



Meeting attachments

Planning Committee

Wednesday, 4 August 2021, 6.00pm

Table of Contents

Contents	Page
PC2108-1 HERBERT STREET, NO. 11 (LOT 13) NORTH FREMANTLE – ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (TG DA0231/21)	2
PC2108-2 TUCKFIELD STREET, NO. 7 (LOT 100) FREMANTLE – TWO STOREY ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE (TG DA0196/20)	9
PC2108-3 JOSLIN STREET, NO. 34 (LOT 1668), HILTON – DEMOLITION OF A SINGLE HOUSE– (NB DA0182/21)	19
PC2108-4 INFORMATION REPORT – AUGUST 2021	20

PC2108-1 HERBERT STREET, NO. 11 (LOT 13) NORTH FREMANTLE – ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (TG DA0231/21)
Agenda attachment 1 - Development Plans

CITY OF FREMANTLE
These Plans Form Part of
DA0231/21
28 May 2021



ADDITIONS AND ALTERATIONS TO
EXISTING RESIDENCE
No 11 Lot 13 HERBERT STREET
NORTH FREMANTLE WA 6159

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DA0231/21

28 May 2021



STREET VIEW

REV	DATE	AMENDMENT
1	25.04.2021	Development Application council issue

ADDITIONS AND ALTERATIONS TO
 EXISTING RESIDENCE
 No 11 Lot 13 HERBERT STREET
 NORTH FREMANTLE WA 6159

SCALE 1 : 100
 A3 SIZE SHEET
STREET VIEW
 DA01 REV 1

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28 May 2021



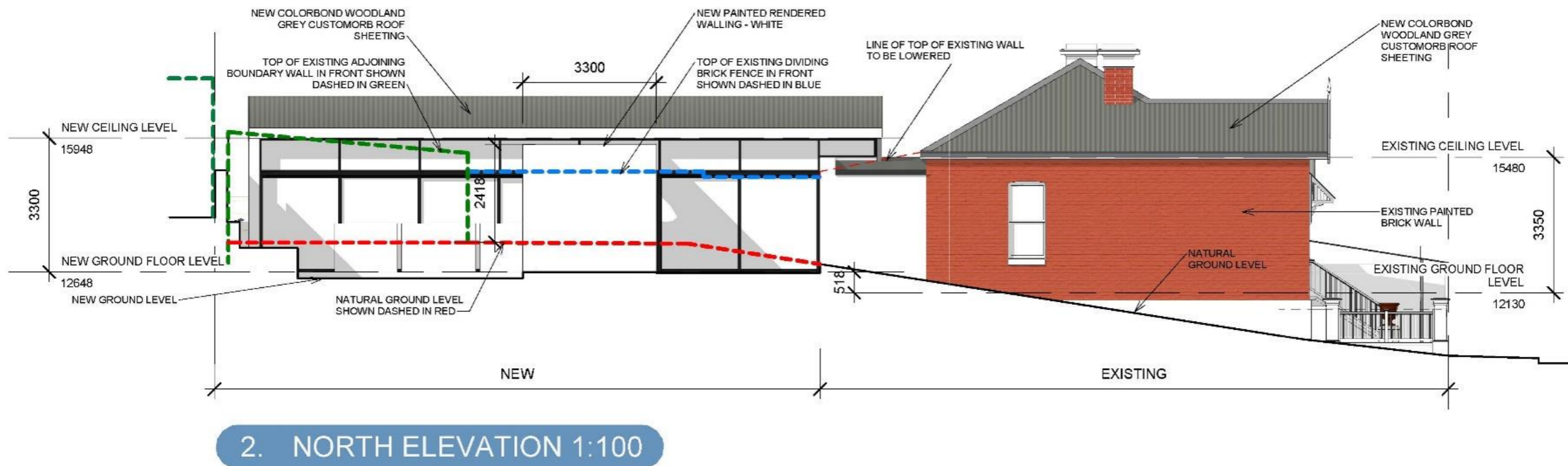
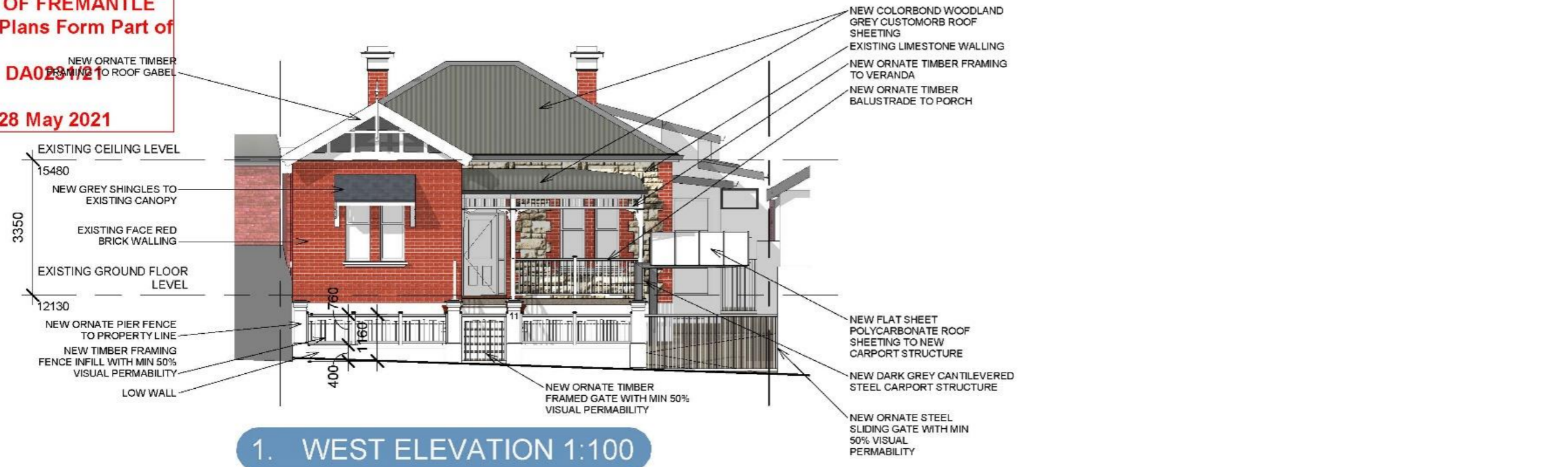
OUTDOOR LIVING VIEW

