



Meeting attachments -part 2

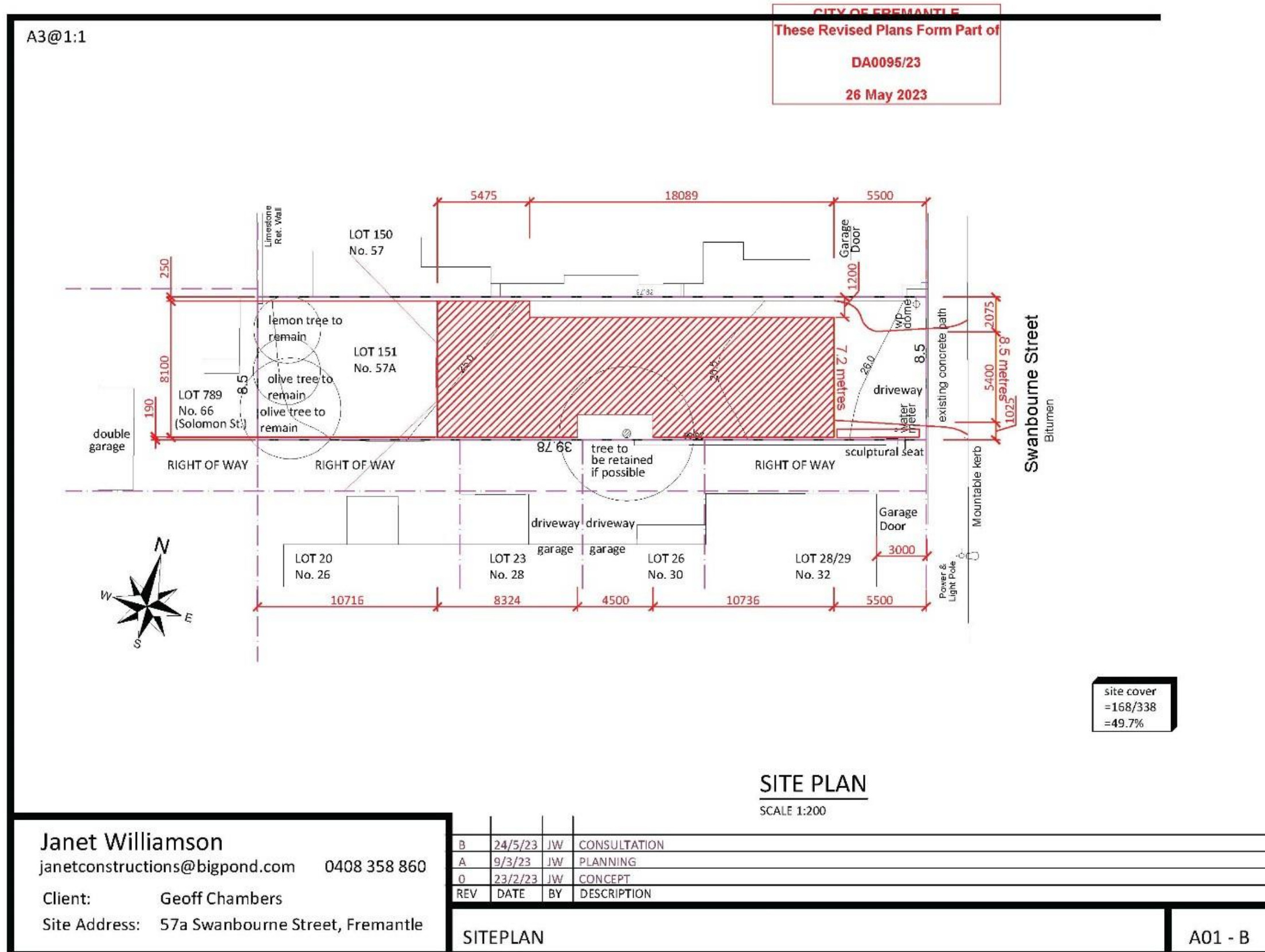
Planning Committee

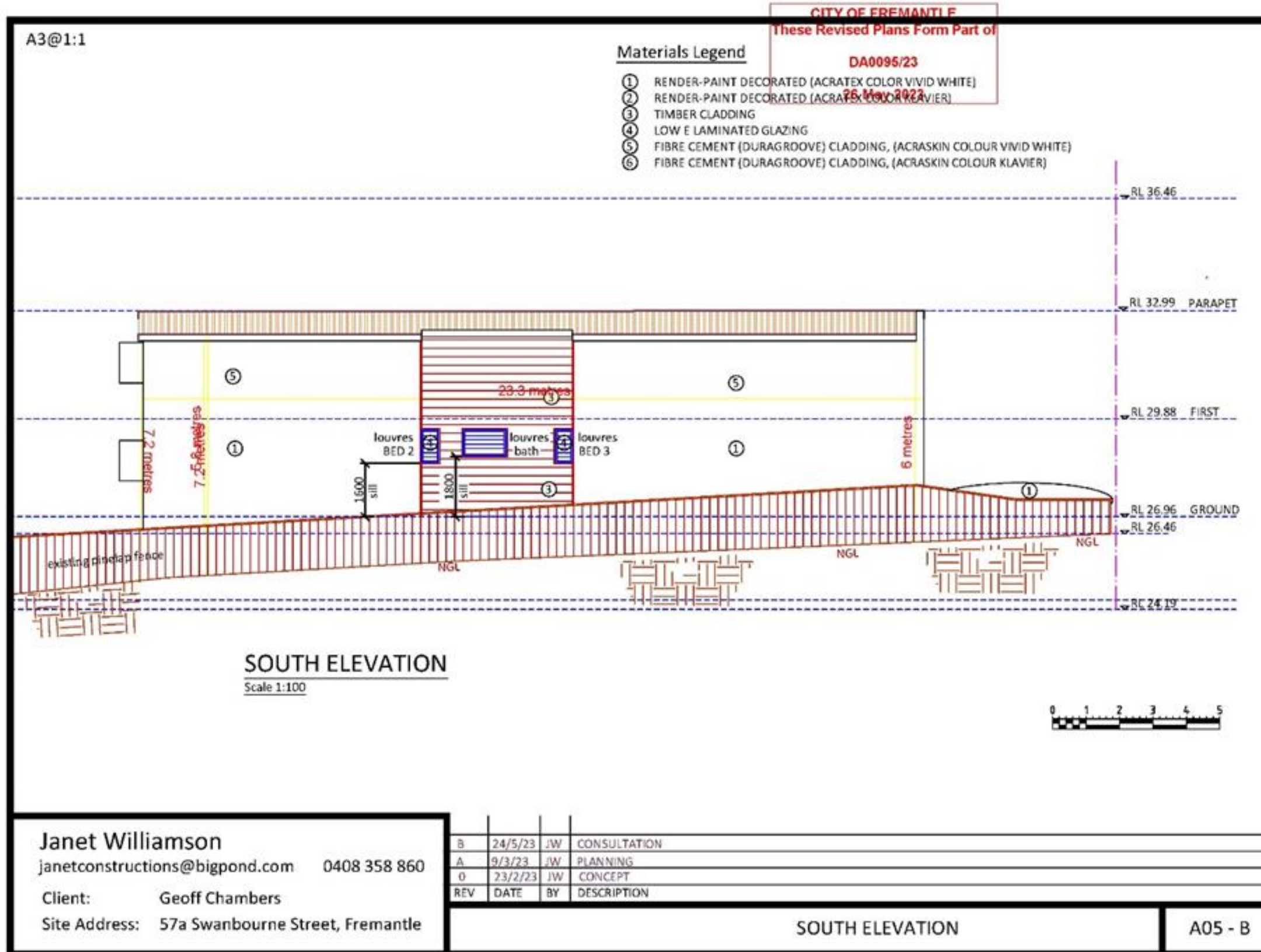
Wednesday 5 July 2023, 6pm



PC2307-2 SWANBOURNE STREET, NO. 57A (LOT 151), FREMANTLE – TWO STOREY SINGLE HOUSE – (CM DA0095/23)

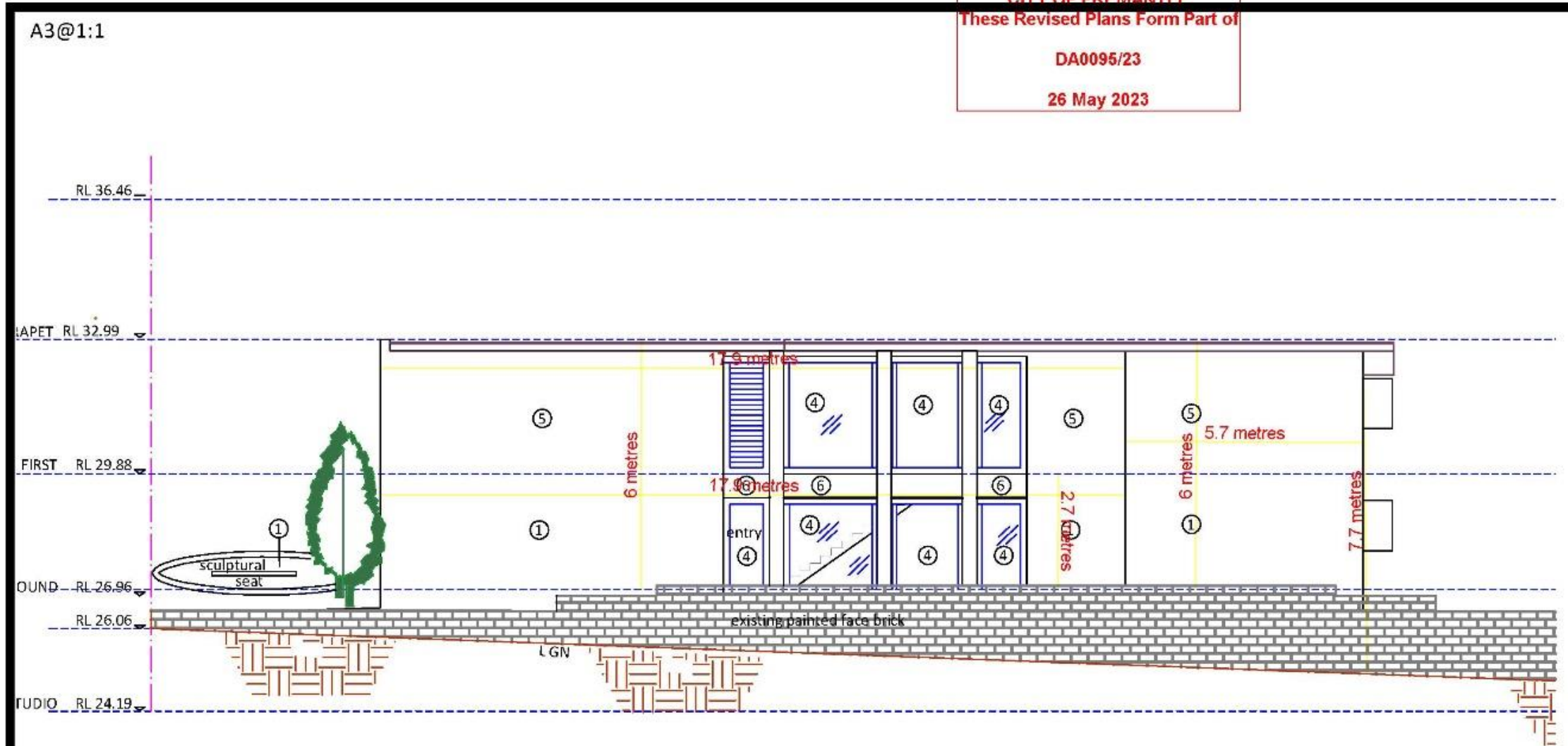
Attachment 1 – Amended Development Plans







