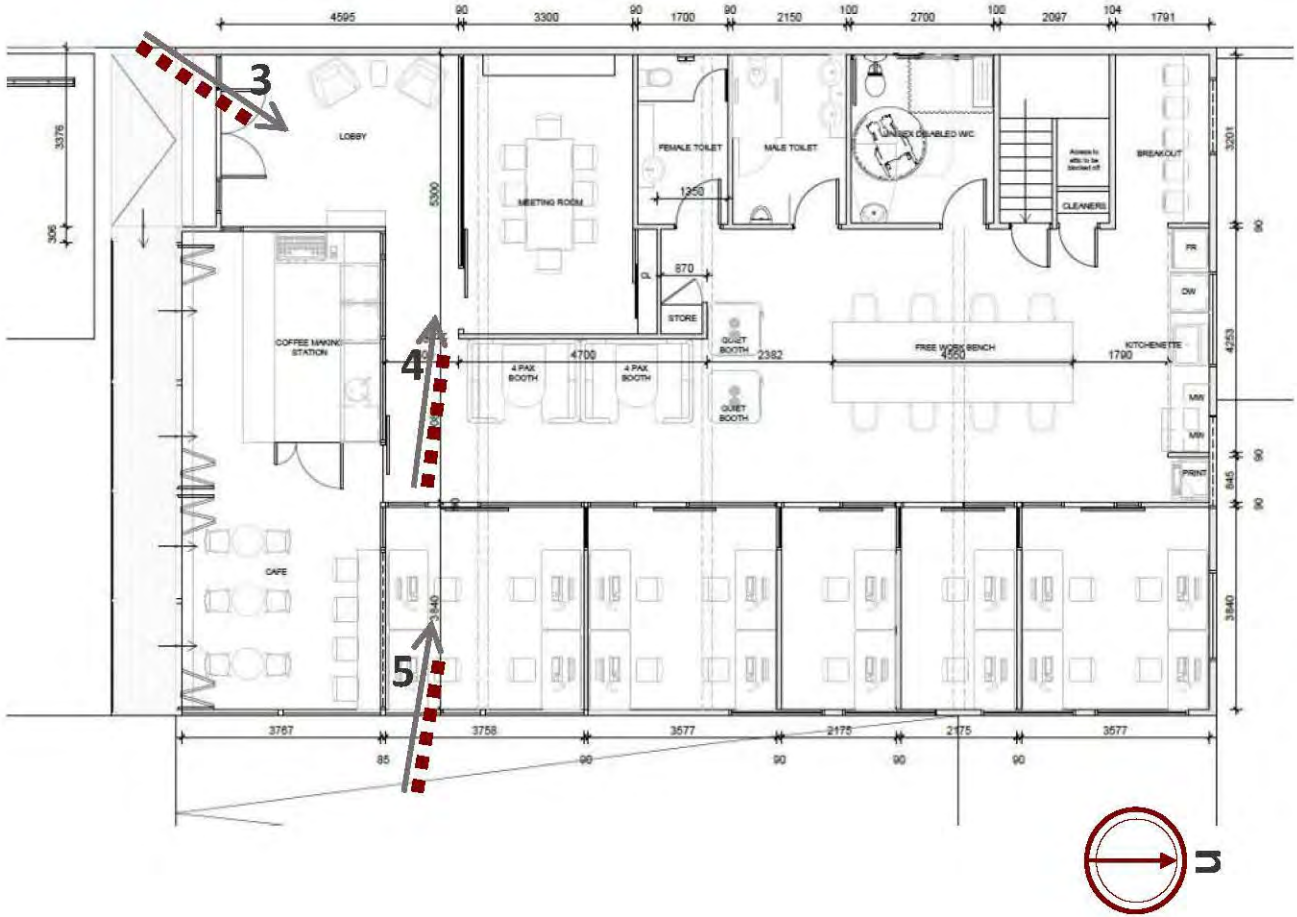
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DA document 22/28

Ground Floor



3



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5



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216 South St, White Gum Valley

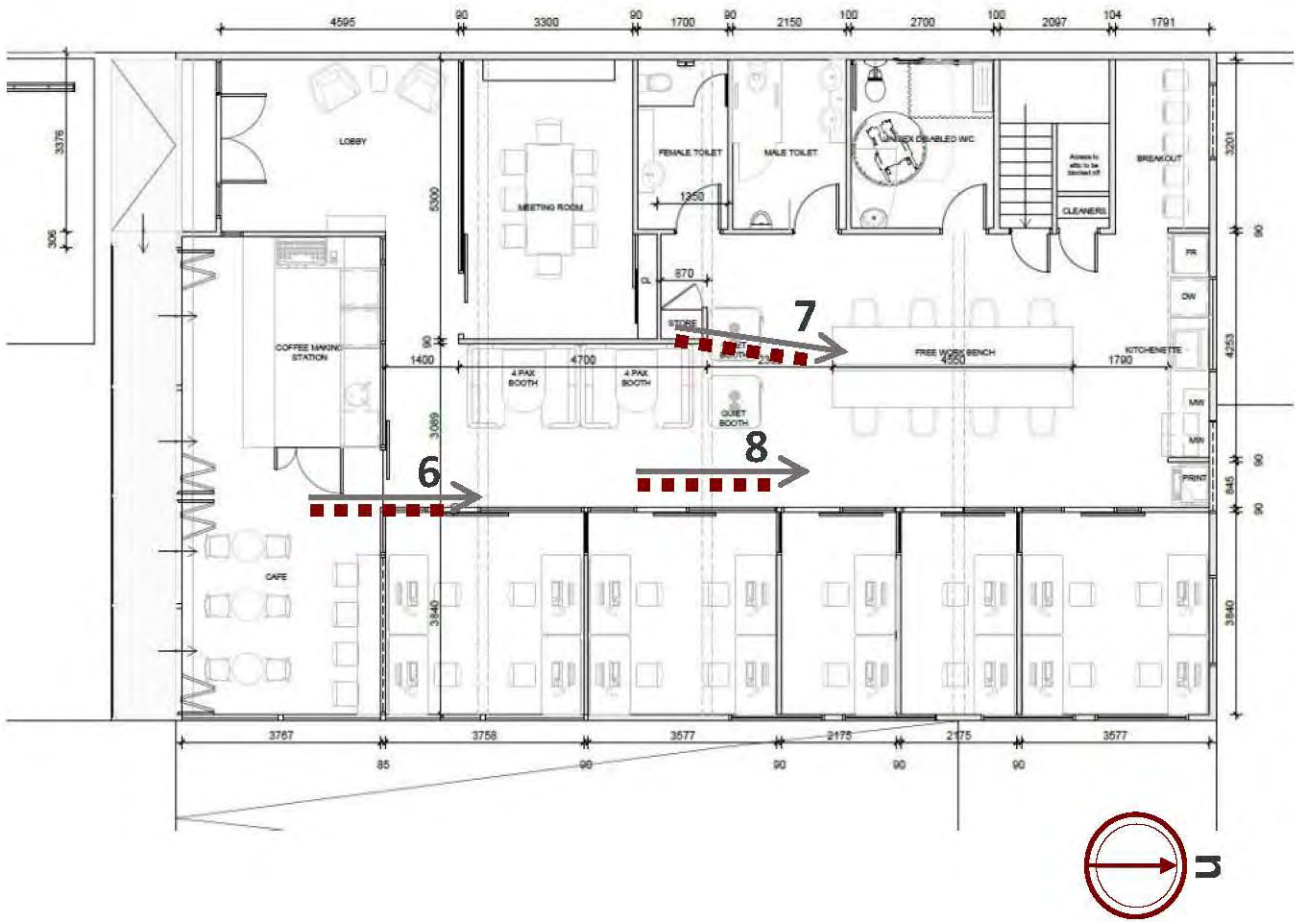
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30 NORTH LAKE ROAD
ALFRED COVE, WA 6154
0449 999 515



DA document 23/28

Ground Floor



6



7



8

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216 South St, White Gum Valley

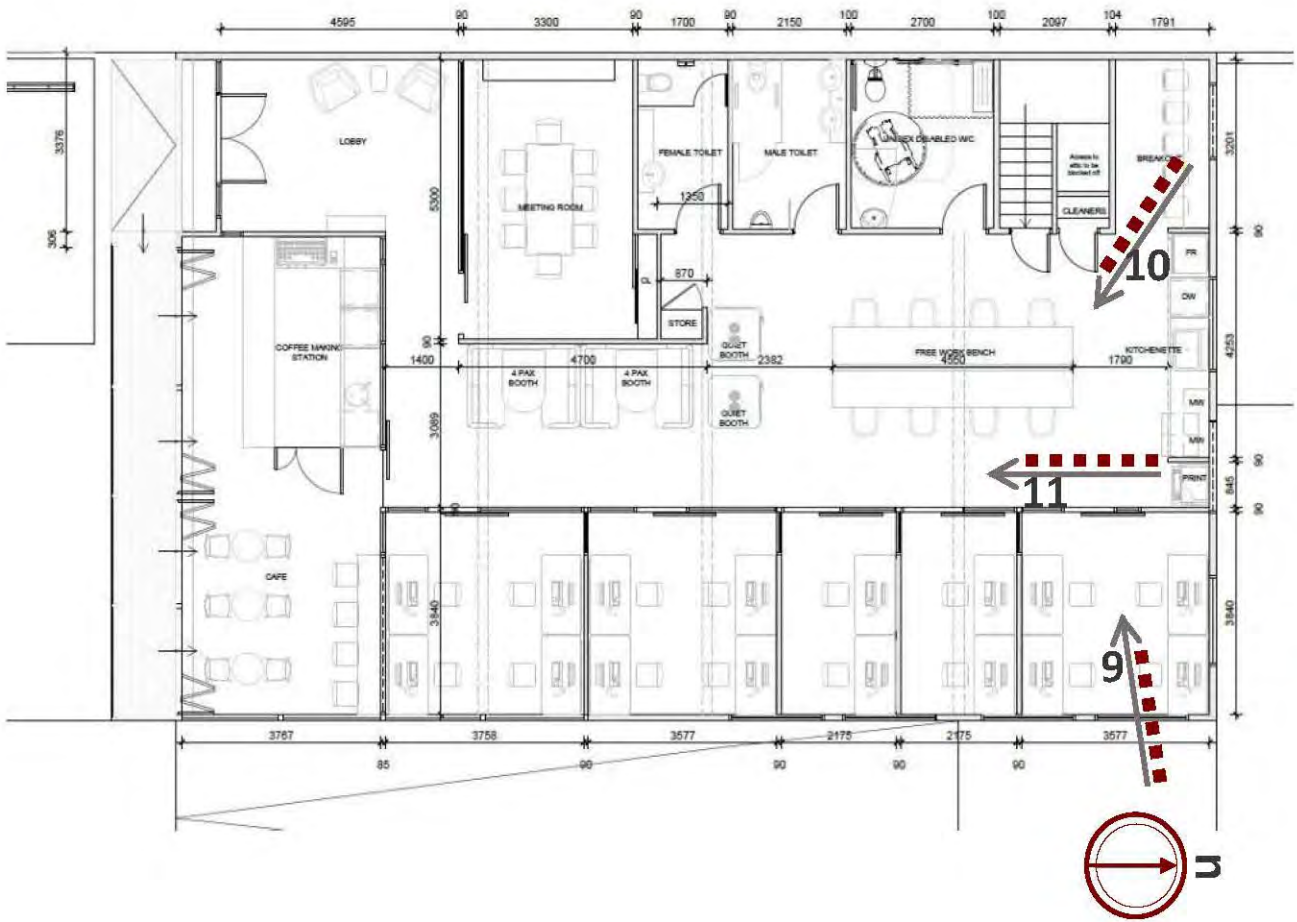
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DA document 24/28