REV	DATE	AMENDMENT
1	25.04.2021	Development Application council issue

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE
No 11 Lot 13 HERBERT STREET
NORTH FREMANTLE WA 6159

SCALE 1 : 100
A3 SIZE SHEET
OUTDOOR LIVING VIEW
DA02 REV 1

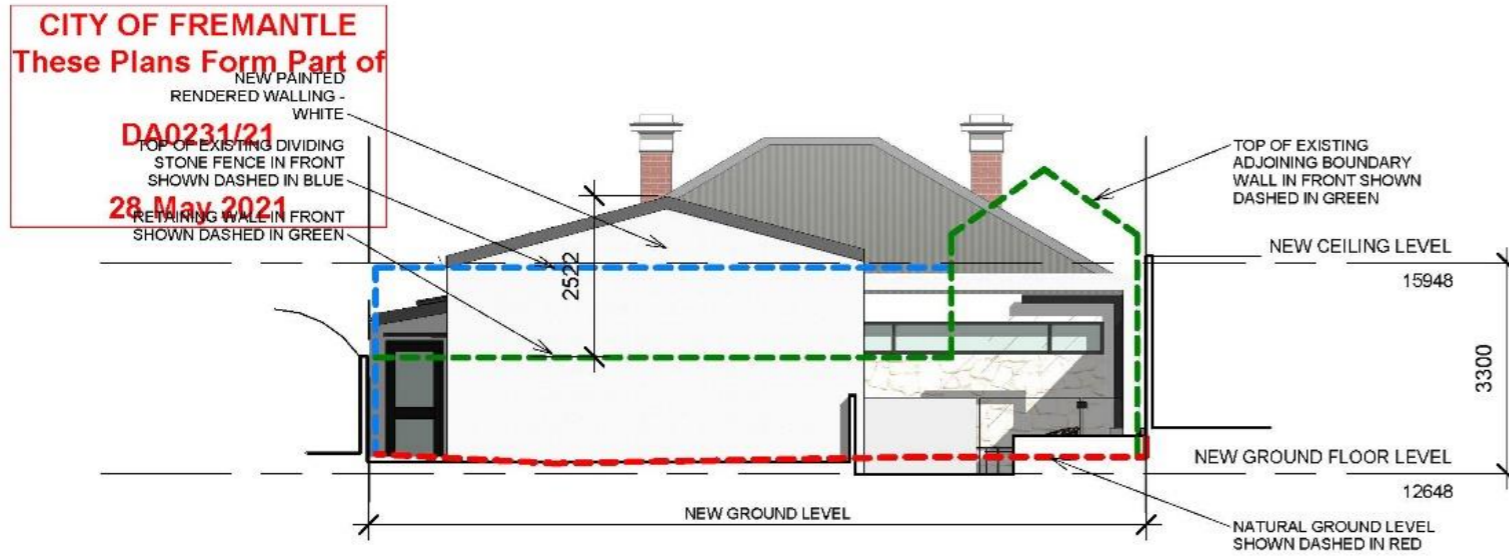
CITY OF FREMANTLE
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DA0231/21
28 May 2021



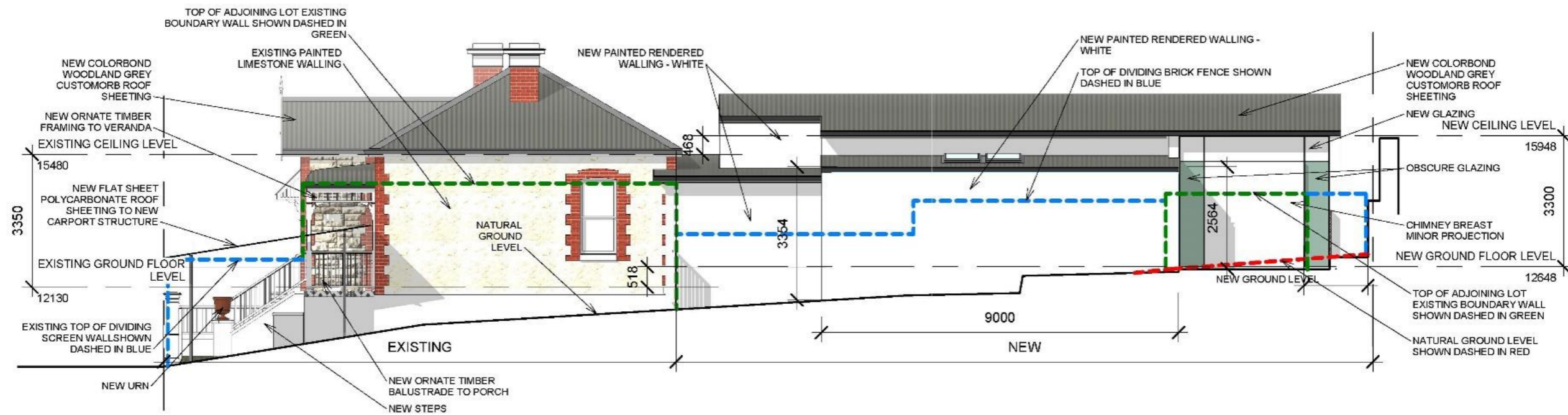
REV	DATE	AMENDMENT
1	25.04.2021	Development Application council issue