CITY OF FREMANTLE
These Revised Plans Form Part of
DA0095/23
26 May 2023



Materials Legend

- ① RENDER-PAINT DECORATED (ACRATX COLOR VIVID WHITE)
- ④ LOW E LAMINATED GLAZING
- ⑤ FIBRE CEMENT (DURAGROOVE) CLADDING, (ACRASKIN COLOUR VIVID WHITE)
- ⑥ FIBRE CEMENT (DURAGROOVE) CLADDING, (ACRASKIN COLOUR KLAVIER)

NORTH ELEVATION

Scale 1:100

Janet Williamson

janetconstructions@bigpond.com 0408 358 860

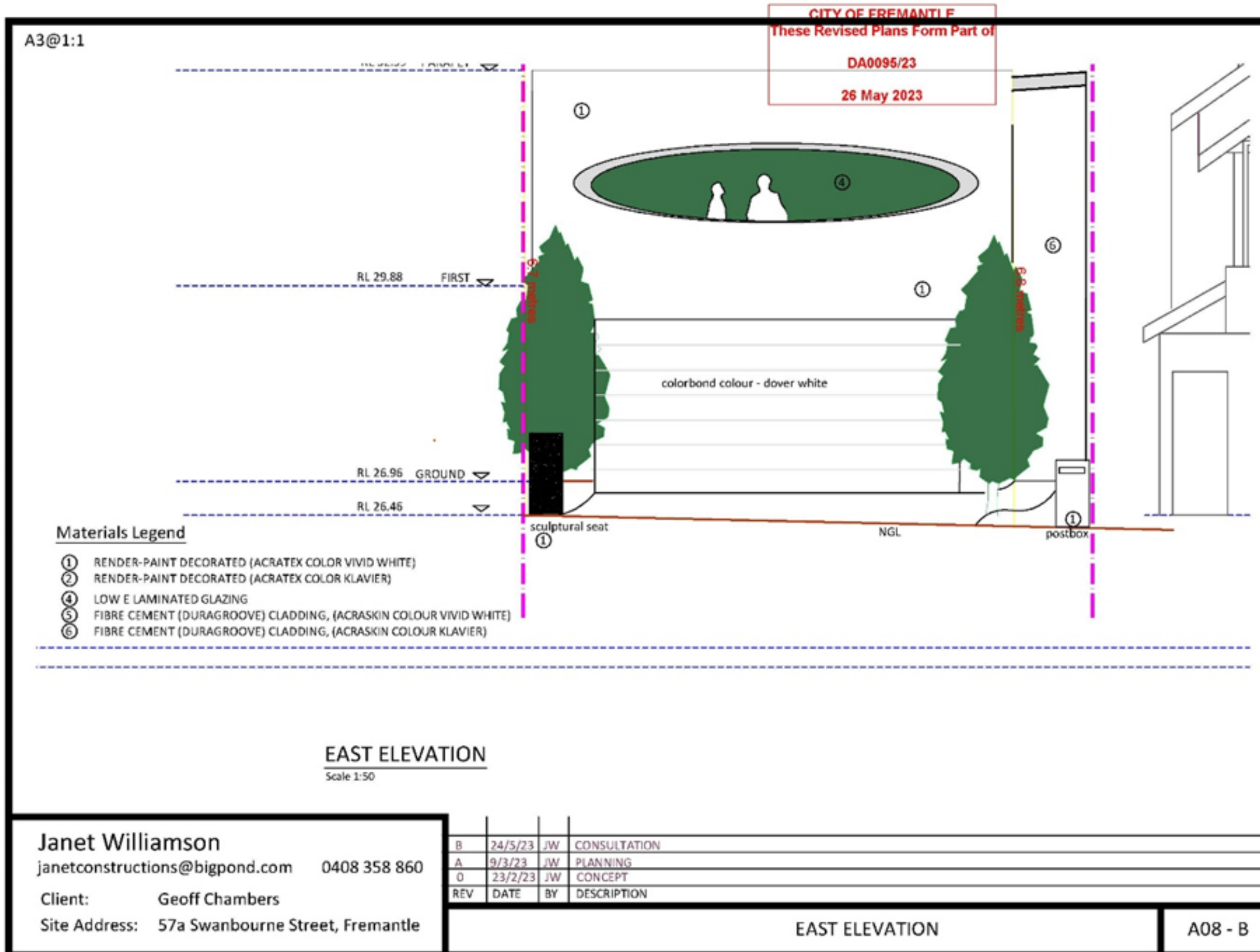
Client: Geoff Chambers

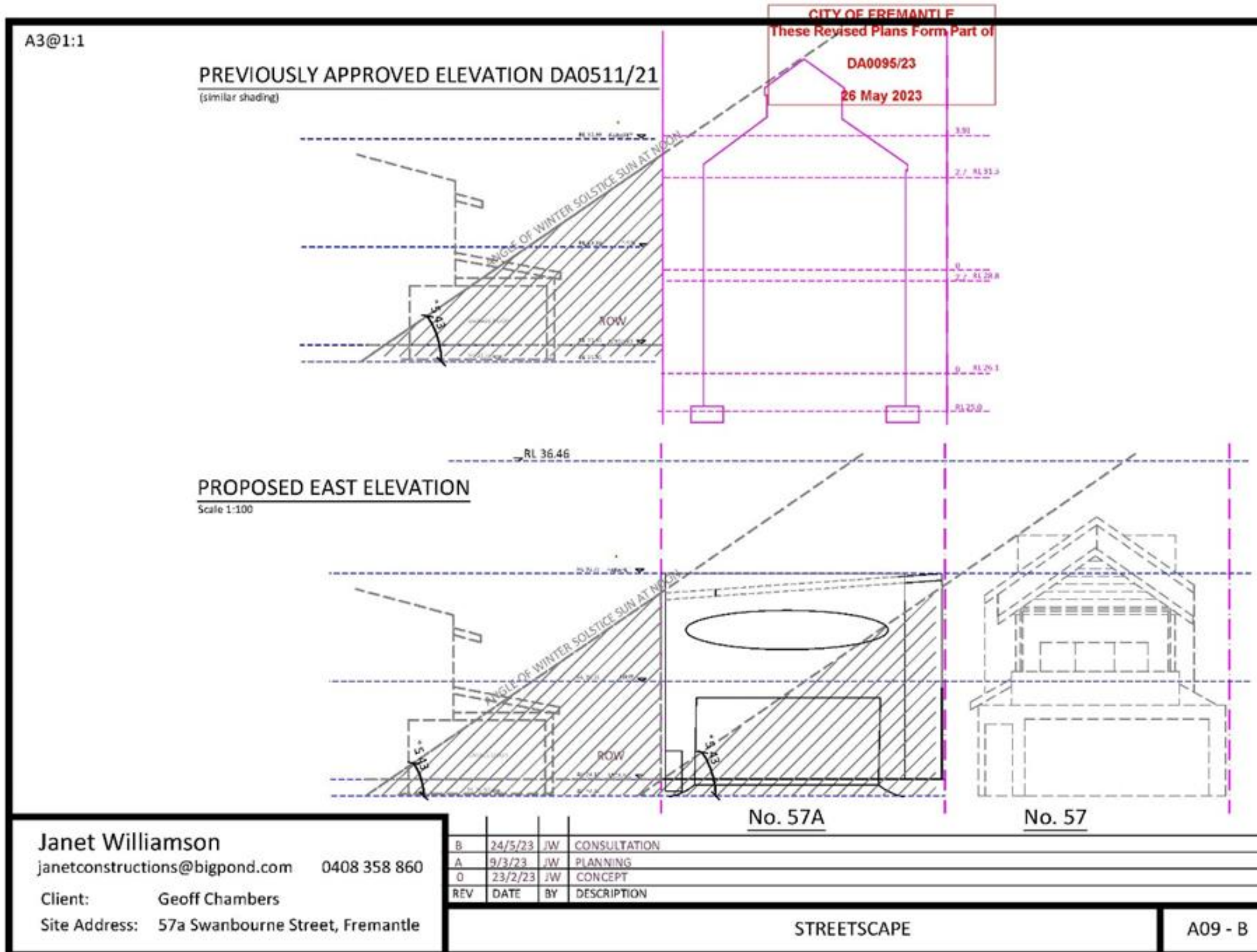
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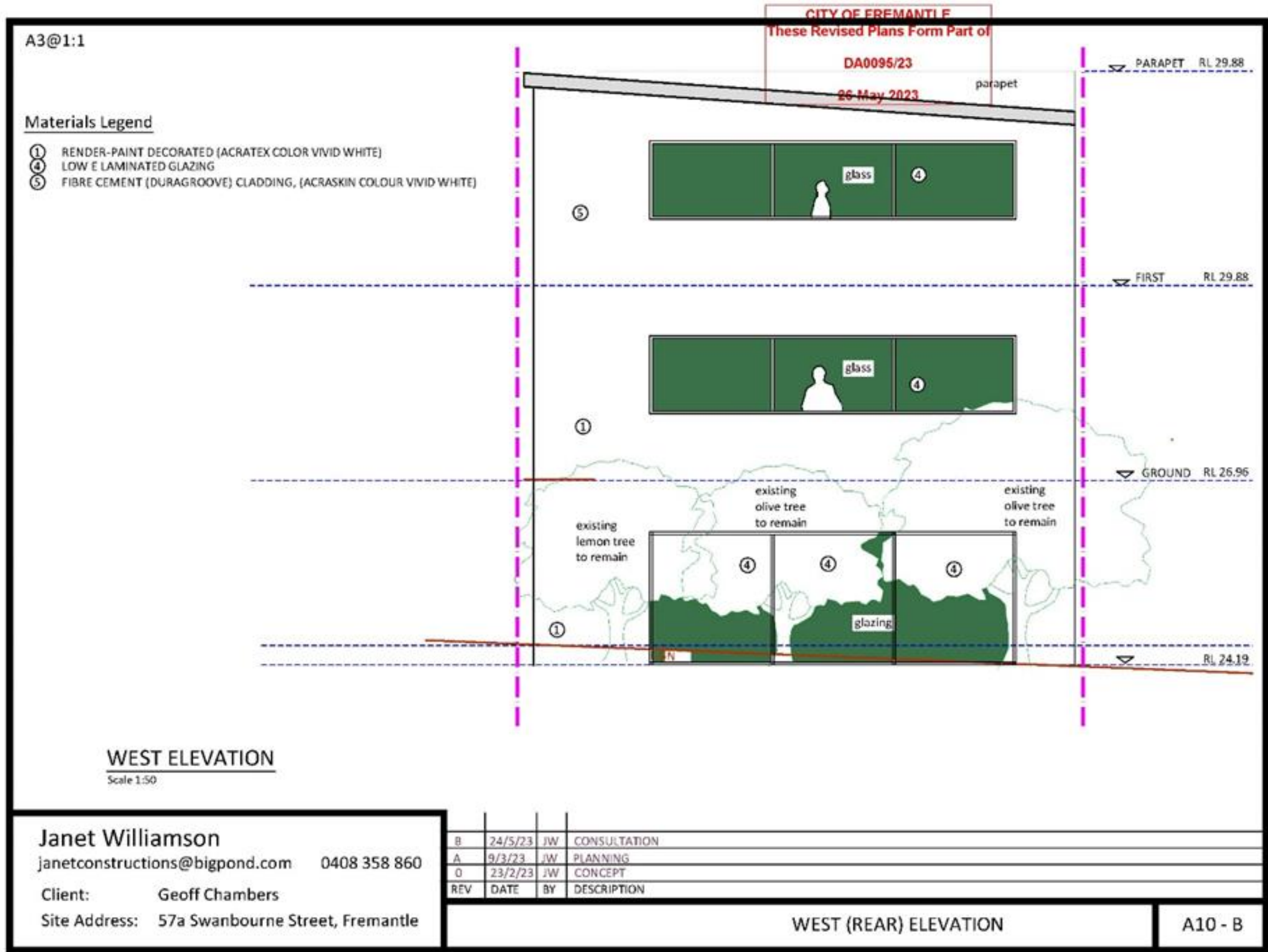
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A	9/3/23	JW	PLANNING
0	23/2/23	JW	CONCEPT