Ground Floor



9



10



11



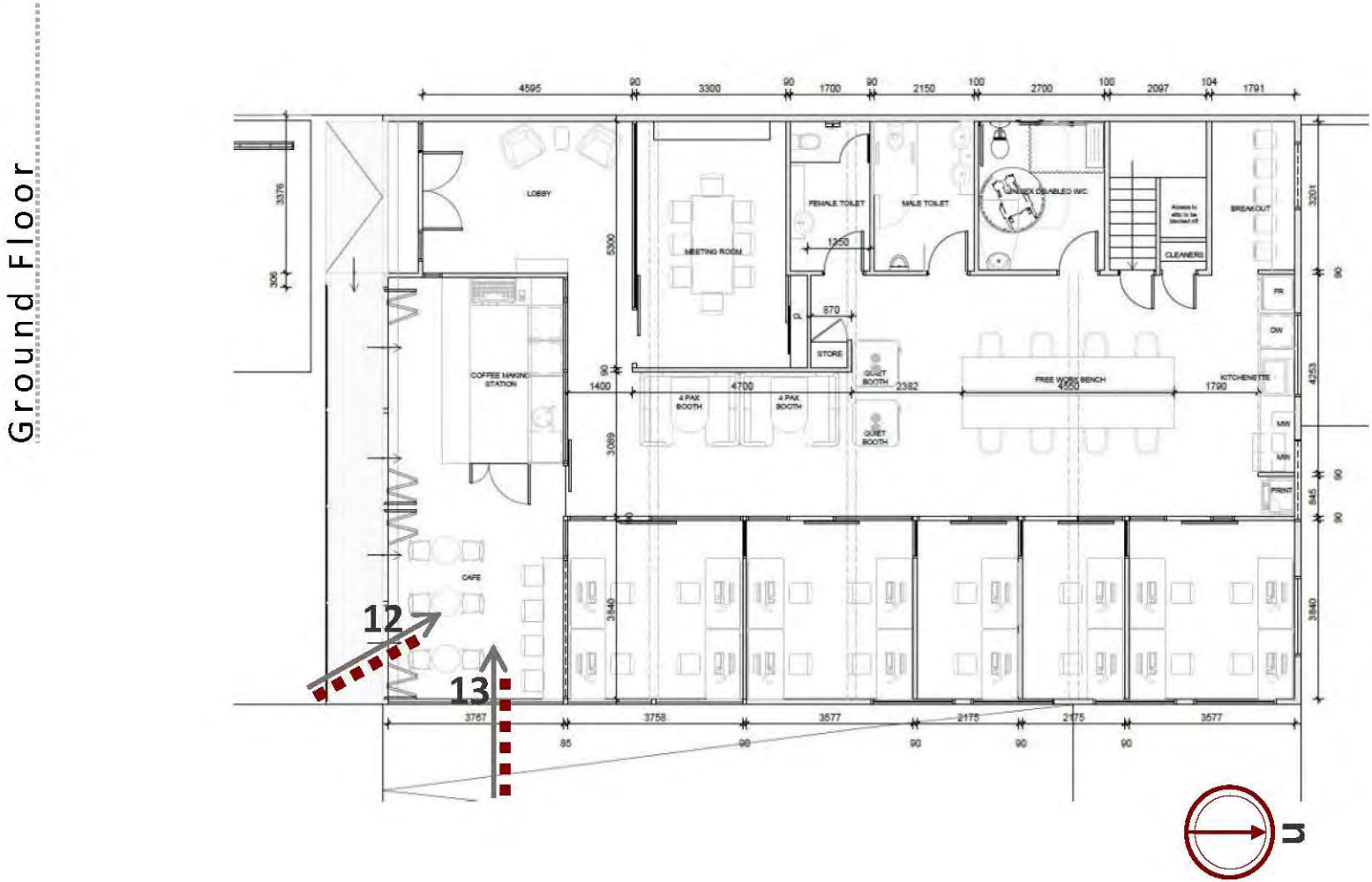
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216 South St, White Gum Valley

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DBP STUDIO
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DA document 25/28



12



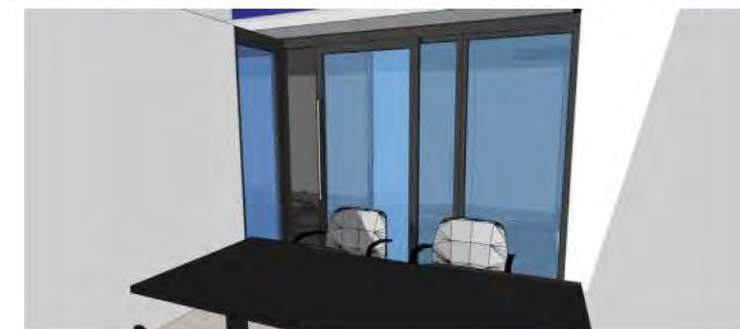
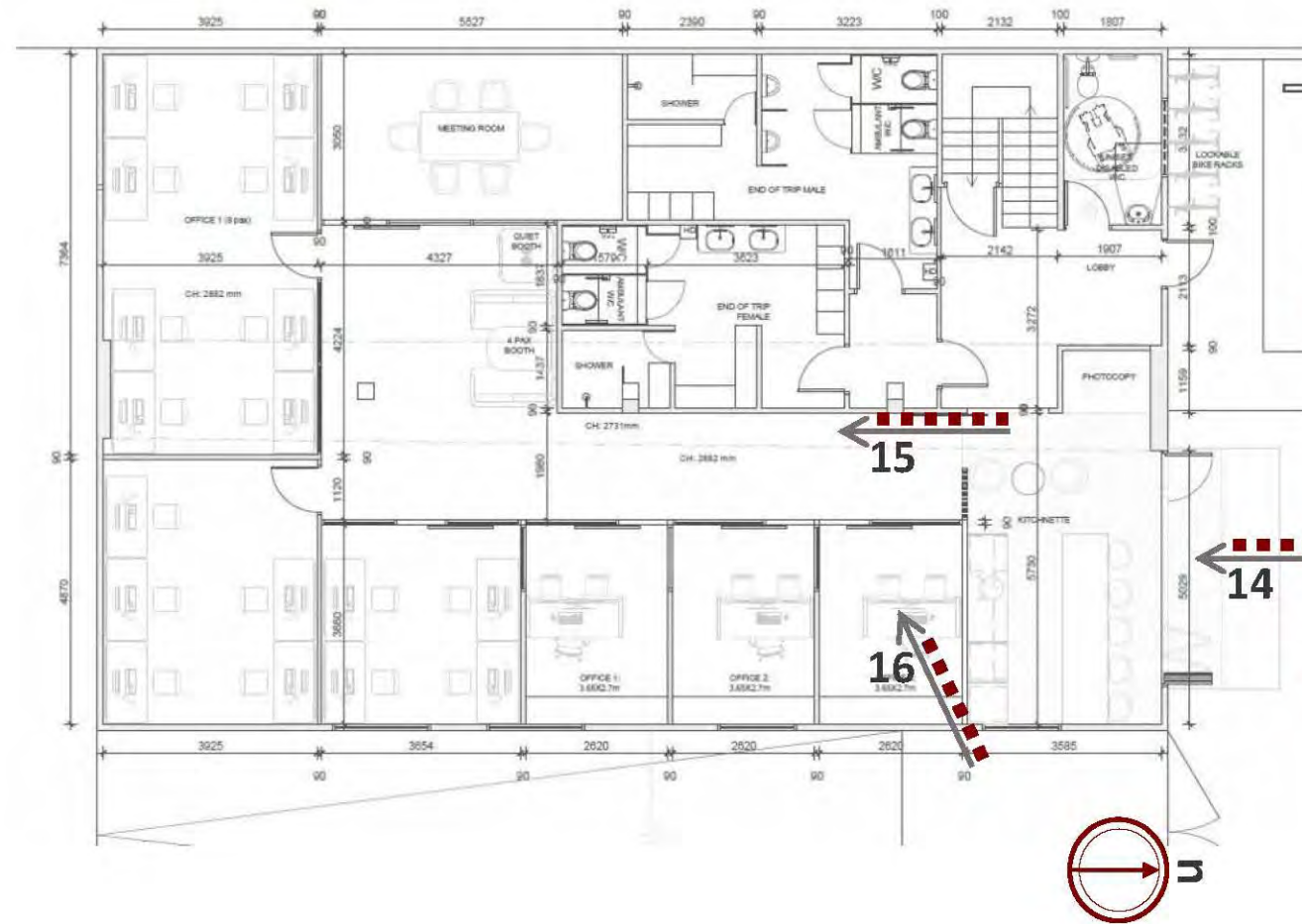
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216 STUDIOS - 3D PRESENTATION
216 South St, White Gum Valley