ADDITIONS AND ALTERATIONS TO
EXISTING RESIDENCE
No 11 Lot 13 HERBERT STREET
NORTH FREMANTLE WA 6159

SCALE 1:100
A3 SIZE SHEET
ELEVATIONS
DA04 REV 1



3. EAST ELEVATION

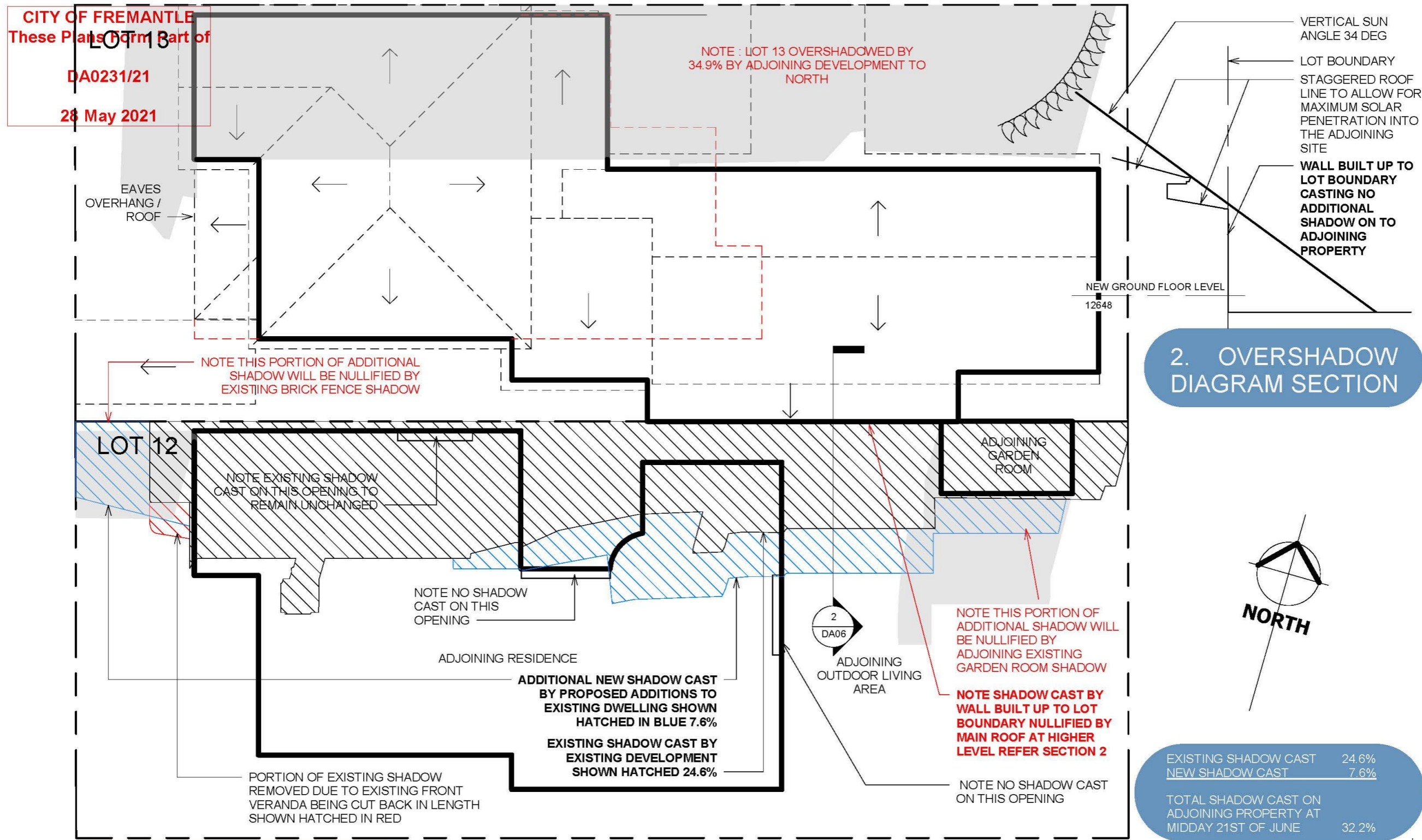


4. SOUTH ELEVATION

REV	DATE	AMENDMENT
1	25.04.2021	Development Application council issue

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE
No 11 Lot 13 HERBERT STREET
NORTH FREMANTLE WA 6159

SCALE 1:100
A3 SIZE SHEET
ELEVATIONS
DA05 REV 1



OVERSHADOW DIAGRAM

REV	DATE	AMENDMENT
1	25.04.2021	Development Application council issue

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE
No 11 Lot 13 HERBERT STREET
NORTH FREMANTLE WA 6159

SCALE 1 : 100
A3 SIZE SHEET

OVERSHADOW DIAGRAM
DA06 REV 1

PC2108-2 TUCKFIELD STREET, NO. 7 (LOT 100) FREMANTLE – TWO STOREY ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE (TG DA0196/20)

ATTACHMENT 1 – Amended Development Plans

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DA0196/20
6 July 2021

Proposed Residence



ARTISTS PERSPECTIVE FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO BE USED FOR CONSTRUCTION INFORMATION



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ABN 986 838 841 30

REV ID	DESCRIPTION	DATE	NAME	CHK BY
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM	SAM
A	COST ESTIMATION ISSUE	6.8.19	SAM	SAM

For Anna Delany & Nick French
16 Finnerty St. Fremantle WA.