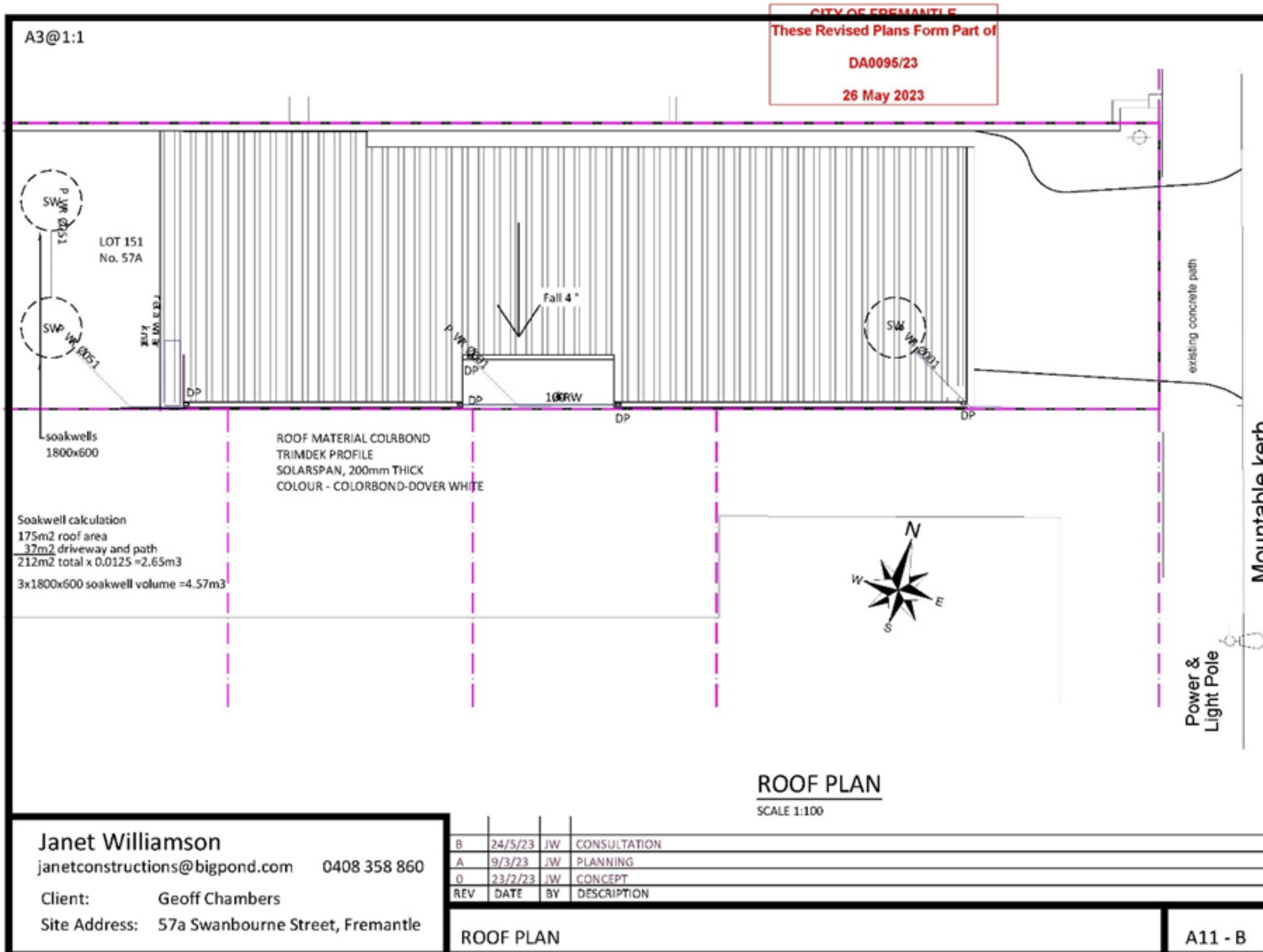
NORTH ELEVATION

A07 - B







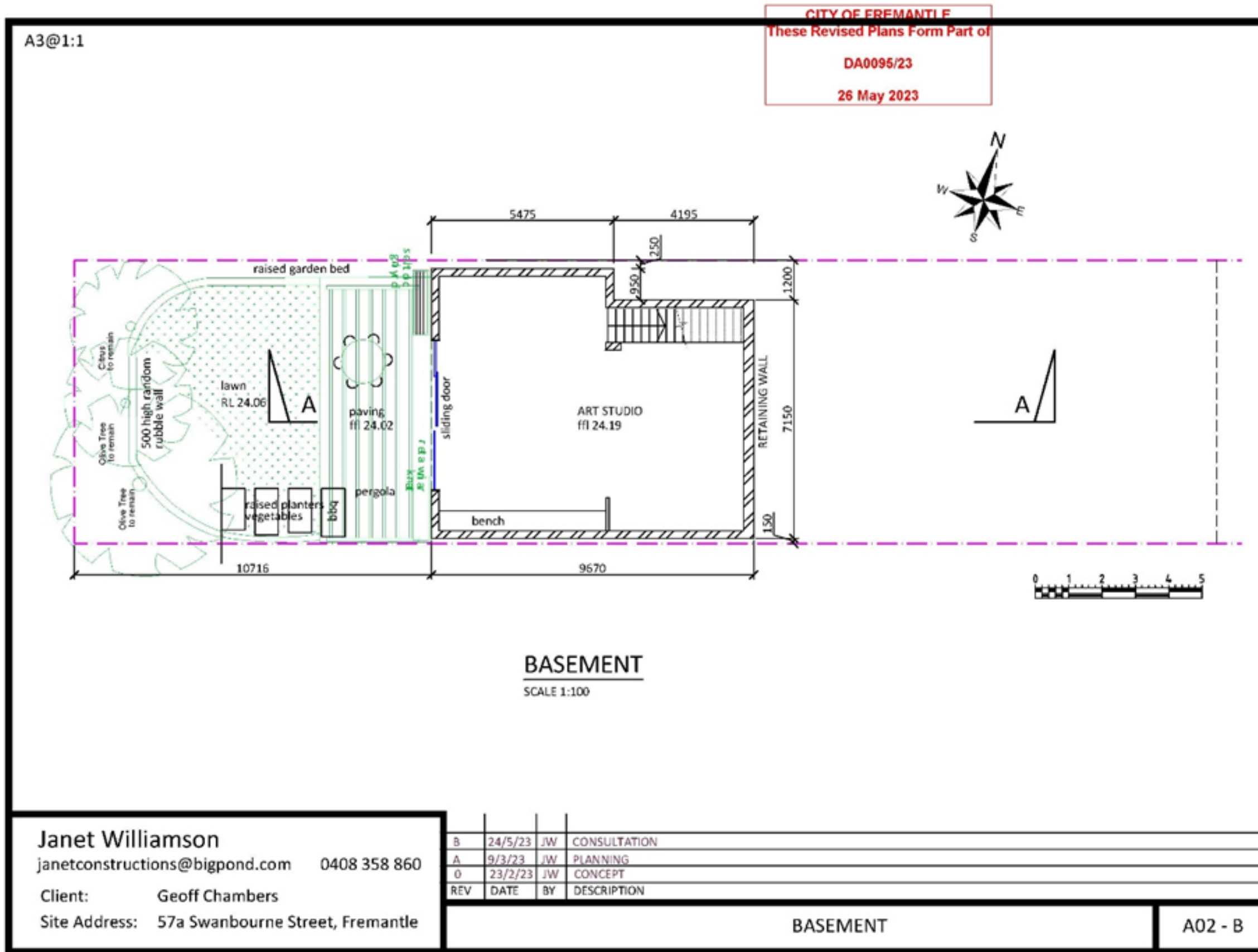


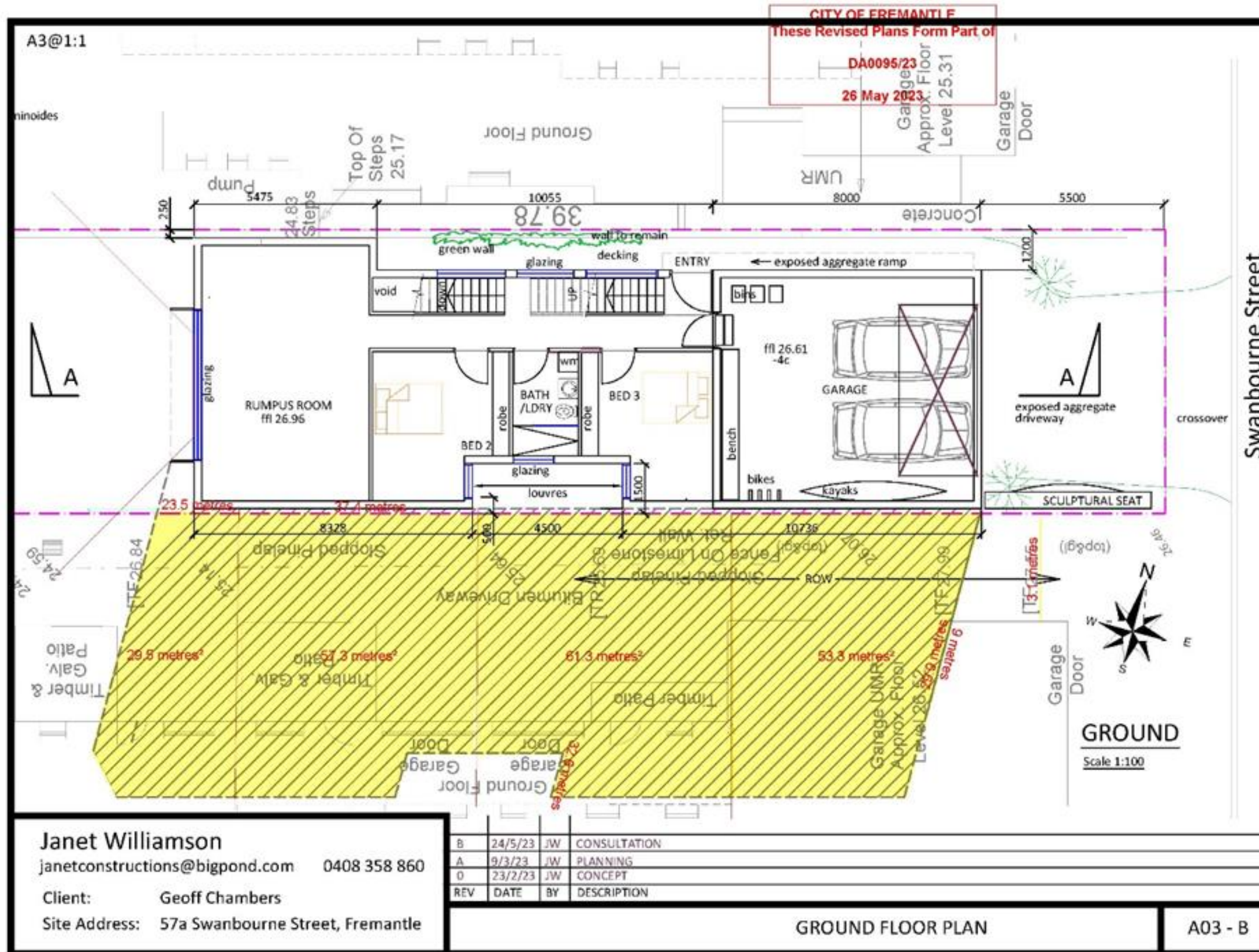
Janet Williamson
janetconstructions@bigpond.com 0408 358 860
Client: Geoff Chambers
Site Address: 57a Swanbourne Street, Fremantle

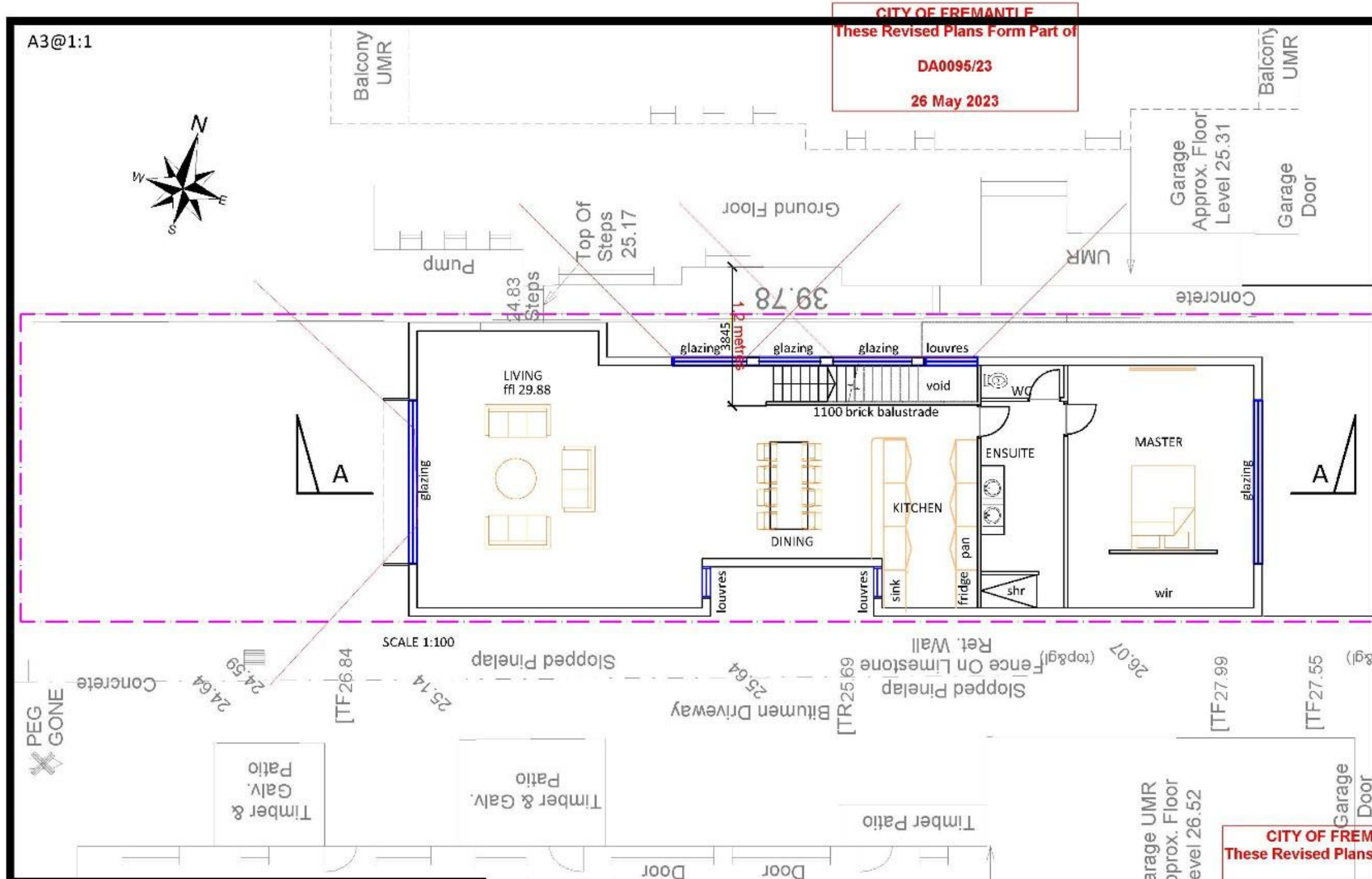
REV	DATE	BY	DESCRIPTION
B	24/5/23	JW	CONSULTATION
A	9/3/23	JW	PLANNING
0	23/2/23	JW	CONCEPT

ROOF PLAN

A11 - B







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Janet Williamson
janetconstructions@bigpond.com 0408 358 860
Client: Geoff Chambers
Site Address: 57a Swanbourne Street, Fremantle