7

DBP STUDIO
30 NORTH LAKE ROAD
ALFRED COVE, WA 6154
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DBP STUDIO

30 NORTH LAKE ROAD
ALFRED COVE, WA 6154
0449 999 515

Lower Ground Floor



17



18

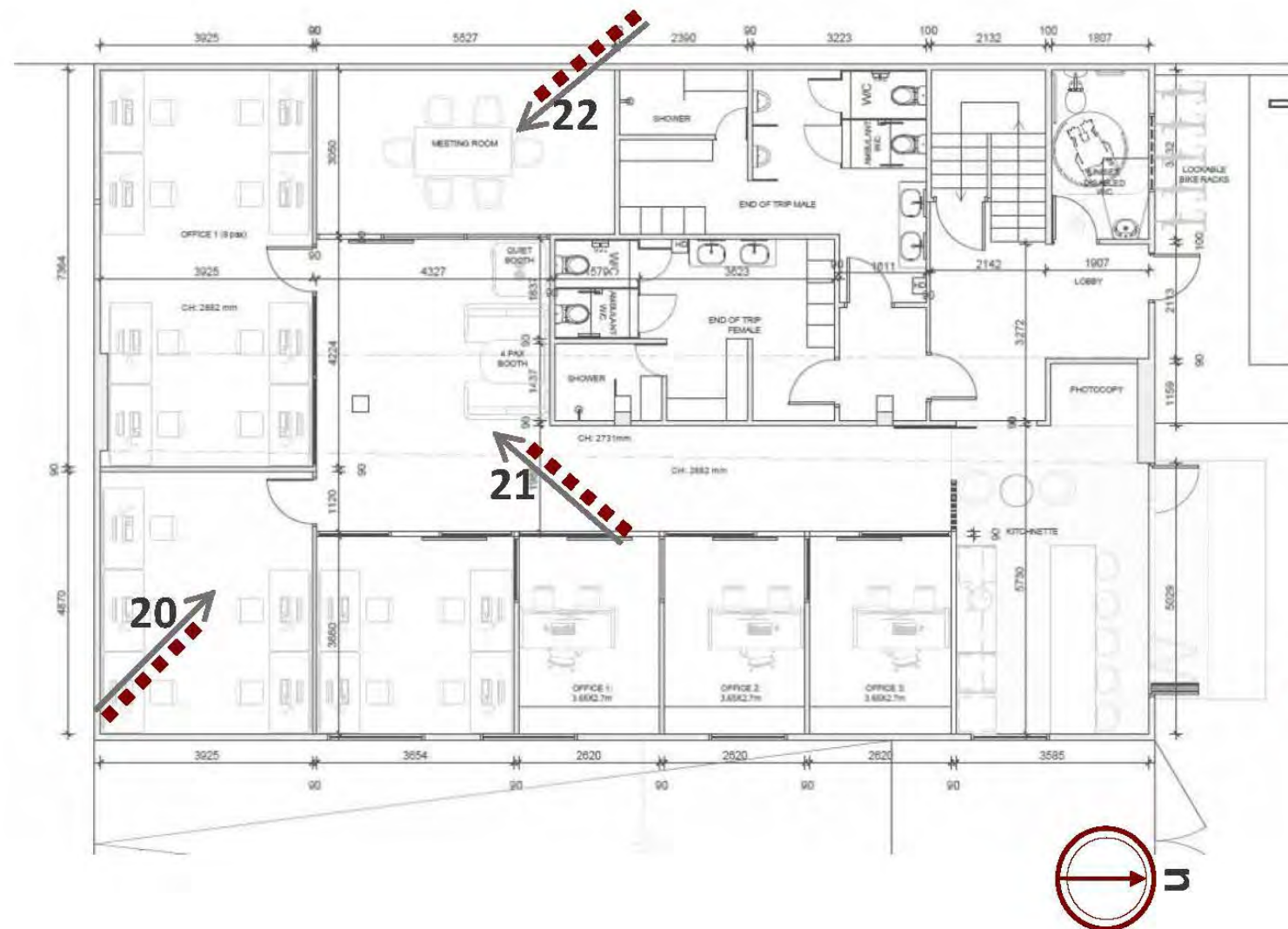


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216 STUDIOS - 3D PRESENTATION
216 South St, White Gum Valley

9

DBP STUDIO
30 NORTH LAKE ROAD
ALFRED COVE, WA 6154
0449 999 515



20



21



22

DBP STUDIO

10

Attachment 2 – Site Photos



Photo 1: Subject site as viewed from South Street



Photo 2: Subject site as viewed from South Street (western side)



Photo 3: Subject site as viewed from South Street and Fifth Avenue Junction



Attachment 3 – Applicant Covering Letter



DA Cover Letter RBJ22164

To: The Planning Department - City of Fremantle
Subject Address: 216 South Street, White Gum Valley
Proposed Project/use: Café and Offices
Current use: Retail/Office/Warehouse

PROPOSAL FOR CONVERSION TO CAFÉ AND OFFICES

It is proposed to fit-out the existing building at the subject property for the purposes of a small café and office on the ground level and office on the lower ground level.

The works are proposed to the building located on property which has its use determined by the City of Fremantle Local planning policy 3.18 - Beaconsfield and white gum valley local centre areas. The proposed uses comply with the requirements of these policies.

The existing building will only undergo aesthetic changes which are shown in the accompanying plans.

The hours of operation are proposed to be 7am to 2pm café and 7am to 5pm offices.

The number of employees will be 2 café and a maximum 35 office.

It is not anticipated that a significant **noise** increase will come from the changes of use. It is worth noting that all boundary walls comply to fire protection requirements which provide a minimum 50Rw rating.

External **signage** types proposed is shown in plans and form accompanying.

Bicycle parking facilities are to be provided in accordance with –

- 3 x Class 2 – Medium security level – Lockable compound fitted with class3 facilities with communal access using duplicated keys;
- 2 x Class 3 – Low security level – Rails or racks to which both the bicycle frame and wheels can be locked.

Parking remains as approved for the current use (10bays). This is due to the unavailability of acceptable space for further bays. Plus, a proposed delivery bay.

Parking Requirements Under 4.7.2

Car parking - Café 1: 5 seats or 1: 5 m² dining area = 2 + Delivery bay = 1 + Car parking - Office 1: 30 m² gla = 14. **Total bays required under 4.7.2 = 17 less proposed = 11. Shortfall of 6 bays**

4.7.3 Relaxation of Parking Requirements allows council to relax parking requirements for any of the following reasons.

1. the availability of car parking in the locality including street parking,
2. the availability of public transport in the locality
3. Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
4. Any car parking deficiency or surplus associated with the existing use of the land.

This proposed development fits within these four relaxation requirements.

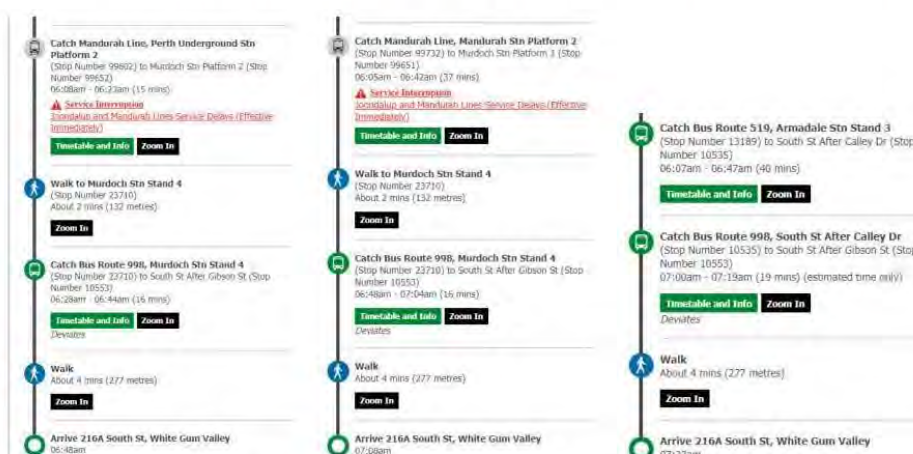
1. Short term **Overflow parking** is available within 50m of the subject property. These bays are available on Fifth Avenue as shown in figure 1. The current uses of the shops in the adjoining shop row are traditionally outside office hours such as fish and chips and pizza or are generally low traffic businesses' such as tattoo and beauty studios. This would free up bays for use on a regular/consistent basis.

[illegible]

2. **Public transport** is readily and conveniently available along South Street. With Fremantle, Bullcreek and Murdoch Stations all within 16 minutes, convenient access from all points of the metro area is available. A bus stop is positioned on South Street east, an easy 3 minute walk from the subject property and on South Street west 4 minutes from the subject property. Travel times from outlying stations are - 16 minutes from Murdoch Station. 15 minutes from Perth underground. 37 minutes from Mandurah Station. 59 minutes from Armadale. 41 minutes from Midland. 44 minutes from Joondalup Station.



Figure 2 – bus stops along South Street within 1.5 km of subject property.



RiteCert Pty Ltd - 47 Walters Drive Osborne Park WA 6017 - ABN35 626 394 447 - M: 0423 136 403 E: jim.mclevie@ritebuildgroup.com.au



DA Cover Letter RBJ22164

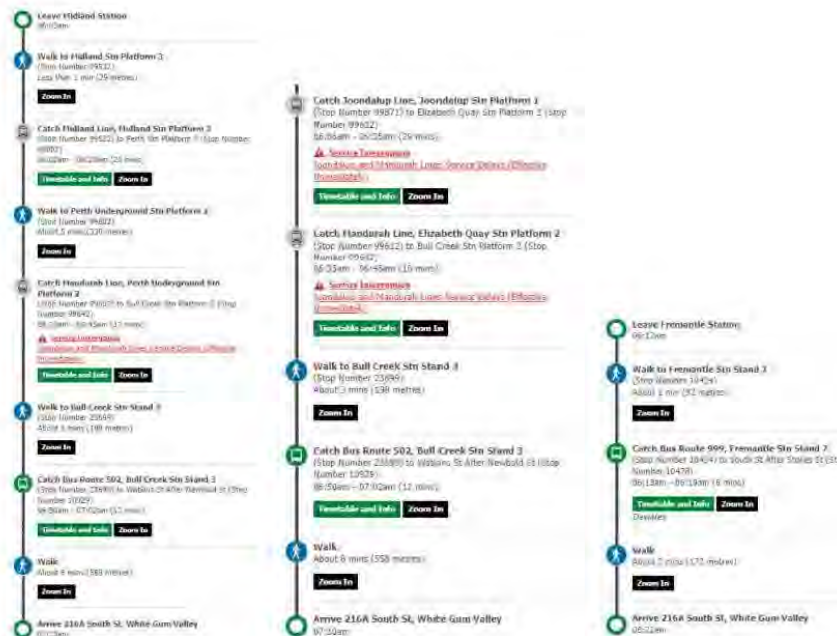


Figure 5 - Journey planner from Midland, Joondalup and Fremantle

- With very recent changes to how people now work including shared workspaces, telecommunication meetings and work from home there is not the same demand on parking for office buildings. As reported by the ABS in 2021 40.6 percent of employed people worked from home on a regular basis with some industries as high as 64 percent. 20 percent of employees confirming they work full time from home. This reduces parking requirements and allows for **shared parking arrangements**. With flexible working hours/days available, public transport is also a more desirable and convenient option. This is the case for the majority of this proposed development and should be considered when determining what amount of parking is suitable.
- Car parking deficiency** associated with the existing use of the land is a factor in this development proposal. The design of the original use building has left no margin to modify or add parking bays therefore binding future development to work with what is existing.