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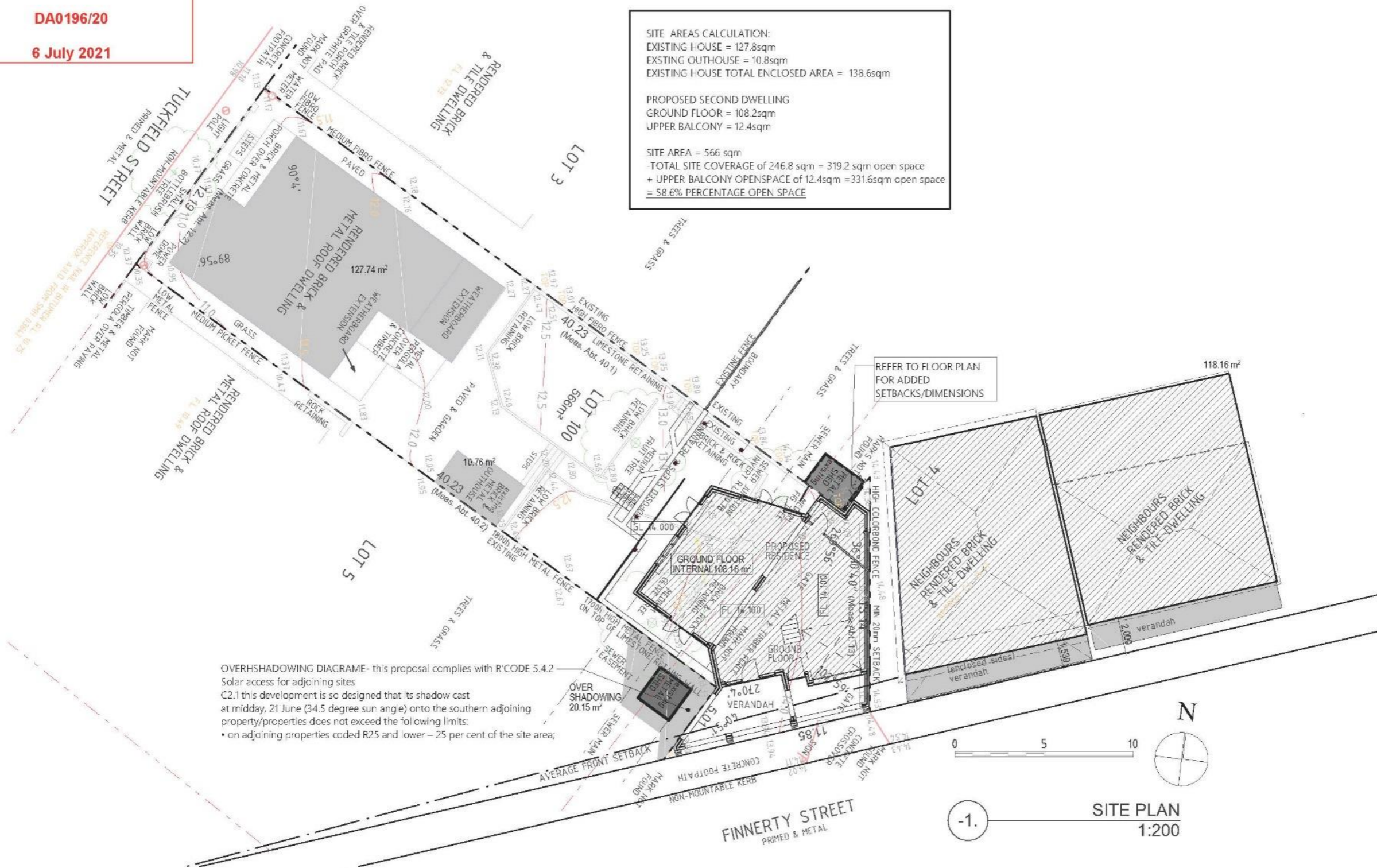
DA0196/20

6 July 2021

SITE AREAS CALCULATION:
EXISTING HOUSE = 127.8sqm
EXISTING OUTHOUSE = 10.8sqm
EXISTING HOUSE TOTAL ENCLOSED AREA = 138.6sqm

PROPOSED SECOND DWELLING
GROUND FLOOR = 108.2sqm
UPPER BALCONY = 12.4sqm

SITE AREA = 566 sqm
-TOTAL SITE COVERAGE of 246.8 sqm = 319.2 sqm open space
+ UPPER BALCONY OPENSACE of 12.4sqm = 331.6sqm open space
= 58.6% PERCENTAGE OPEN SPACE



-1. SITE PLAN
1:200



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All work shall comply with BCA, NCC & the latest revision of the relevant Australian Standards
The Builder shall check all dimensions and levels on site prior to shop drawings & construction; notify any errors, discrepancies or omissions to the building designer.
Figured dimensions to take precedence over scale drawings.
All boundaries and contours subject to survey.
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CLIENT:
Annie Delany & Nick French
PROJECT:
Proposed Residence
16 Finnerty St. Fremantle WA.
DRAWN BY:
Sam
CHECKED BY:
Sam

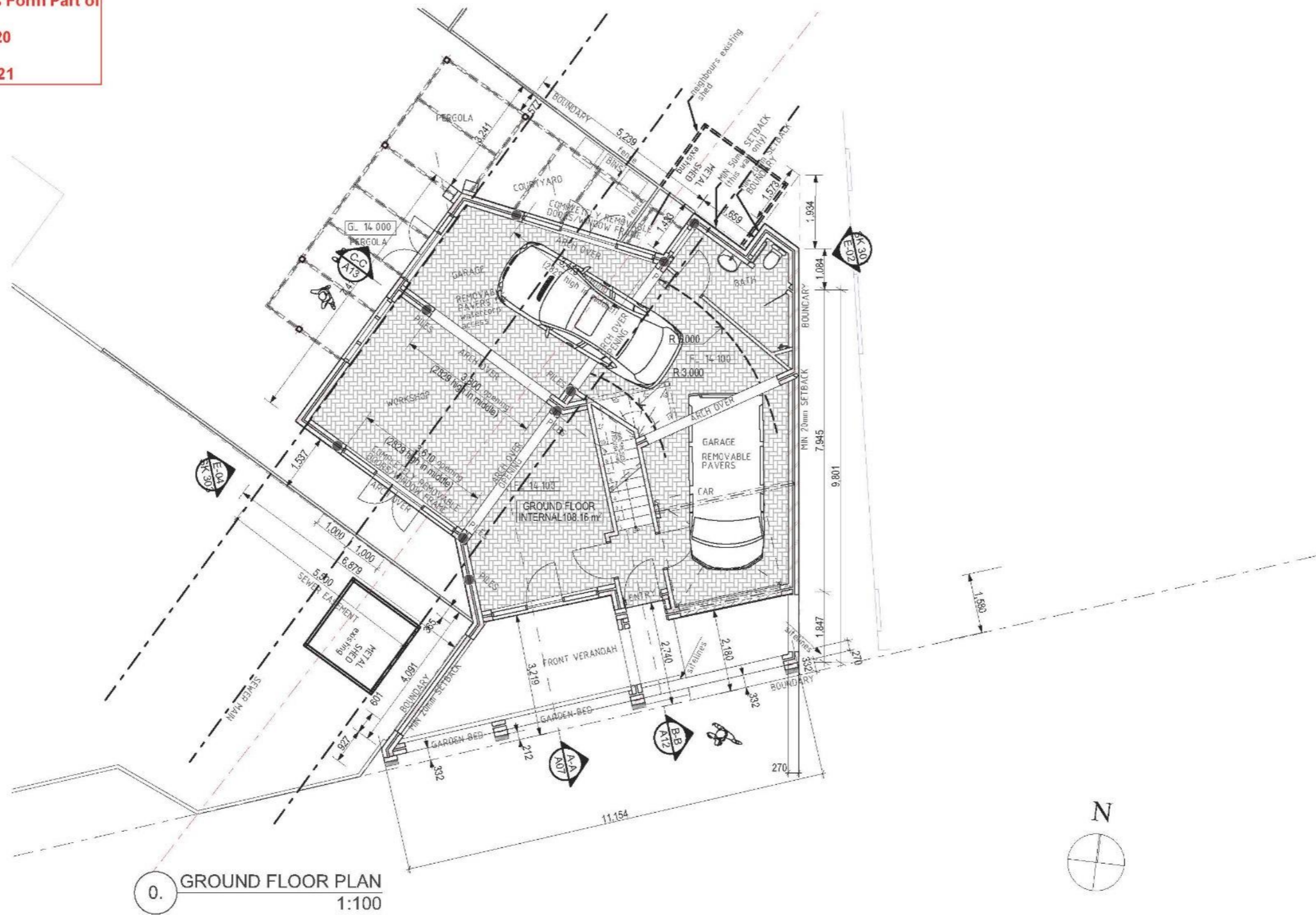
DRAWING:
PLANNING + BUILD PERMIT
SITE PLAN
PROJECT NO. 117
DRAWING NO. A01
REVISION NO. C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
A	COST ESTIMATION ISSUE	4.11.19	SAM