REV	DATE	BY	DESCRIPTION
B	24/5/23	JW	CONSULTATION
A	9/3/23	JW	PLANNING
0	23/2/23	JW	CONCEPT

FIRST FLOOR PLAN

A04 - B



Attachment 2 – Site Photos



Photo 1: Subject site as viewed from Swanbourne Street



Photo 2: Subject site as viewed from Swanbourne Street across the road



Photo 3: Subject site as viewed from Swanbourne Street, looking north



Photo 4: Right of carriageway easement located to the south of the subject site



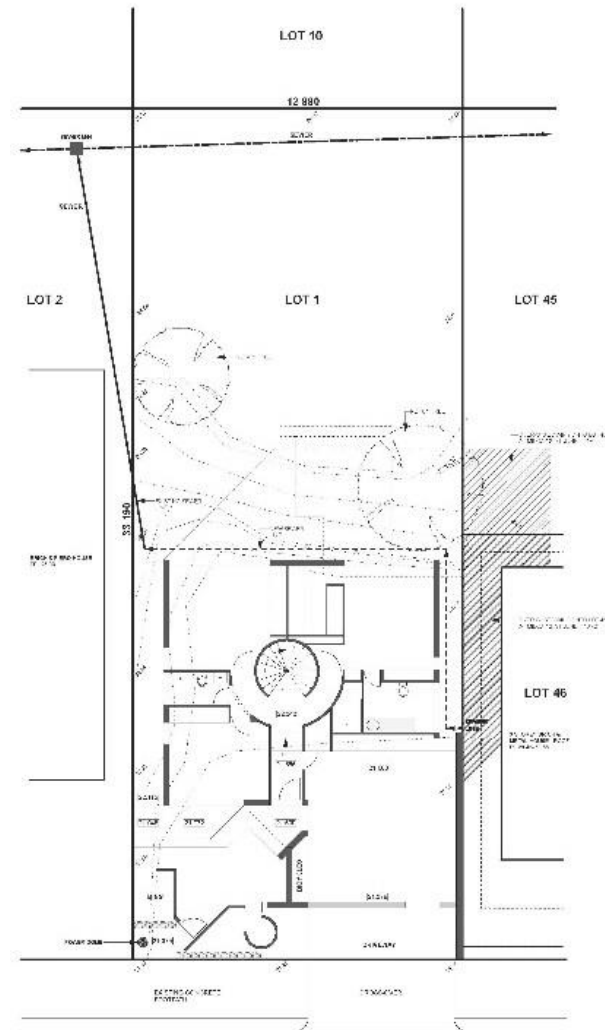
Photo 5: adjoining property to the north, taken from the subject site



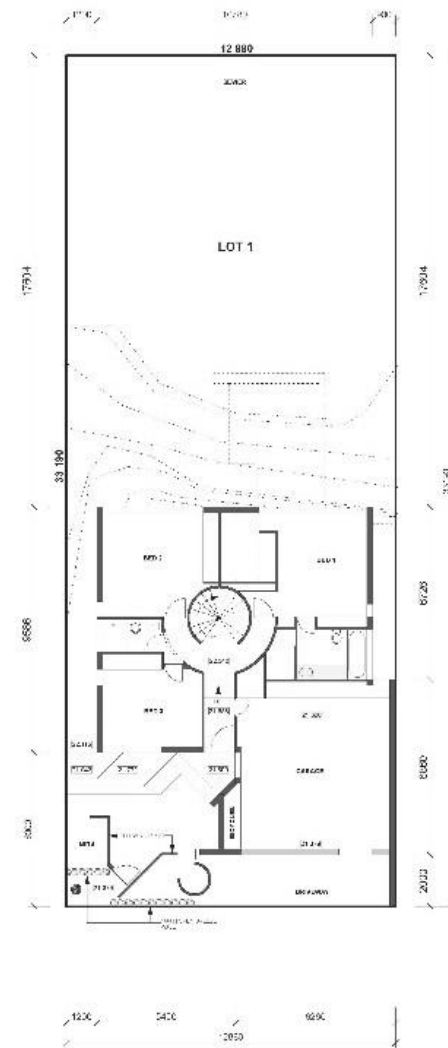
PC2307-3 ALFRED ROAD, NO. 20 (LOT 1) NORTH FREMANTLE – VARIATION TO PREVIOUS DEVELOPMENT APPROVAL (TWO STOREY SINGLE HOUSE) – (CM VA0004/23)

Attachment 1 – Amended Development Plans

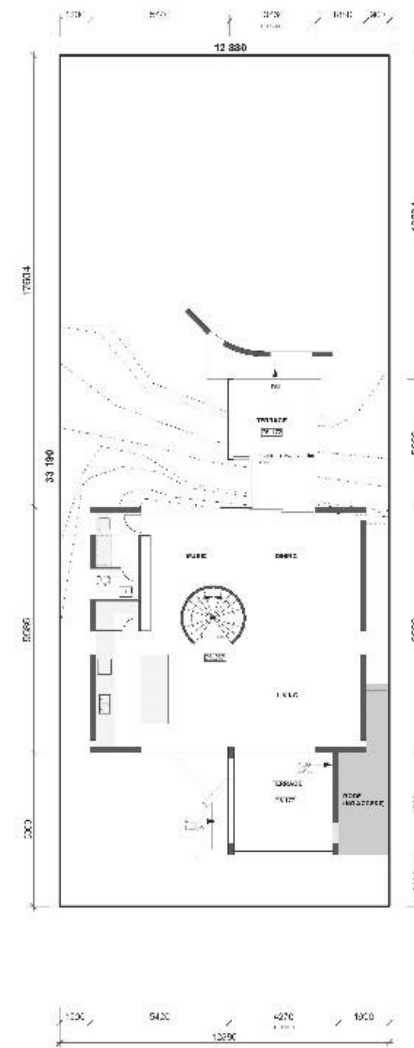
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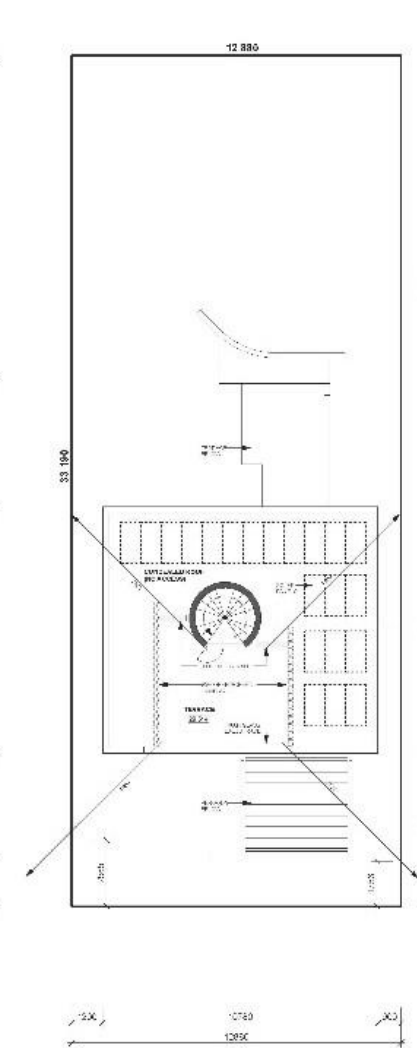
SITE PLAN 1:100



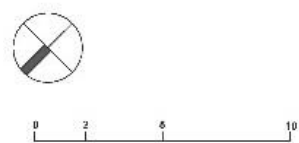
GROUND FLOOR PLAN, 1:100



FIRST FLOOR PLAN, 1:100



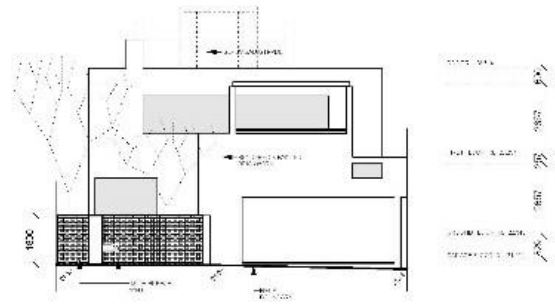
ROOF PLAN 1:100



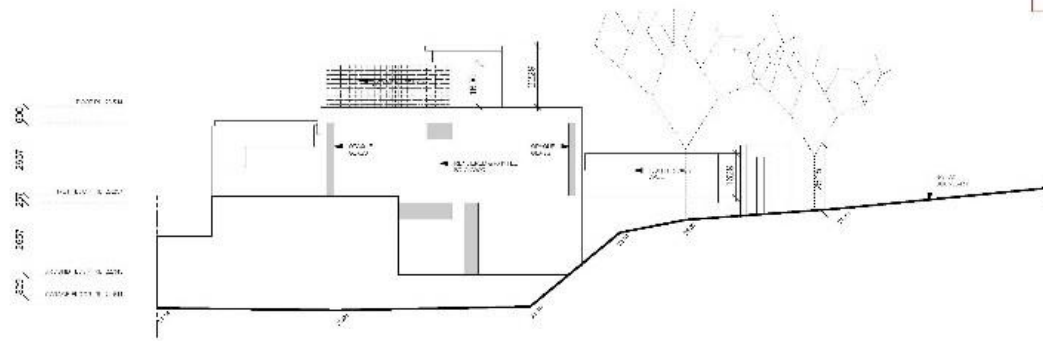
20 ALFRED ROAD
NEW HOUSE
DATE: 16 JUN 2023
DRAWN BY: [Name]
SCALE: 1:100
NORTH: FREMANTLE
A1



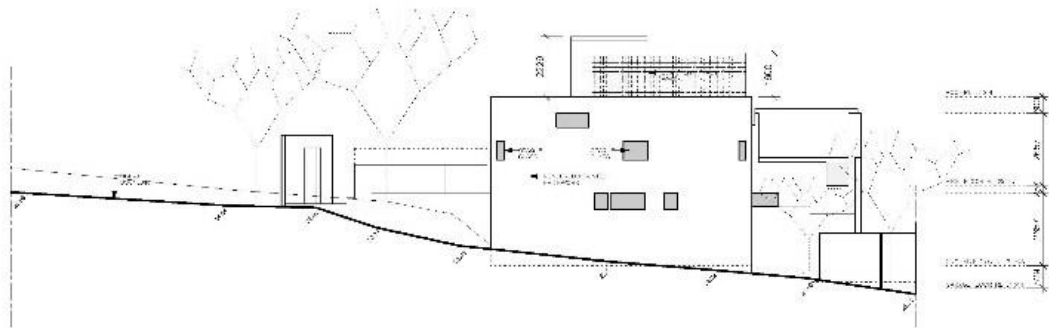
CITY OF FREMANTLE
These Revised Plans Form Part of
VA000423
15 June 2023