Please see accompanying -

- Completed City of Fremantle Planning Application Form and MRS Form 1 and Additional information for signage form + Plan
- A Current copy of the property's Certificate of Title
- A Site Plan drawn to an appropriate scale.
- A Floor Plan showing all rooms within the unit that will be used.
- An Elevation Plan drawn to an appropriate scale.
- A Stormwater Drainage Location Plan

Yours Sincerely

James McLevie

James McLevie

Director RiteBuild Group

Tuesday, 28 February 2023



Attachment 4 – Applicant's Submitter Response and Further Parking Justification



Objection Response Letter RBJ23072

To: The Planning Department - City of Fremantle
Subject Address: 216 South Street, White Gum Valley
Proposed Project/use: Café and Offices
Current use: Retail/Office/Warehouse

RESPONSE TO OBJECTION OF PROPOSAL

It is proposed to fit-out the existing building at the subject property for the purposes of a small cafe and office on the ground level and office on the lower ground level.

Parking remains as approved for the current use (10bays). This is due to the unavailability of acceptable space for further bays. Plus, a proposed delivery bay.

Parking Requirements Under 4.7.2

Car parking – Café 1: 5 seats or 1: 5 m² dining area = 2 + Delivery bay = 1 + Car parking - Office 1: 30 m² gla = 14. **Total bays required under 4.7.2 = 17 less proposed = 11. Shortfall of 6 bays**

The City received **one** submission regarding the abovementioned development application. An excerpt from that submission was provided and is below;

"There is not enough parking shown on those plans for that development. Parking is already an issue across the road we don't need more cars parking on our private property to service other businesses in the area."

As such, we have undertaken to submit further justification to respond to the above objection.

4.7.3 Relaxation of Parking Requirements allows council to relax parking requirements for any of the following reasons.

1. the availability of car parking in the locality including street parking,
2. the availability of public transport in the locality
3. Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
4. Any car parking deficiency or surplus associated with the existing use of the land.

This proposed development fits within these four relaxation requirements.

1. Although this is something that will not likely be required for this development, short- and long-term **Overflow parking** is available within 150m of the subject property.

These bays are available on Fifth and Yalgoo Avenues as well as Stokes Street. The current uses of the shops in the adjoining shop row (199 South St) are traditionally outside office hours such as fish and chips and pizza or are generally low traffic businesses' such as tattoo and beauty studios. The fact that there are 13 customer bays at the front and a further 24 bays at the rear leaves 11 bays on Fifth Avenue underutilised and available on a regular/consistent basis.

Yalgoo Avenue has verge areas between 222 and 224 South which allows for parking of up to 15 cars. In addition, 218 - 222 South (Europcar rentals) has 24 onsite bays in the front setback. 224 South (Liquor Barons drive through) has 4 onsite bays. Stokes Street has verge areas between 228 and 230 South which allows for parking of up to 13 cars. In addition, 228 South (Restaurant) has 5 onsite bays in the rear setback. 224 South (office) has 2 onsite bays.

Evidence of these sites' availability was shown through an investigation into the parking load of this area. This investigation has been undertaken using various types of measures to obtain evidence through photographic imagery. The aim being to ascertain whether parking is an ongoing issue in



Objection Response Letter RBJ23072

the area, as claimed and whether cars from businesses were parking on private land (*in particular across the road from 216 South*). Images obtained encompassed the properties and the area between properties from 204 - 230 South St and 189 – 213 South St.

Imaging was obtained in the following ways –

1. Free online mapping –
 - a. Google Earth – current image and street view images
 - b. Landgate - current and historical images
2. Paid mapping –
 - a. Near maps – current and historical
3. Onsite photography –
 - a. Drone – 2 days - 9am – 5pm
 - b. Onsite – 2 days – 1 hr

This imagery is attached to this letter and supplied in PowerPoint format.

Evidence gained from the imagery refutes both claims made in the objection to this application.

1. That parking is an issue in the area
2. That cars from businesses are parking on private property

Conclusions drawn from the evidence obtained are –

1. Parking available at each business surrounding 216 South Street is ample for the day-to-day function of that business.
2. Extra Parking in addition to the day-to-day function of that business is available at each and every business surrounding 216 South Street.
3. Parking on and off streets adjacent to 216 South Street and businesses surrounding 216 South Street is readily available.
4. Extra parking within and adjacent to each business surrounding 216 South Street is regularly and consistently available.
5. Parking **does not** show any evidence of being an issue in the area. In that –
 - i. Parking is constantly, and consistently available throughout the area; and
 - ii. No evidence of cars parking on private land across from 216 South Street and businesses surrounding 216 South Street was found.

We believe it is worth reiterating the following justifications already expressed. These stated facts are why we believe that the proposed project will not add to the areas parking load in the way of overflow parking.

2. **Public transport** is readily and conveniently available along South Street. With Fremantle, Bullcreek and Murdoch Stations all within 16 minutes, convenient access from all points of the metro area is available. A bus stop is positioned on South Street east, an easy 3 minute walk from the subject property and on South Street west 4 minutes from the subject property. Travel times from outlying stations are - 16 minutes from Murdoch Station. 15 minutes from Perth underground. 37 minutes from Mandurah Station. 59 minutes from Amadale. 41 minutes from Midland. 44 minutes from Joondalup Station.



Figure 2 – bus stops along South Street within 1.5 km of subject property.



Objection Response Letter RBJ23072



Figure 4 - Journey planner from Perth City, Mandurah, Armadale

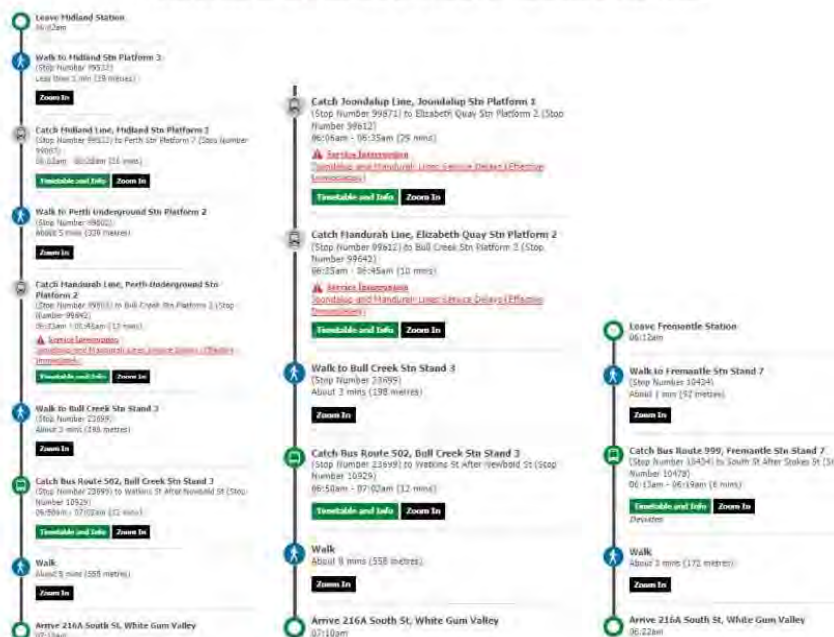


Figure 5 - Journey planner from Midland, Joondalup, and Fremantle

- With very recent changes to how people now work including shared workspaces, telecommunication meetings and work from home there is not the same demand on parking for office buildings. As reported by the ABS in 2021 40.6 percent of employed people worked from home on a regular basis with some industries as high as 64 percent. 20 percent of employees confirming they work full time from home. This reduces parking requirements and allows for **shared parking arrangements**. With flexible working hours/days available, public transport is also a more desirable and convenient option. This is the case for the majority of this proposed development and should be considered when determining what amount of parking is suitable.



Objection Response Letter RBJ23072

Yours Sincerely

A handwritten signature in black ink, appearing to read "James McLevie".

James McLevie
Director RiteBuild Group
Sunday, 28 May 2023

Evidence Attached:

1) 15and26-5-2023_Photos_216South	3 pages
2) 22May2023_PhotoSeries_drone	18 pages
3) 22May2023_PhotoSeries_drone	27 pages
4) Google_StreetAndAerialPhotos_216 South	3 pages
5) Landgate_AerialPhotos_216 South	3 pages
6) Nearmaps_ArialPhotos_2019-2023_216South	25 pages



15and26-5-2023_Photos_216South

216 South Street - Parking load evidence
On-site photos taken Monday 15/05/2023
10:51- 1150 am



INSPECTION NOTES
For the full hour there were 15 unoccupied customer bays at 199 South Street (8 on Fifth and 5 internal). Three of the occupied internal bays were by trades persons installing shop front sign-age (see scaffolding and signed vehicles).
216, 220 and 214 had no vehicles parked within the front setback area.
222 had all bays within the front setback occupied and had parking at the rear and on Yalgoo with available spaces.
For the time between 10:51- 1150 am on Monday 15/05/2023 there was no evidence of parking being an issue in this area or business parking on private land.