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CLIENT :
Anna Delany & Nick French
PROJECT :
Proposed Residence
16 Finney St, Fremantle WA.

DRAWN BY : Sam
CHECKED BY : Sam

DRAWING:
**PLANNING + BUILD PERMIT
GROUND FLOOR PLAN**

PROJECT NO: 117
DRAWING NO: A02
REVISION NO: C.5.2

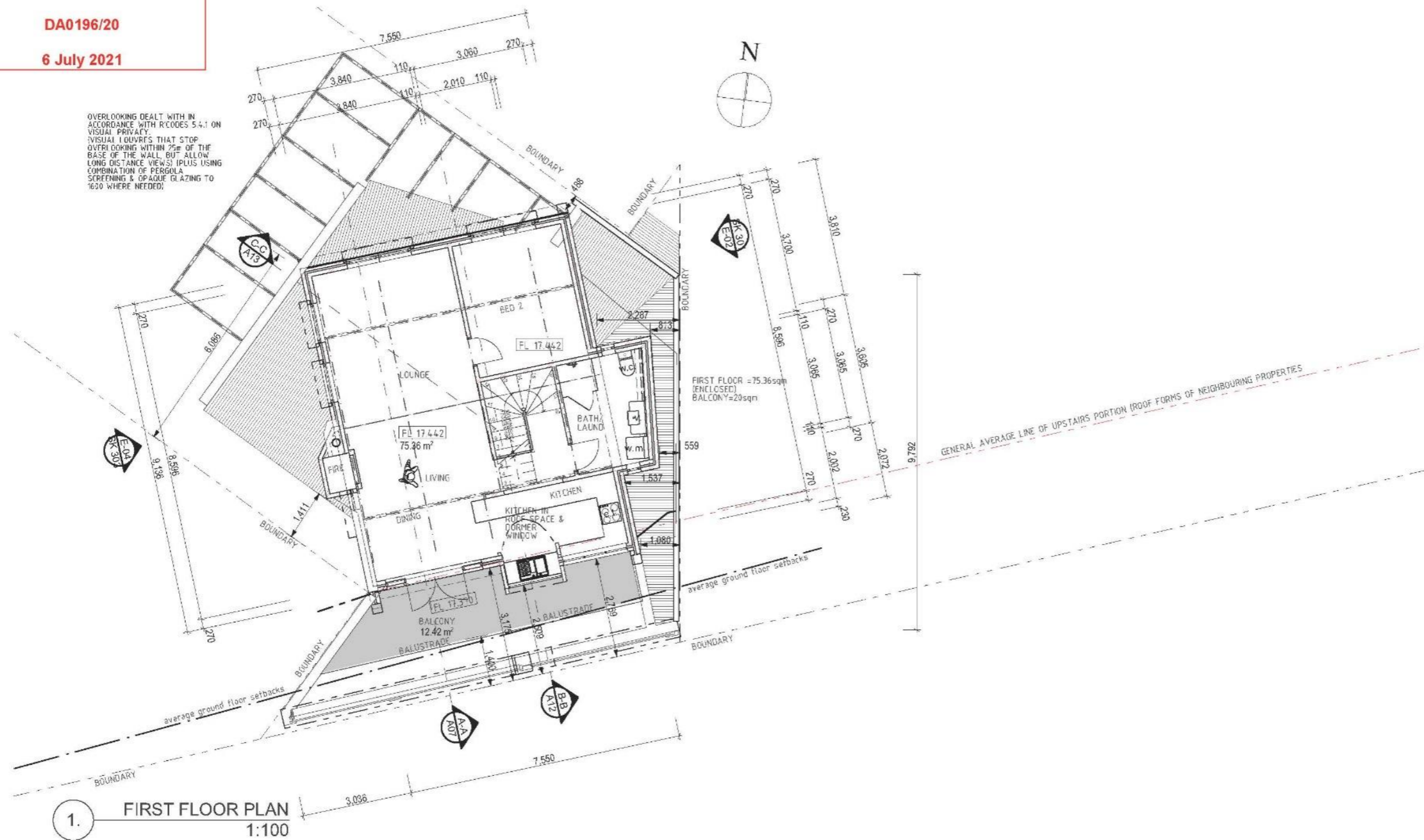
REVID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
A	COST ESTIMATION ISSUE	4.11.19	SAM

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OVERLOOKING DEALT WITH IN ACCORDANCE WITH R-CODES 5.4.1 ON VISUAL PRIVACY.
VISUAL LOUVRES THAT STOP OVERLOOKING WITHIN 750 OF THE BASE OF THE WALL, BUT ALLOW LONG DISTANCE VIEWS! (PLUS USING COMBINATION OF PERGOLA SCREENING & OPAQUE GLAZING TO 1600 WHERE NEEDED)



1. FIRST FLOOR PLAN
1:100



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CLIENT :
Anra Delany & Nick French
PROJECT :
Proposed Residence
16 Finmore St, Fremantle WA.