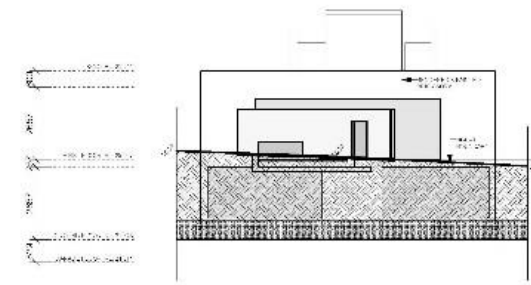
NORTH WEST ELEVATION. 1:100



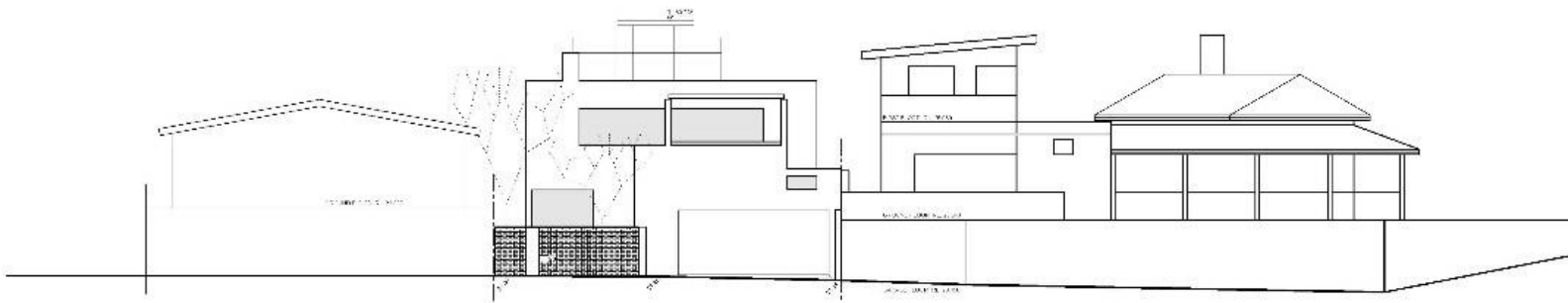
SOUTH WEST ELEVATION. 1:100



NORTH EAST ELEVATION. 1:100



SOUTH EAST ELEVATION. 1:100



ALFRED ROAD ELEVATION. 1:100

20 ALFRED ROAD
NEW HOUSE
NORTH FREMANTLE
A2

Attachment 2 - Site Photos

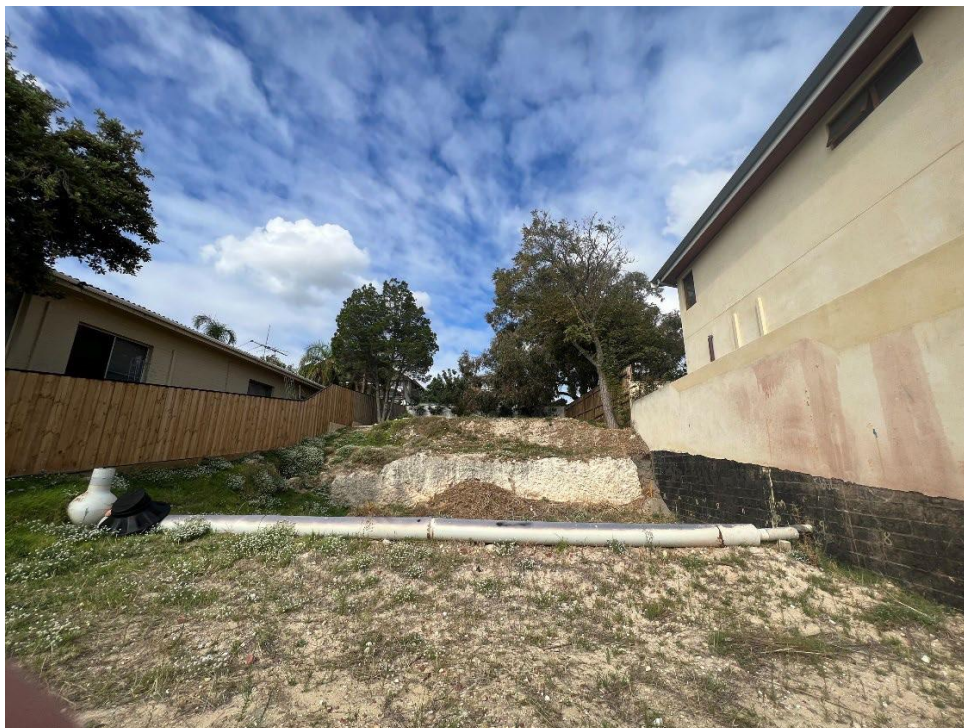


Photo 1: Subject site as viewed from Alfred Road



Photo 2: Subject site (behind fence) and adjoining property (18 Rule Street) as viewed from Alfred Road



Photo 3: Subject site as viewed from Alfred Road looking north



Photo 4: Subject site as viewed from the rear of the property looking towards Alfred Road



Attachment 3 – Applicants response to submissions and further justification

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20 ALFRED ROAD, NORTH FREMANTLE

1. Heritage

- 1.1 The site at 20 Alfred Rd, is located on a street block enclosed by Rule St, Alfred Rd, Higham Rd and Corkhill St. Just two out of the fifteen sites on that block are heritage buildings, located at 12 and 18 Rule St. Both buildings have had recent additions that don't attempt to emulate the original heritage architecture.
- 1.2 No. 12 Rule St, is well distanced from 20 Alfred Rd, that both houses will not be viewed together.
- 1.3 No. 18 Rule St, although a neighbouring property to the North West, contains a large contemporary extension of a similar height and scale to 20 Alfred Rd. The extension separates and distances the heritage portion of the house from 20 Alfred Rd. Furthermore, since its street address is on Rule St, the house elevation facing Alfred Rd is a side setback, meaning it is set very close to Alfred Rd. This clouds any relationship between the heritage wing of 18 Rule St and 20 Alfred Road.
- 1.4 There are many examples of contemporary architecture in the immediate location and in nearby streets, that set a strong precedent for contemporary architecture in the area, that don't attempt to copy the past.

2. Street setbacks

- 2.1 The house proposes a 2m setback from Alfred Rd for the garage & terrace. This is in keeping with the neighbouring property at 18 Rule St, that has a garage & terrace setback of only 1m. This setback is also consistent with the current Development Approval.
- 2.2 The house proposes a 6m setback from Alfred Rd which is deemed to comply under an R25 zoning. The neighbouring house at 18 Rule St has a street setback of 4m.
- 2.3 The proposal has been designed to consider the transitioning of street setbacks from a "side boundary setback" of 18 Rule St, to the 6m front setback for the remaining sites along Alfred Rd.



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- 3. Building height**
- 3.1 The building is below the 7.2m height limit above ngl. (D.B.H3)
- 3.2 The only over-height sections are the central stairwell and privacy walls that are above limit.
We consider this to be acceptable as it is only a minor incursion, which only occurs in localised areas that covers just 26% of the roof area.
- 3.3 The modest 2 storey house has been built forward of the site and on the lowest area of the site. This minimises the impact of the house on surrounding properties.
Alternatively, the house could have been built at the rear of the site to get views. This, however, would have a far worse impact on the amenity of surrounding dwellings with regard to views, access to light and air circulation.
- 3.4 The proposal is consistent with the predominant height patterns of the locality.
Neighbouring the property, 18 Rule St has been built at a similar height and scale.
Elsewhere along Alfred Rd, recently built houses are as high or higher than this proposal.
Similarly, along neighbouring Phyllis St and Corkhill St, building heights are well in excess of local building height provisions.
With the dramatic slope of the land in this locality, buildings can be overheight from the low point of their sites, but are normally below building height at the higher end of their sites.
- 3.5 Building height will not be detrimental to the amenity of adjoining properties or the locality for the following reasons:
- The house is positioned beside the 3 storey blank wall at 18 Rule St.
 - The house is positioned at the lowest part of the site on a tight square footprint, near to the road in the front half of the site. This not only minimises overall building height, it keeps the building well away from rear neighbours.



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4. Overshadowing

- 4.1 The house complies with overshadowing provisions of the R-Code at 12pm on 21 June. The percentage overshadowing on effected properties is as follows:
- 16 Rule St, 11m² – 1.8%. (25% allowed)
 - 18 Rule St , 16m² – 3.6% (25% allowed)
- 4.2 The roof terrace privacy walls and stairwell access, cast no shadow onto adjacent properties.

5. Overlooking

- 5.1 Roof terrace - 1.6m high privacy walls prevent overlooking over side and rear boundaries and meet the deemed to comply provisions of the R-codes. Minor overlooking occurs over the front setback areas of 18 Rule Street (2.6m) and 18 Alfred Road (1.75m), however, this still meets the deemed to comply provisions of the R-codes.
- 5.2 Rear Terrace – the South Western wall of the rear terrace has a 1.6m high privacy wall which prevents overlooking over 16 and 18 Rule Street. This meets the deemed to comply provisions of the R-codes.
- 5.3 Front terrace – the North Western wall is 1.8m high and drops to 1m above floor level, 0.8m back from the balcony edge. Minor overlooking will occur over the Alfred Road setback of 18 Rule Street. This still meets the deemed to comply provisions of the R-codes.
- 5.4 Internal – Overlooking from internal spaces meet the deemed to comply provisions of the R-codes.