15and26-5-2023_Photos_216South



FIFTH AVE

**216 South Street - Parking
load evidence. On-site photos
taken Fri. 26/05/2023 - 3:00 -
4:00pm**

INSPECTION NOTES

For the full 1 hr there were -
9 unoccupied customer bays on Fifth
Ave.
10 unoccupied bays at 199 South St.
213 South had 13 bays unoccupied.
230 and 228 South - Stokes St had
13 unoccupied bays
222 and 224 South - Yalgoo Ave had
14 unoccupied bays.
222-214 South had 12 unoccupied
bays.
For this time there was no evidence
of parking being an issue in this
area or business parking on private
land. In particular, directly across
from 216 South St



199 SOUTH



213 SOUTH AND CENTRAL AVE



15and26-5-2023_Photos_216South



STOKES ST



YALGOO AVE



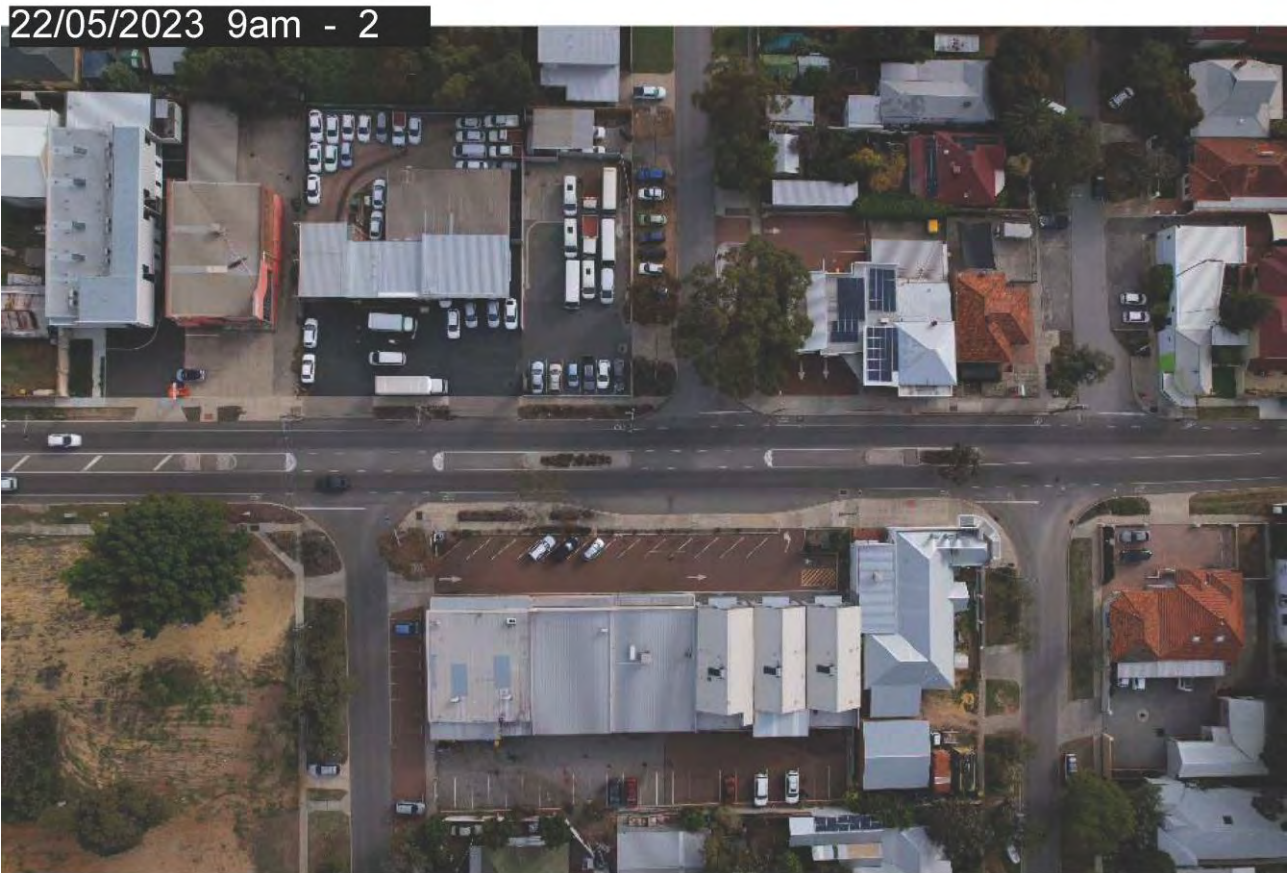
222 - 214 SOUTH ST

PRIVATE LAND DIRECTLY OPPOSITE 216 SOUTH ST



22/05/2023 9am - 1

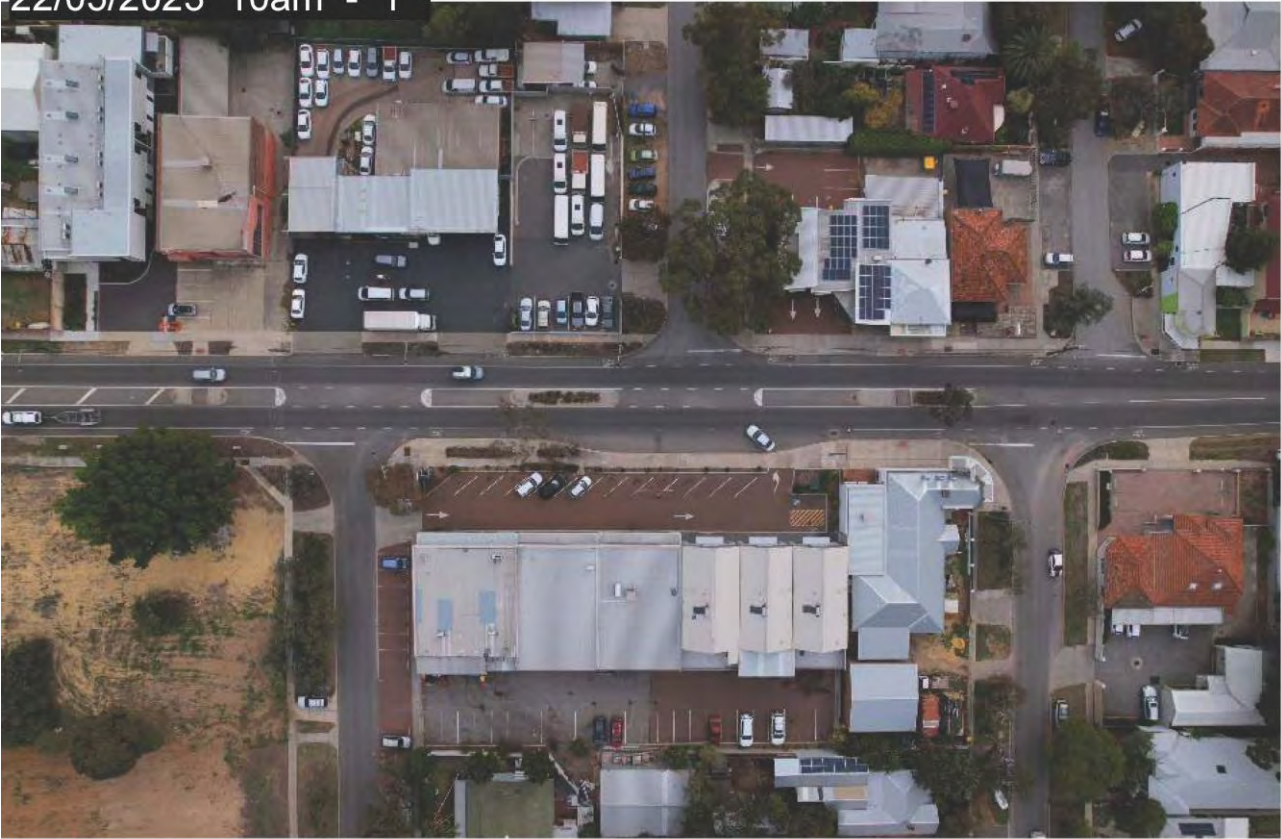




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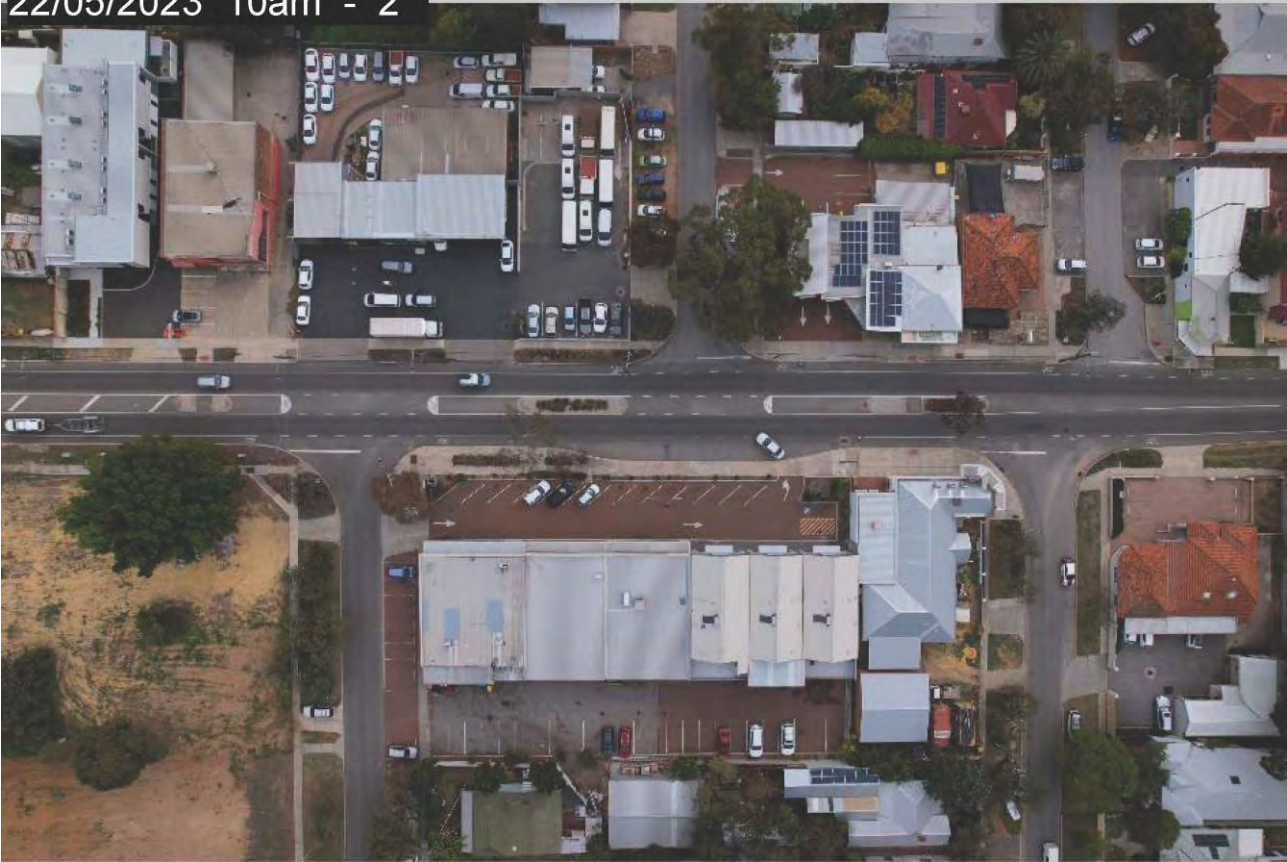