DRAWN BY :
Sam
CHECKED BY :
Sam

DRAWING:

**PLANNING + BUILD PERMIT
FIRST FLOOR PLAN**

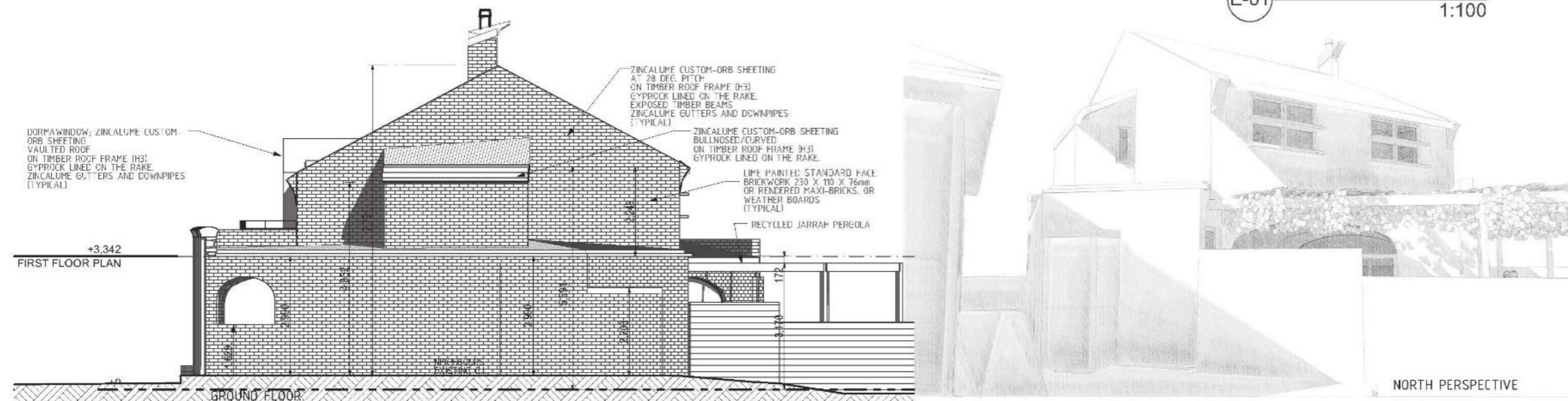
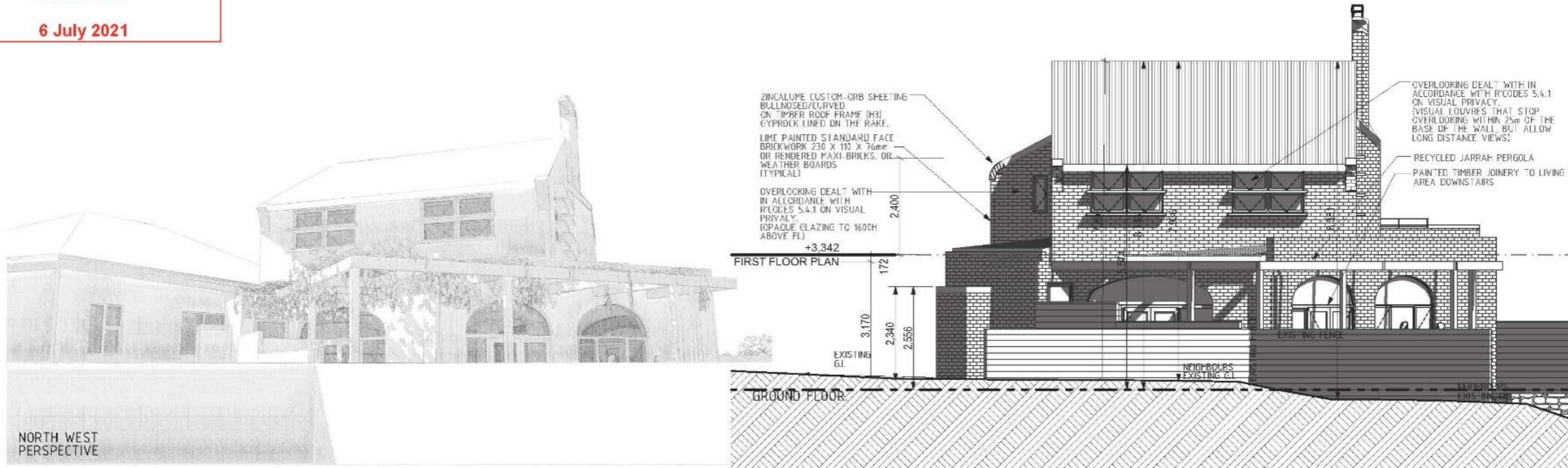
PROJECT NO. 117
DRAWING NO. A03
REVISION NO. C.5.2

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C.5.2	REVISED PLANNING ISSUE	01.7.21	SAK
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAK
A	COST ESTIMATION ISSUE	4.11.19	SAK

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CLIENT :
Anna Delany & Nick French
PROJECT :
Proposed Residence
16 Finerley St, Fremantle WA.