Blane Brackenridge Architect
29 May 2023



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Submission No.	Submission (verbatim)	Applicant's response (OWNERS)	
1	<p>4 HIGHHAM ROAD DIRECTLY BEHIND 20 ALFRED</p> <p>I am the owner / occupier of _____ and I have concerns with this proposal (which is adjacent to my block) pertaining to maximum wall heights being in excess of local planning schemes, access to views, and the adverse impact on the streetscape (given the locations heritage) due to bulk, scale and position on site.</p>	<p>Not applicable.</p> <p>Applicant could build compliant two-storey house on the highest point of the block (rear area). -Applicant seeks supportive City commentary in the planning report in the same manner as DA0230/20 for 24 Alfred (Pg54 Agenda - Planning Committee 7 October 2020) "The rear of the subject site could be a double storey addition to a maximum of 5.5m high and still be compliant under the scheme, but would block more views than the proposed single storey addition."</p> <p>Applicant's design is based on challenging site constraints.</p> <p>No prevailing heritage impact.</p> <p>20 Alfred has never been developed, neighbours have become familiar with views and solar aspects sweeping across 20 Alfred that were only ever temporary and will be altered upon any development of 20 Alfred no matter what is built on site.</p>	
2	<p>6 HIGHHAM ROAD – VIEWS ACROSS 20 ALFRED.</p> <p>In discussion with our neighbours on Higham Road, we are fundamentally opposed to the amended plans for 20 Alfred Road as the proposed building will adversely affect significant views from our properties along Higham Road.</p> <p>We note that the wall height is 9.6 m above ground level, which is significantly greater than that specified in the Residential Design Codes.</p> <p>We also note that the proposal only shows the shade sail posts and not the shade sail which will further block significant views.</p> <p>Finally, we would like you to look at the street setback for the building. The proposed building is too close to the road.</p> <p>This plan if approved will set a precedent for the street and cause ill feeling between neighbours.</p>	<p>Not applicable.</p> <p>Height supported under existing policy, and existing DA:</p> <ul style="list-style-type: none"> • LPS4 Clause 4.8.1 (Height) supported by; <ul style="list-style-type: none"> -18 Rule (adjoining) roof height 30.33AHD -26 Alfred (2 houses East) roof height of 33.07AHD -neighbouring properties on Highham Rd remain higher, overlooking 20 Alfred. • LPP DGN 13 2.2 (Building Height) <ul style="list-style-type: none"> -allowing 7.7m for flat roof construction and split-level construction for sloping sites <p>Applicant could build compliant two-storey house on the highest point of the block (rear area). -Applicant seeks supportive City commentary in the planning report in the same manner as DA0230/20 for 24 Alfred (Pg54 Agenda - Planning Committee 7 October 2020) "The rear of the subject site could be a double storey addition to a maximum of 5.5m high and still be compliant under the scheme, but would block more views than the proposed single storey addition."</p>	<p>Building is not too close to road.</p> <ul style="list-style-type: none"> - The house setback is 6m which is compliant. - Garage setback is 2m which is in keeping with garage at 18 Rule St. <p>Building height of 9.6m is incorrect. General wall height above ngl averages 5.5m. The highest point of the terrace Staircase is only 7.9m above ngl.</p>



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	<p>We respectively request that the proponent reverts to their original plan, which was more acceptable to us. We request to be kept fully updated on this proposal.</p>	<p>Applicant's design is based on challenging site constraints.</p> <p>No prevailing heritage impact.</p> <p>20 Alfred has never been developed, neighbours have become familiar with views and solar aspects sweeping across 20 Alfred that were only ever temporary and will be altered upon any development of 20 Alfred no matter what is built on site.</p>	
<p>3</p>	<p>Neighbour 16 Rule</p> <p>Thank you for the opportunity to comments on the recent planning proposal for 20 Alfred Road.</p> <p>Please accept the following comments.</p> <p>1. Boundary wall (south west): The boundary walls exceed requirements for height and side setback. The total height of the building to the roof of the first floor is 8 meters, and this does not include the wall height of 1.6m on top of the roof. The maximum building height for this area is 5.4m.</p> <p>2. Side setback (south west): the boundary of the garage abuts the boundary wall.</p> <p>3. Visual privacy: The first floor terrace is artificially elevated, due to the artificial elevation of the entire first floor. The first floor has been built immediately behind the garage but 830mm above the level of garage. The garage floor sits at natural ground level, but the proposed design seeks to elevate the 1st floor (which is actually the same as the ground floor but elevated by 830mm) to sit above the sewer line. This means that the back terrace, level with the 'first floor' will be situated 700mm above the retaining wall on the south west boundary. The ground level of the block to the south west of 20 Alfred Road is naturally higher than 20 Alfred Road, hence the need for the existing retaining wall (the existence of which is noted in surveys attached to this proposal). If the first floor was on the natural ground level, there would be no privacy concerns. However due to the elevation by 830mm, the floor of the terrace is 700mm above the retaining wall, and</p>	<p>Not applicable.</p> <p>20 Alfred has never been developed, neighbours have become familiar with views and solar aspects sweeping across 20 Alfred that were only ever temporary and will be altered upon any development of 20 Alfred no matter what is built on site.</p> <p>Height supported under existing policy, and existing DA:</p> <ul style="list-style-type: none"> LPS4 Clause 4.8.1 (Height) supported by; <ul style="list-style-type: none"> -18 Rule (adjoining) roof height 30.33AHD -26 Alfred (two houses East) roof height of 33.07AHD -neighbouring properties on Highham Rd remain higher, overlooking 20 Alfred. LPP DGN 13 2.2 (Building Height) <ul style="list-style-type: none"> -allowing 7.7m for flat roof construction and split level construction for sloping sites <p>NGL Owners have not artificially changed NGL, multiple surveys support this. The owners were forced to remediate the siteworks conducted by the previous builder after the builder abandoned the site in 2020. The builder has subsequently been prosecuted for fraudulent conduct.</p> <p>Applicant could build compliant two-storey house on the highest point of the block (rear area). -Applicant seeks supportive City commentary in the planning report in the same manner as DA0230/20 for 24 Alfred (Pg54 Agenda - Planning Committee 7 October 2020) "The rear of the subject site could be a double storey addition to a maximum of 5.5m high and still be compliant under the scheme, but would block more views than the proposed single storey addition.</p> <p>Applicant's design is based on challenging site constraints.</p>	<p>1. Building height of 8.0m is incorrect. General wall height above ngl averages 5.5m. The highest point of the terrace Staircase is only 7.9m above ngl.</p> <p>2. Nil setback of garage wall has no effect On neighbouring amenity. The nil setback is not even visible from 16 Rule st.</p> <p>3. Wall height of rear terrace has been increased to 1.6m above FFL, so there will be no overlooking onto 16 Rule St. The house including roof terrace is compliant with regards to overlooking.</p> <p>4. Building height of 9.6m is incorrect. General wall height above ngl averages 5.5m. The highest point of the terrace Staircase is only 7.9m above ngl.</p>



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<p>hence there is a distance of 1.27m from the terrace floor to the top of the dividing fence. This means there will be no visual privacy for the property to the south west. The dividing fence is 2m above boundary retaining wall as previously agreed with current owners of 20 Alfred Road. The height of the fence to ground level on 20 Alfred Road is approx 2.5m on the southwest corner. There is a curved structure behind the terrace but there are no details about height or building material or opacity. Also there are no provisions for privacy along the south west boundary.</p> <p>The visual privacy is also impaired by the roof top terrace. The wall on top of the roof top is 1.6m, so most adults can see over this wall directly into south west neighbours property. Part of the roof top structure is a glass balustrade of only 1m high, and there is no information about whether this would be opaque.</p> <p>4. Building height: The proposed building height of 9.6m grossly exceeds the planning requirement of 5.4m. The quoted 9.6m does not include the poles for shade sail attachment, and height of these poles is not provided. In order to provide privacy the 1.6m walls on top of the terrace should be higher, but this would make there height exceed the requirement even further. The height is almost double the published requirements, and the overshadowing drawing provided does not account for the structures on top of the roof. The overshadowing will block northerly light to the property on the south west border to an unacceptable degree. The building height also intrudes on the privacy of all surrounding neighbours.</p> <p>5. Site works The natural ground level as provided in the surveying report in 2018 and 2019 applications is different to the ground level described in the Pro West Survey report Dates June 2022. This is because the owners of 20 Alfred arranged to have all the excavated material from the initial building works at the front of the block deposited on top of the natural ground toward the back of the block. The previous midpoint</p>	<p>Privacy wall added to rear terrace/bridge to alleviate visual privacy concern to 16 Rule St.</p>	
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	<p>of the block was 23.45m above mean sea level, and is currently 24.6m above mean sea level. This artificial change to the elevation has 2 consequences:</p> <p>5.1 The floor level of the terrace and first floor has been built to match the artificially elevated rear part of the block. This means the height of the 1st floor living areas and terrace are now almost a meter above the natural ground level, causing overshadowing, and privacy intrusion.</p> <p>5.2 The depositing of the excavated material to the rear of the block has been done without any retaining, which poses a structural risk to the dividing fences on neighbouring properties, and also the proposed building works. Please refer to the plans submitted in 2019 which detail the natural ground level and proposes retaining work. This retaining work has been omitted from current proposal despite the need being greater due to deposited material.</p>		
<p>4</p>	<p>6 Highham Road – house behind 22 Alfred. Not adjoining. Views Across 20 Alfred</p> <p>My comments for VA0004/23 at 20 Alfred Road, North Fremantle are as follows:</p> <ul style="list-style-type: none"> BUILDING HEIGHT AND SCALE As per 'Local Planning Area 3 – North Fremantle' in the 'Local Planning Scheme No.4', maximum wall height for residential builds is limited to 5.5m (although I note the existing DA with an approved height of ~7m). This proposal is made up of various non-compliant max. heights which are as follows: <ul style="list-style-type: none"> The overall building height is ~9.6m; The Northwest Elevation shows a full height rendered wall of ~8.8m; The submission fails to show the extent of the shade sail to the roof terrace in elevation (refer additional information below); and ROOF TERRACE <ul style="list-style-type: none"> The overall length of the Northwest is ~10.8m. The proposal fails to show the ~6.1m length of the 	<p>Not applicable.</p> <p>20 Alfred has never been developed, neighbours have become familiar with views and solar aspects sweeping across 20 Alfred that were only ever temporary and will be altered upon any development of 20 Alfred no matter what is built on site.</p> <p>Height supported under existing policy, and existing DA:</p> <ul style="list-style-type: none"> LPS4 Clause 4.8.1 (Height) supported by; <ul style="list-style-type: none"> -18 Rule (adjoining) roof height 30.33AHD -26 Alfred (2 houses East) roof height of 33.07AHD -neighbouring properties on Highham Rd remain higher, overlooking 20 Alfred. LPP DGN 13 2.2 (Building Height) <ul style="list-style-type: none"> -allowing 7.7m for flat roof construction and split level construction for sloping sites <p>NGL Owners have not artificially changed NGL, multiple surveys support this. The owners were forced to remediate the siteworks conducted by the previous builder after the builder abandoned the site in 2020. The builder has subsequently been prosecuted for fraudulent conduct.</p> <p>Applicant could build compliant two-storey house on the highest point of the block (rear area).</p>	<p>BUILDING HEIGHT Building height of 9.6m is incorrect. General wall height above ngl averages 5.5m. The highest point of the terrace Staircase is only 7.9m above ngl.</p> <p>ROOF TERRACE The building is compliant with regards to overlooking.</p>