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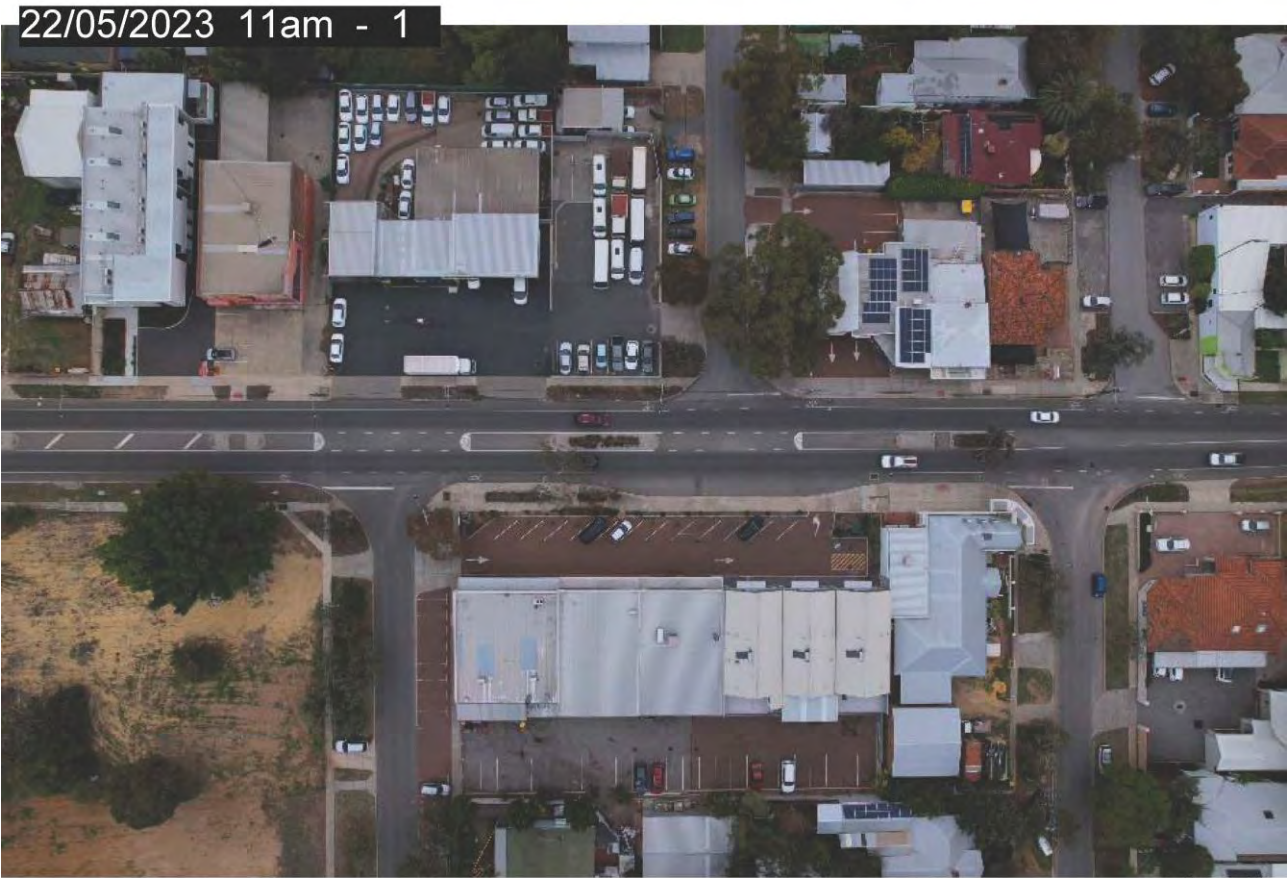