DRAWN BY : Sam
CHECKED BY : Sam

DRAWING:
PLANNING + BUILD PERMIT
NORTH & EAST
ELEVATIONS

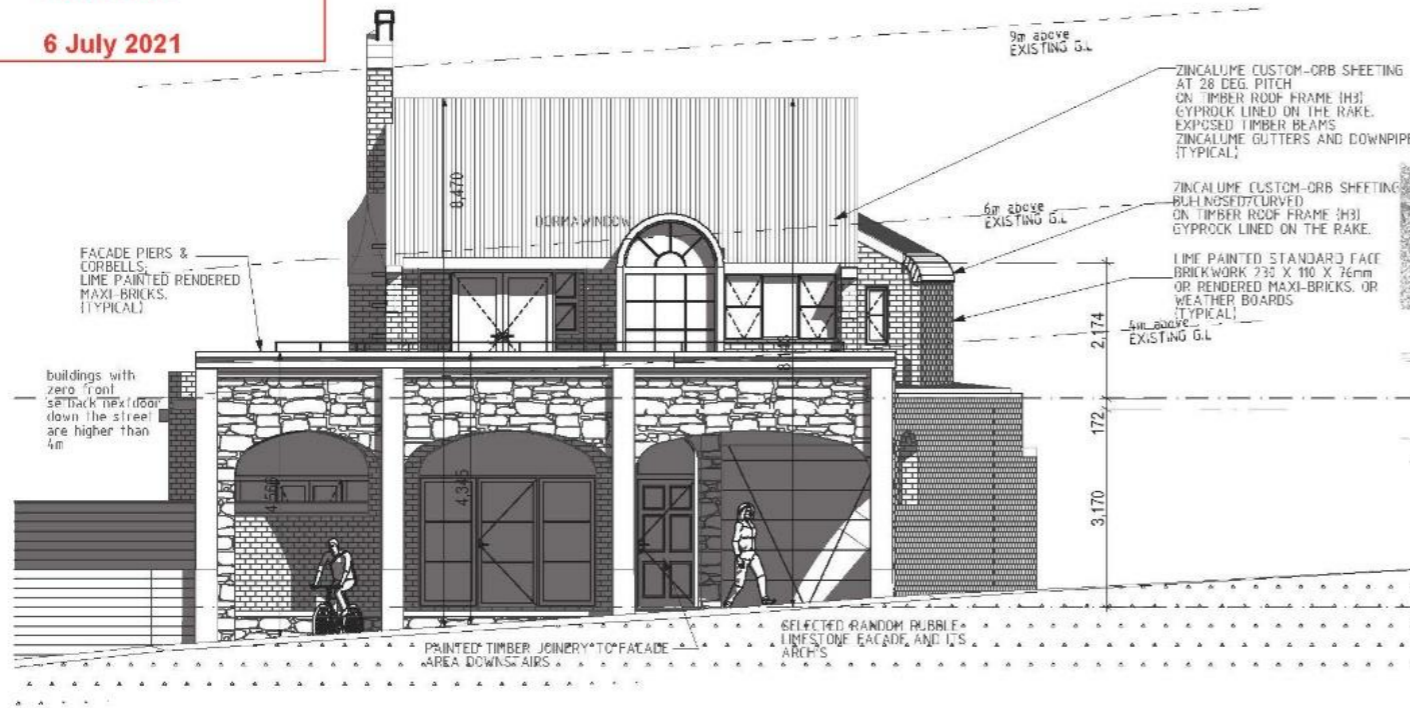
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DRAWING NO. A04
REVISION NO. C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
A	COST ESTIMATION ISSUE	4.11.19	SAM

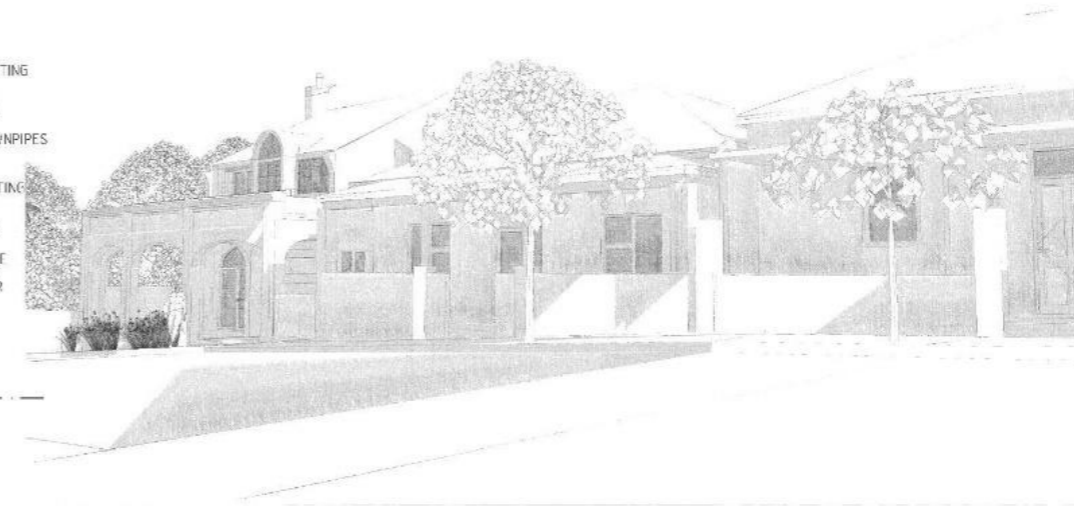
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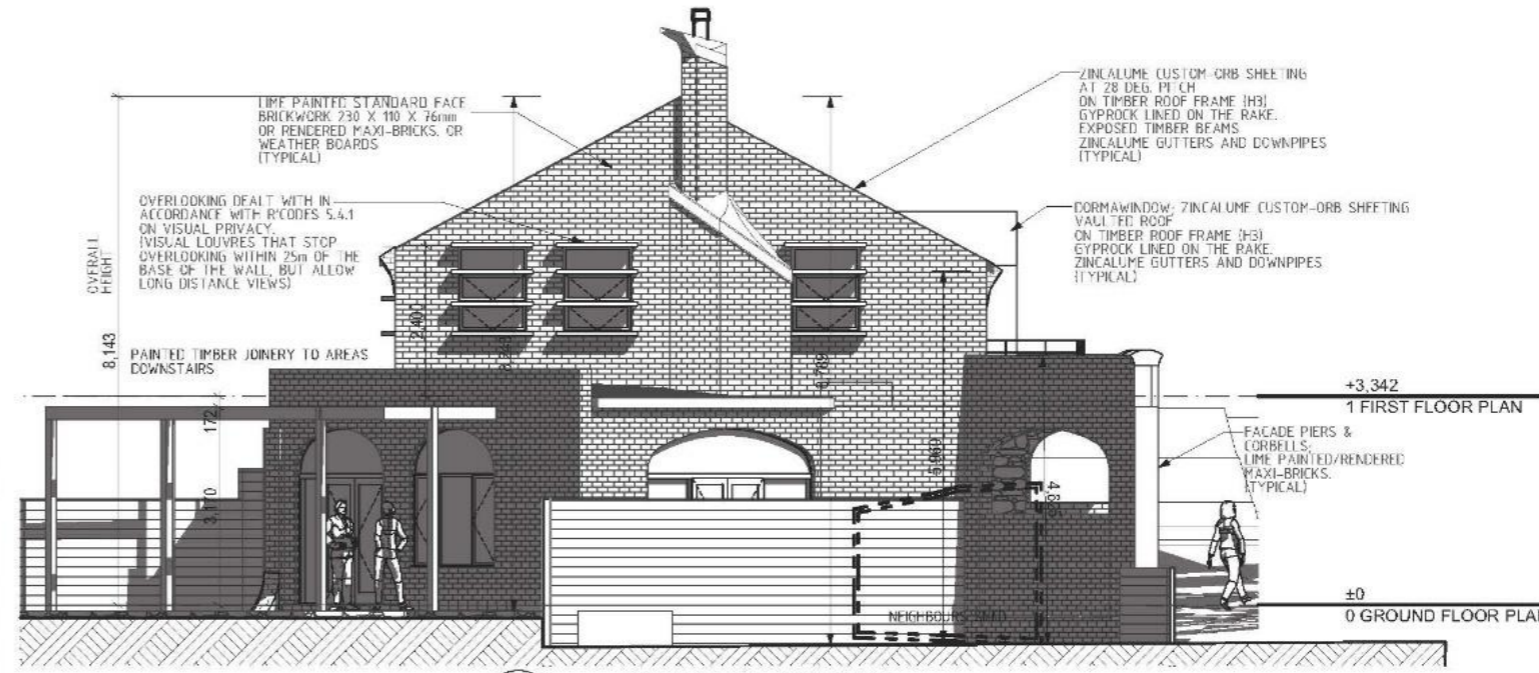
E-03 SOUTH ELEVATION
1:100