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	<p>shade sail in elevation makes up ~55% of the elevation, not including the ~2.8m length of the stairwell (refer to image below);</p> <ul style="list-style-type: none"> The 1.6m high privacy wall to the roof terrace does not provide adequate privacy to adjacent houses. An average adult can easily see over this; The 1m high glass balustrade on the Southeast elevation provides no privacy to rear houses; The proposal fails to identify the stairwell material; and Below is from LPP 2.9 - Residential Streetscape. In reference to the proposed roof terrace, it is my belief that the highlighted clause adversely impacts access to significant views. <p>ADDITIONAL COMMENTS</p> <ul style="list-style-type: none"> There's a bridge with 3 steps down to the NGL to the backyard. If they are deleted, the bridge is at NGL and the building could be lowered by ~600mm. The garage seems to be ~200mm above street level and from garage to ground is 829mm. If they cut into the site more, they could still achieve the same design with a lower overall height by at least 600mm, potentially more. 	<p>-Applicant seeks supportive City commentary in the planning report in the same manner as DA0230/20 for 24 Alfred (Pg54 Agenda - Planning Committee 7 October 2020) "The rear of the subject site could be a double storey addition to a maximum of 5.5m high and still be compliant under the scheme, but would block more views than the proposed single storey addition."</p> <p>Applicant's design is based on challenging site constraints.</p>	
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5	<p>18 RULE</p> <p>Primary street setback. I object to the variation to primary street setback. As per Fremantle planning guidelines it should be a carport open on 3 sides. Shown structure is enclosed 4 sides with a terrace on top with pergola roof on top of that and south west walls, being total height 6.4 above garage floor, all within the setback, and garage roof sited immediately alongside existing boundary wall and rising well above it .</p> <p>Boundary wall height and South west side setback. I object to the bulk and proximity. With an external wall height of 7 meters along its full length, it should not be within the side setback.</p> <p>Visual privacy Seems centered around respecting the occupants' privacy but not the neighbours, on a number of issues. The roof top terrace shows a 'privacy wall' 1625mm high (on another view it is shown as 1600) I don't consider myself tall but I can however easily see over this height. Of note the rooftop terrace is 1.5m above our bedroom floor level thus the line of sight will be directly into our bedroom via a double width window and will be thus looking in into our bed! (see attached photo) Perhaps the current applicant cannot see over this wall but his friends and family may or indeed a future owner. I also object that this privacy wall stops short from the corner though exactly how far is not specified. Why? So even if they are unable to see over it, they can see into our bedroom from the front corner, which is where people will stand so as to get the best view.</p> <p>I also object to the lack of visual privacy from the garage top terrace. The terrace is 1.9m above our kitchen floor level and will directly overlook our</p>	<p>20 Alfred has never been developed, neighbours have become familiar with views and solar aspects sweeping across 20 Alfred that were only ever temporary and will be altered upon any development of 20 Alfred no matter what is built on site.</p> <p>Height supported under existing policy, and existing DA:</p> <ul style="list-style-type: none"> • LPS4 Clause 4.8.1 (Height) supported by; <ul style="list-style-type: none"> -18 Rule (adjoining) roof height 30.33AHD -26 Alfred (2 houses East) roof height of 33.07AHD -neighbouring properties on Highham Rd remain higher, overlooking 20 Alfred. • LPP DGN 13 2.2 (Building Height) <ul style="list-style-type: none"> -allowing 7.7m for flat roof construction and split level construction for sloping sites <p>NGL Owners have not artificially changed NGL, multiple surveys support this. The owners were forced to remediate the siteworks conducted by the previous builder after the builder abandoned the site in 2020. The builder has subsequently been prosecuted for fraudulent conduct.</p> <p>Applicant could build compliant two-storey house on the highest point of the block (rear area). -Applicant seeks supportive City commentary in the planning report in the same manner as DA0230/20 for 24 Alfred (Pg54 Agenda - Planning Committee 7 October 2020) "The rear of the subject site could be a double storey addition to a maximum of 5.5m high and still be compliant under the scheme, but would block more views than the proposed single storey addition. Applicant's design is based on challenging site constraints.</p> <p>Roof terrace privacy wall (West) modified to alleviate privacy concerns.</p>	<p>PRIMARY STREET</p> <ul style="list-style-type: none"> - The house setback is 6m which is compliant. - Garage setback is 2m which is in keeping with garage at 18 Rule St. In fact, the garage at 18 Rule St is closer to Alfred Rd than 20 Alfred Rd. <p>West setback The proposed western wall averages 5.5m above ngl. The roof terrace privacy wall/stairwell is well clear from 18 Rule and therefore has little impact. The wall height of 18 Rule St is higher than the proposal wall height at 20 Alfred Rd.</p> <p>Privacy The building is compliant with regards to overlooking.</p> <p>Building Height General wall height above ngl averages 5.5m. The highest point of the terrace Staircase is only 7.9m above ngl.</p>
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<p><i>outside front terrace and into the kitchen. In this photo taken from inside our kitchen, the blue cup on the wall shows the location of the front of the proposed terrace 1.9m above our kitchen floor and 250mm above the top of the wall . . . note this is the approximate location of the "dimensionless "cut out in the terrace screen. This line of sight is at approx. 10-15 degrees .</i></p> <p><i>My son is worried he won't be able to walk around in his underpants in the morning. I cannot find a height for the screen on the terrace or a specified material, nor the dimensions of the cut-out section - I also object to the bulk of such a structure being so close and within the 6m primary setback, as mentioned previously.</i></p> <p>Building height external wall – <i>I object to any variation in building height. It should be noted that in addition to the external wall height being above guidelines, the roof terrace stairs and shade sail (structure not shown on drawing but poles are) add to an overall height of at least 9.2m not including the shade sail poles, the height of which is again unspecified (or hidden somewhere I can't find!)</i></p> <p><i>I have no objection to the overlooking /lack of visual privacy to the rear or east aspects which will occur from the elevated rear terrace. Site works - I have no objection to the internal retaining walls.</i></p> <p><i>Note is also made of another technical issue of the overshadowing calculation. I am told this is incorrect as it should include all the affected house area not just the walls. This calculation is also performed from the roof and therefore should take into account the shade sail which is not shown.</i></p> <p><i>Overall, due to the bulk, positioning at the very front of the block and total height of at least 9.2m excluding the shade structure, the building detracts from the street scape in a heritage precinct.</i></p> <p><i>I feel steps should be taken to reduce the height and respect the primary street setback and if this were to</i></p>		
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Meeting Attachments – Planning Committee
 5 July 2023



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<p><i>occur, I would be happy to review my other objections.</i></p> <p><i>I wanted to draw to your attention to the alteration in ground levels that has happened at 20 Alfred road as I assume the building heights are related to the grounds levels. I assume you have a record of the past plans for a single story residence and therefore the ground levels shown there. From what I can make out the current planning application shows "natural ground level " approx. 500 higher in the middle of the block. see attached photo which demonstrates the earth from the front of the block has been added to the rear thus artificially elevating "natural ground level ". Note also how it is elevated compared to the adjacent house at 18 Alfred. The bottom on the render on the brick wall also demonstrates true ground level prior to site works. Note top right of this photo shows bedroom window which will be overlooked from the rooftop terrace (see submission).</i></p> <p><i>. On the view from above "the stair roof is shown as something that might resemble a raised cupola. Again no detail is provided but it doesn't look like it's planned to be flat, however on the side view there is no roof height shown, so total height would be more again !</i></p>		
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PC2307-4 Information Report - July 2023

SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

1. RUSSELL STREET, NO. 22 (LOT 1), FREMANTLE - PERGOLA (VERGOLA) ADDITION - (JD DA0132/23)
2. GRIGG PLACE, NO. 11 (LOT 1), HILTON - PRIMARY STREET FENCE ADDITION – (JD DA0149/23)
3. STIRLING HIGHWAY, NO. 78 (LOT 27), NORTH FREMANTLE – EXTERNAL FIXTURE (SOLAR PANEL) ADDITIONS (JL DA0143/23)
4. HIGH STREET, NO. 192 (LOT 101), FREMANTLE – RETAINING WALL AND FRONT FENCING ADDITIONS TO EXISTING SINGLE HOUSE - (JZ DA0113/23)
5. WRAY AVENUE, NO. 20 (LOT 5), FREMANTLE - CHANGE OF USE TO SMALL BAR AND ALTERATIONS TO BUILDING (JD DA0138/23)
6. HINES ROAD, NO. 53 (STRATA LOT 1), HILTON – CARPORT ADDITION TO EXISTING GROUPED DWELLING – (CM DA0111/23)
7. BROMLEY ROAD, NO. 6 (LOT 198), HILTON – 3 LOT SURVEY STRATA SUBDIVISION - (CM WAPC236-23)
8. SOLOMON STREET, NO. 145 (LOT 5), BEACONSFIELD - TWO STOREY SINGLE HOUSE – (JD DA0033/23)
9. LEFROY ROAD, NO. 146B (LOT 2), BEACONSFIELD - SINGLE STOREY SINGLE HOUSE – (JD DA0125/23)
10. HARVEST ROAD, NO. 1/17 (LOT 1), NORTH FREMANTLE – EXTERNAL FIXTURE ADDITION (SOLAR PANELS) - (JZ DA0002/23)
11. SOUTH TERRACE, NO. 5/396 (LOT 5), SOUTH FREMANTLE - EXTERNAL FIXTURE ADDITIONS (AIR CONDITIONING) TO EXISTING MULTIPLE DWELLING – (JD DA0151/23)
12. LEIGHTON BEACH BOULEVARD, NO. 27 (LOT 3), NORTH FREMANTLE - CHANGE OF USE TO SHOP – (JD DA0169/23)
13. BLINCO STREET, NO. 59 (Lot 1), FREMANTLE – 12 LOT SURVEY STRATA SUBDIVISION PLUS COMMON PROPERTY - (CM WAPC161-23)
14. EUCLA COURT, NO. 15 (LOT 6), NORTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING TWO STOREY GROUPED DWELLING - (JL DA0173/23)