22/05/2023 10am - 2



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22/05/2023 11am - 2



22/05/2023 12pm - 1



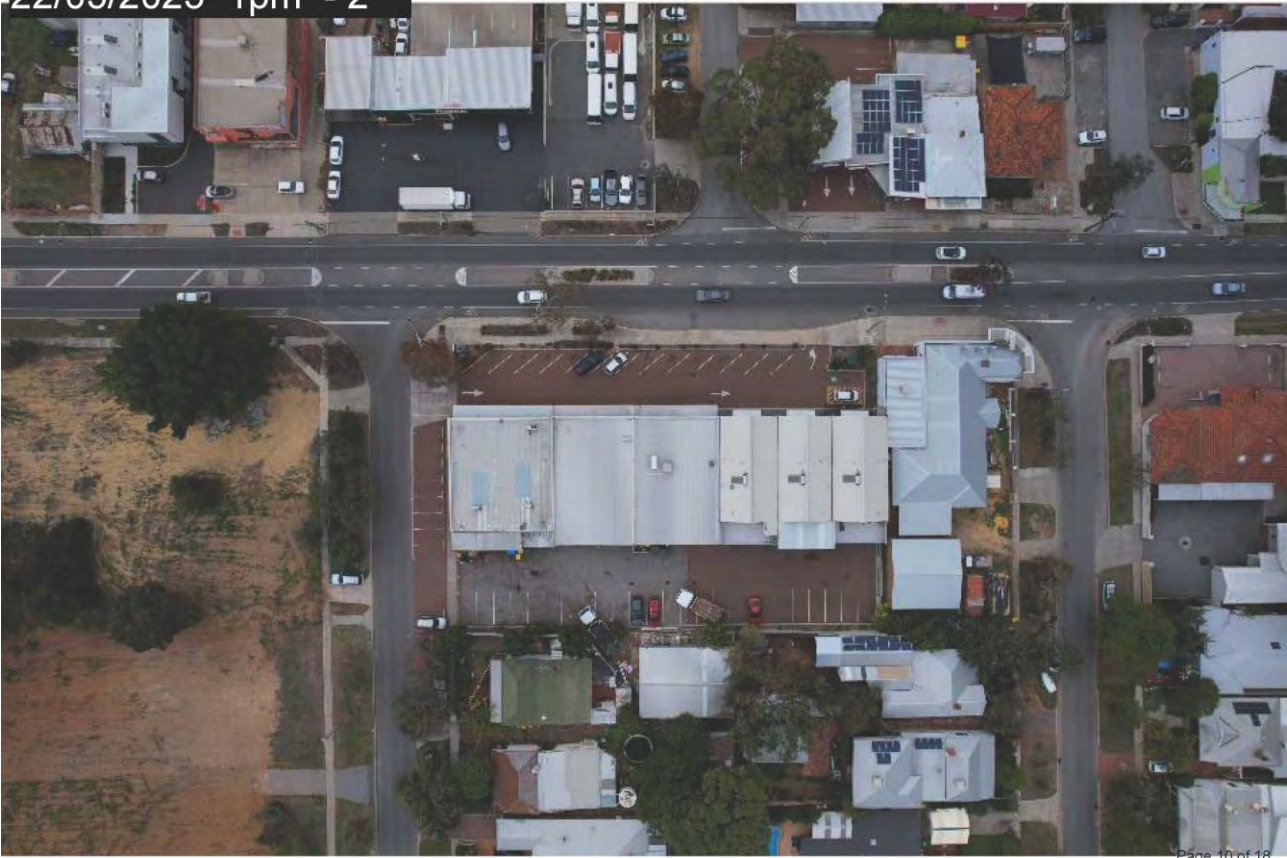




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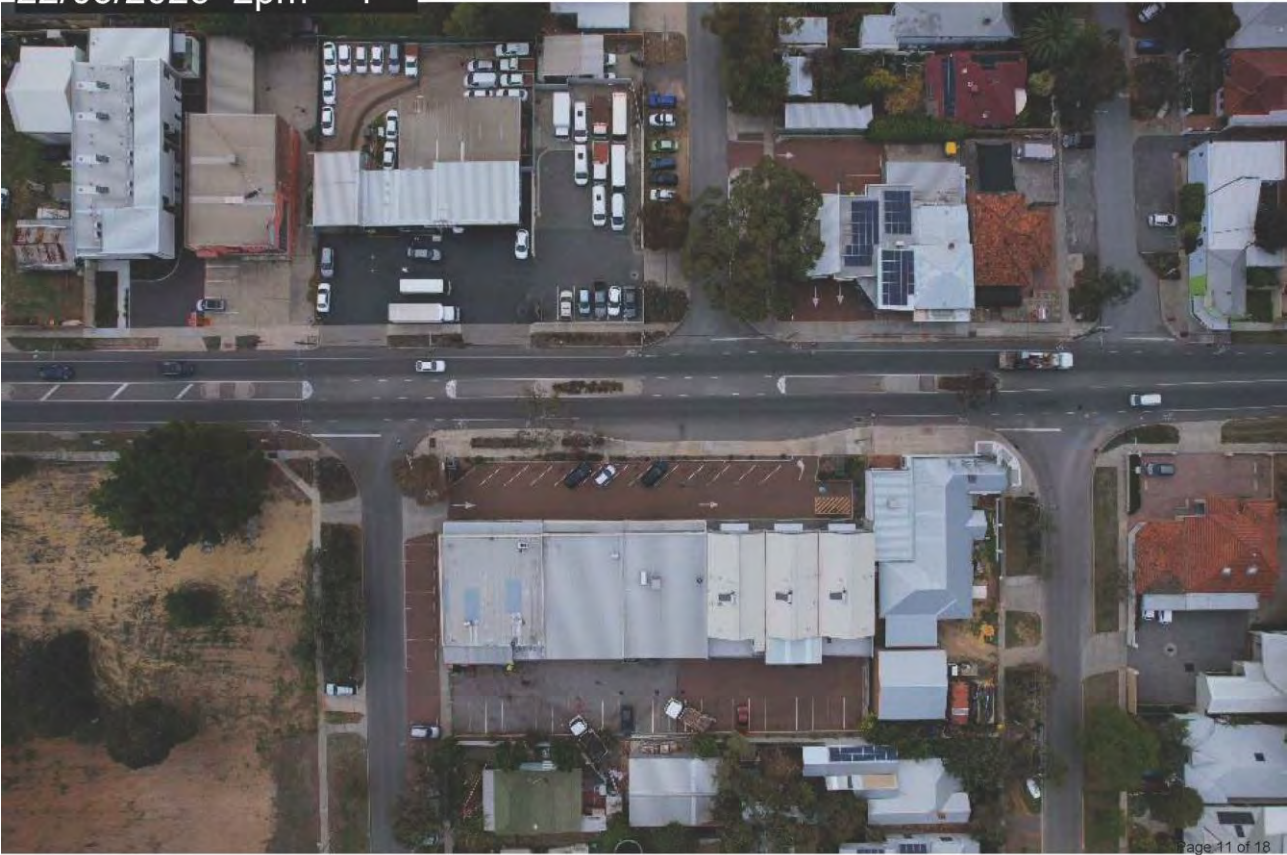
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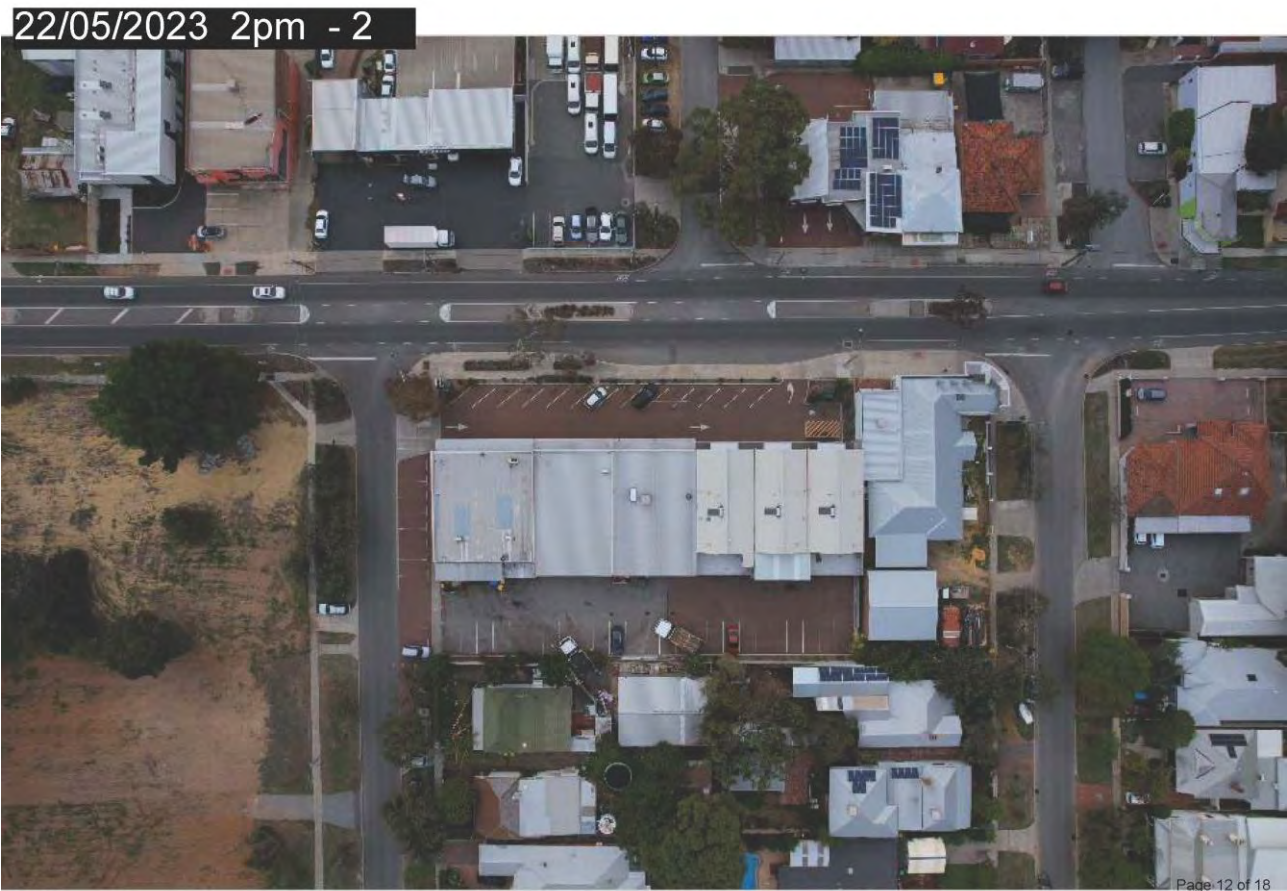
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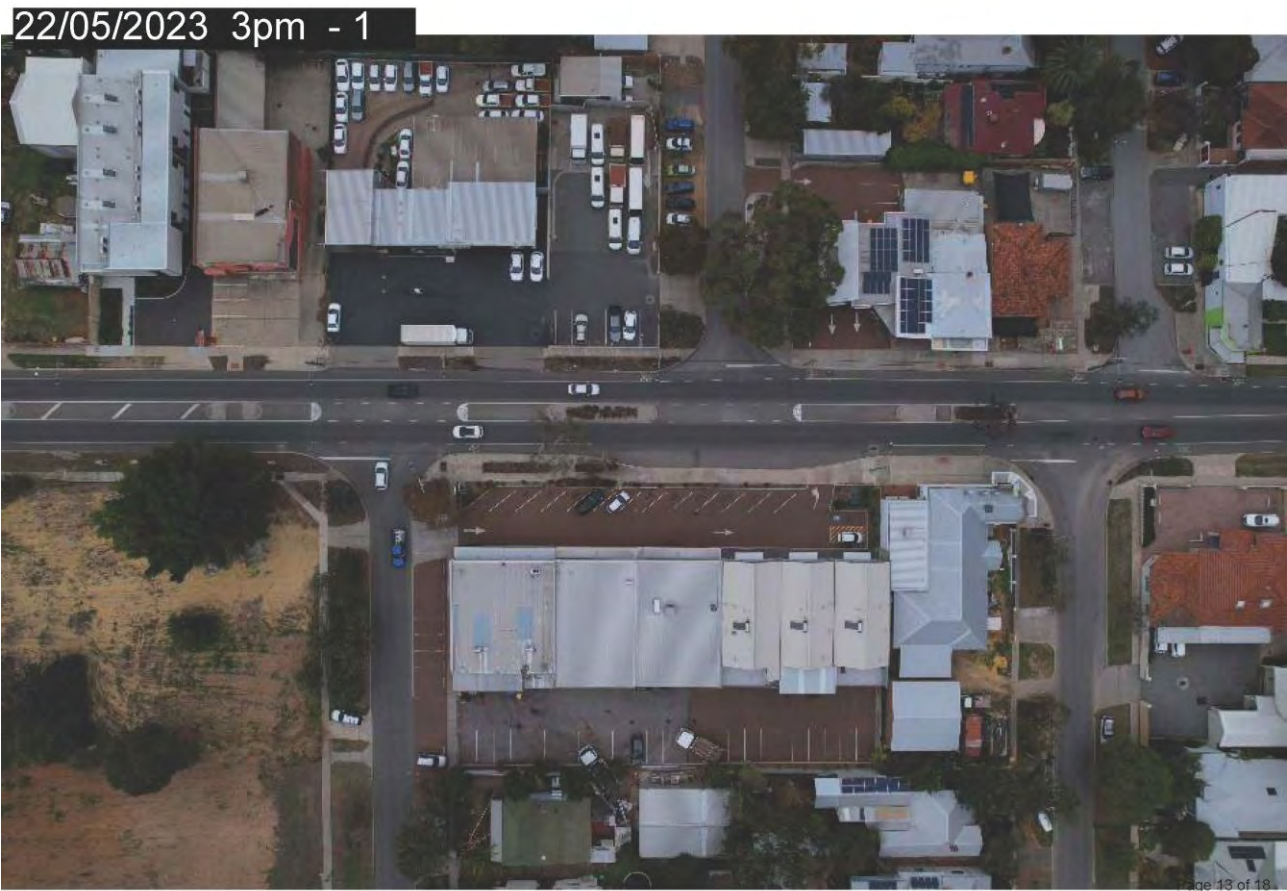


22/05/2023 2pm - 1



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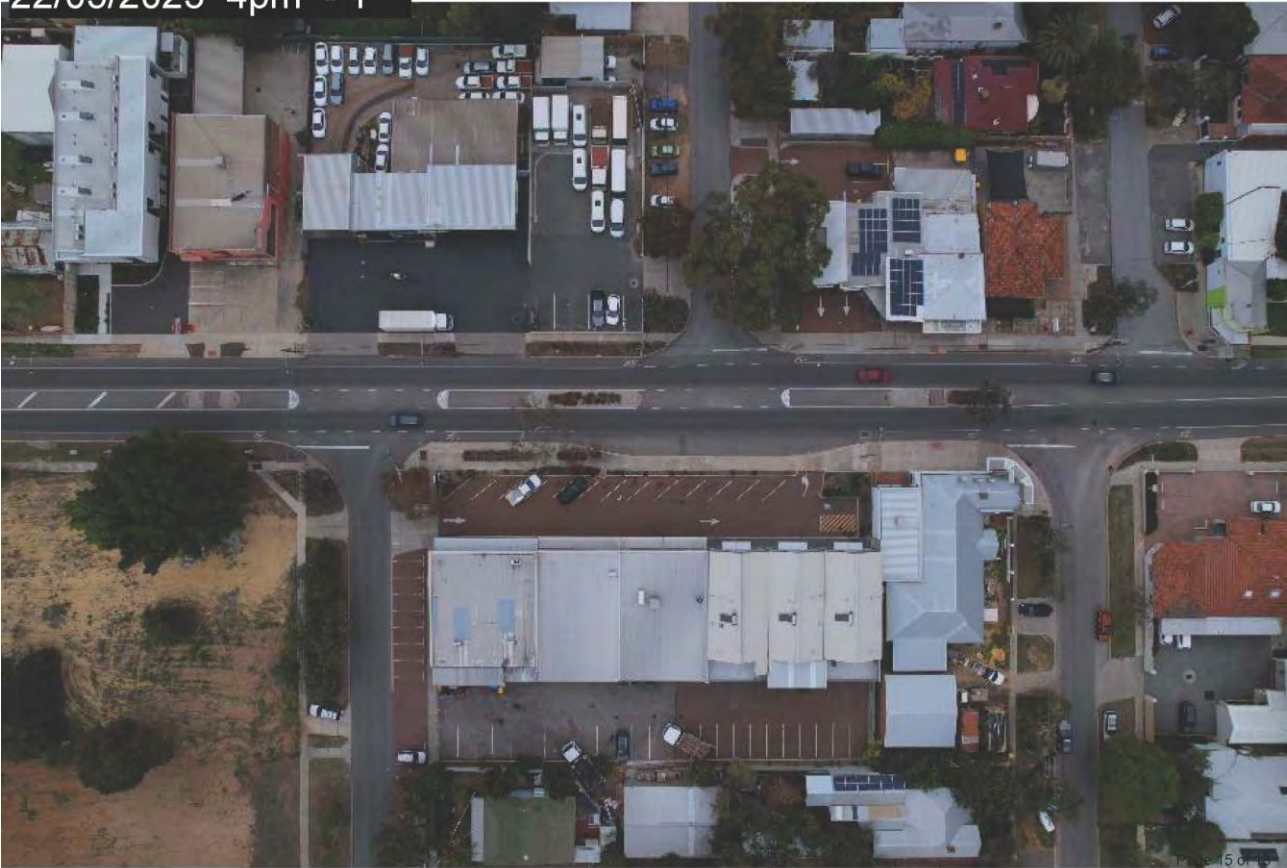


22/05/2023 3pm - 2





22/05/2023 4pm - 1





22/05/2023 4pm - 2





22/05/2023 5pm - 1



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22/05/2023 5pm - 2









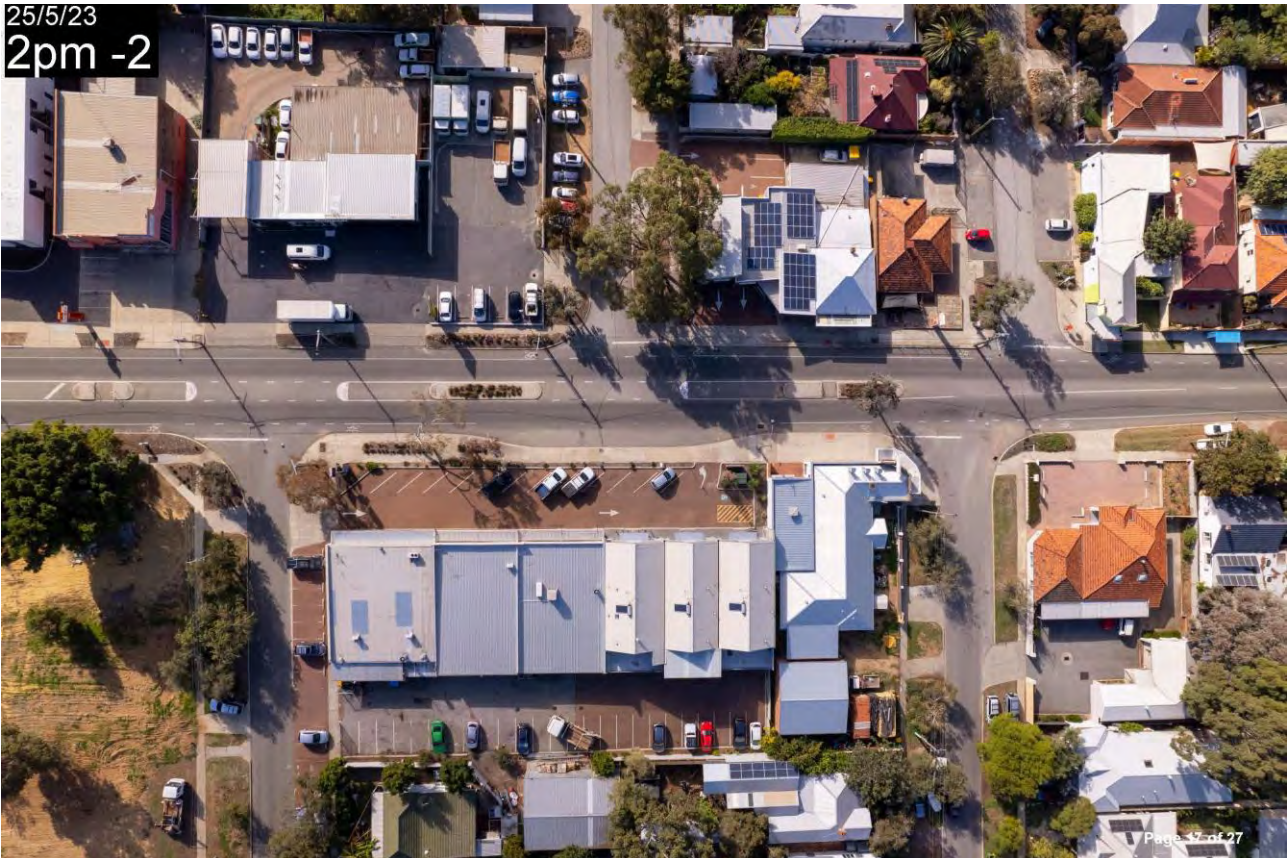






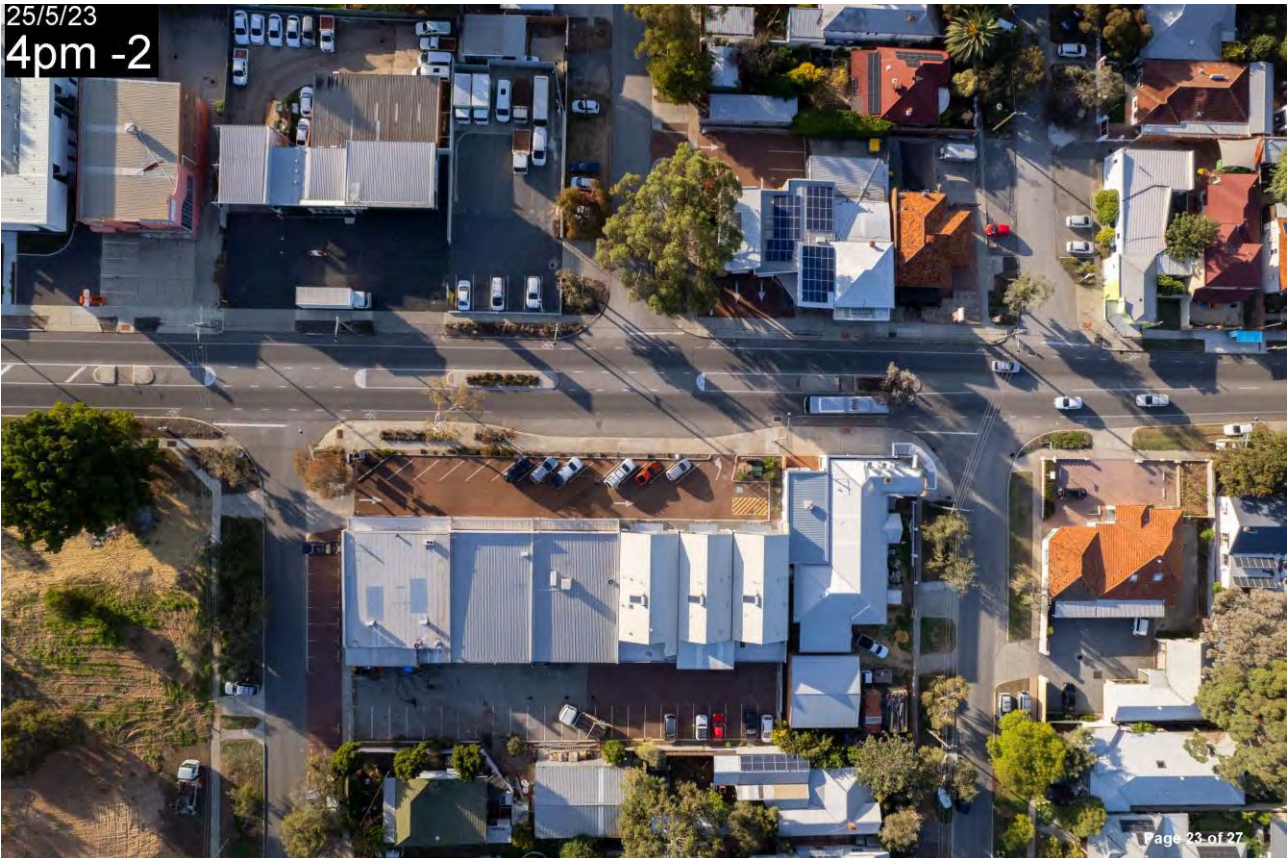
















STREET VIEW OF PARKING AREAS SURROUNDING 216 SOUTH STREET

23072
ATTACHMENT 1



GOOGLE MAPS IMAGE CAPTURES - FIFTH AVE - NOV 2021



GOOGLE MAPS IMAGE CAPTURES - FIFTH AVE - JAN 2023



GOOGLE MAPS IMAGE CAPTURES - 205 SOUTH - NOV 2021



GOOGLE MAPS IMAGE CAPTURES - SOUTH ST - JAN 2023



STREET VIEW OF PARKING AREAS SURROUNDING 216 SOUTH STREET



GOOGLE MAPS IMAGE CAPTURES - SOUTH ST - JAN 2023



GOOGLE MAPS IMAGE CAPTURES - SOUTH ST - JAN 2023



GOOGLE MAPS IMAGE CAPTURES - YALGOO AVE - JAN 2023



GOOGLE MAPS IMAGE CAPTURES - CENTRAL AVE AND STOKES ST - JAN 2023



STREET VIEW OF PARKING AREAS SURROUNDING 216 SOUTH STREET



GOOGLE MAPS IMAGE CAPTURE - NANNINE AVE - JAN 2023



GOOGLE MAPS AERIAL IMAGE CAPTURE - FEB 2023



AERIAL VIEW MAPPING OF 216 SOUTH STREET AND SURROUNDING PROPERTIES

23072
ATTACHMENT 2



LAND GATE MAP VIEWER PLUS

CAPTURE DATE 12/02/2023



LAND GATE MAP VIEWER PLUS

CAPTURE DATE 27/11/2022



LAND GATE MAP VIEWER PLUS

CAPTURE DATE 27/02/2022



LAND GATE MAP VIEWER PLUS CAPTURE DATE 24/12/2021



LAND GATE MAP VIEWER PLUS CAPTURE DATE 18/10/2021



LAND GATE MAP VIEWER PLUS CAPTURE DATE 24/02/2021



LAND GATE MAP VIEWER PLUS CAPTURE DATE 13/10/2020



LAND GATE MAP VIEWER PLUS CAPTURE DATE 02/05/2020



LAND GATE MAP VIEWER PLUS CAPTURE DATE 10/02/2020