SOUTH EAST PERSPECTIVE



WEST PERSPECTIVE



E-04 WEST ELEVATION
1:100



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CLIENT :
Anna Delany & Nick French
PROJECT :
Proposed Residence
16 Finnery St, Fremantle WA.
DRAWN BY :
Sam
CHECKED BY :
Sam

DRAWING:
PLANNING + BUILD PERMIT
SOUTH & WEST
ELEVATIONS

PROJECT NO. 117
DRAWING NO. A05
REVISION NO. C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
A	COST ESTIMATION ISSUE	4.11.19	SAM

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DA0196/20
Responding to heritage streetscape of finnerty Street:

The proposed building responds in a positive aesthetic way to the existing significant heritage streetscape in terms of setbacks, scale, height, sight lines, roof forms and opening shapes/forms.

The proposed building & it's aesthetic does not have a negative, detrimental impact on the heritage values of Finnerty st;
This building provided a positive uplifting and optimistic contribution to the heritage streetscape, adding to the story of it, evolving the historical built traditions & architecturally enhancing the quality of the street.

The Front ground floor façade is in harmony with and responds to the neighbouring residences and is of comparable bulk and mass, with similar columns and general built area.

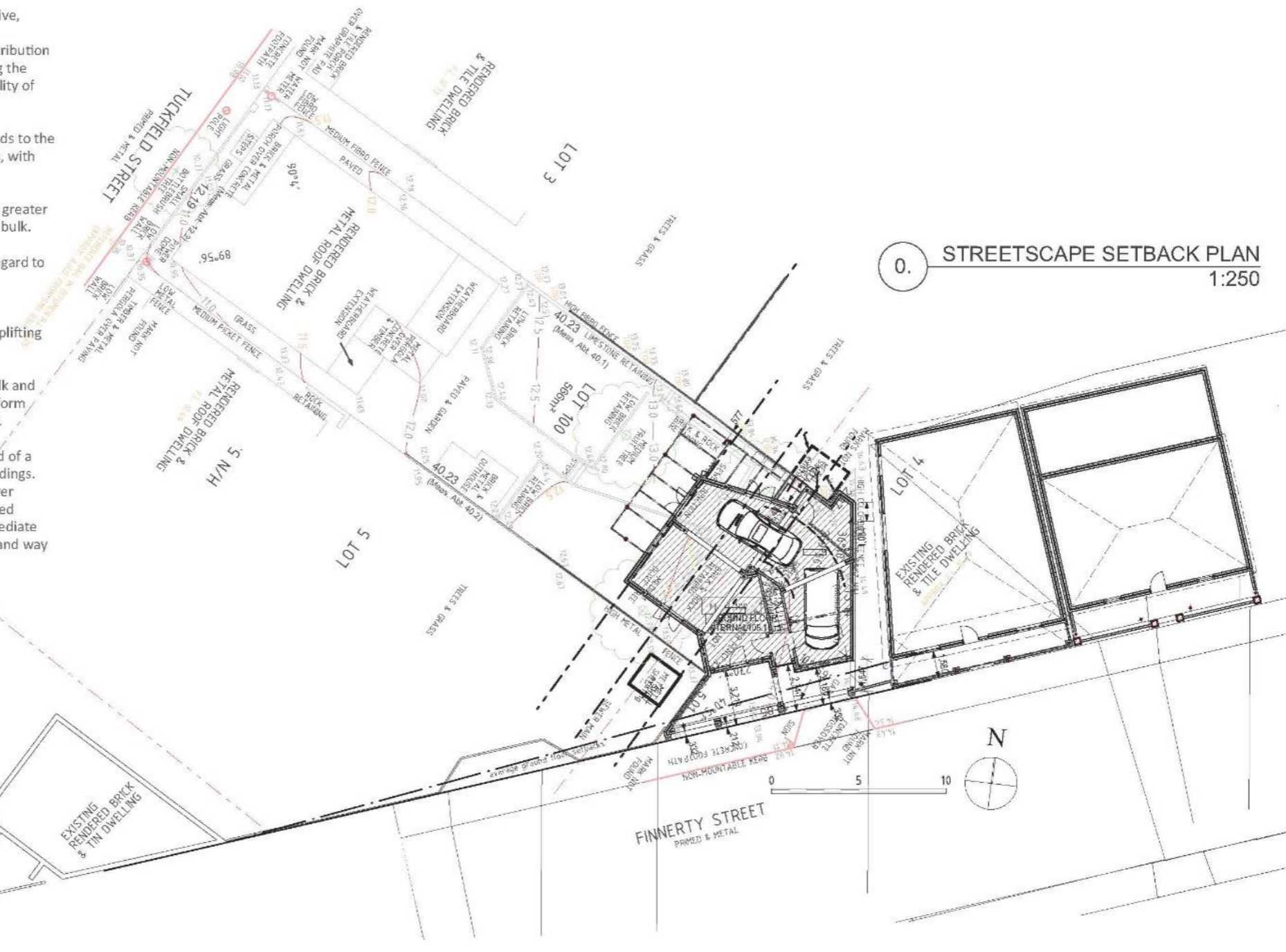
The front ground floor setbacks to the proposed building are greater than that of the neighbours, further minimising its proposed bulk.

The upstairs roof form is in keeping with the neighbours in regard to shape, bulk, height and front setback.

The alignment of the proposed façade is in keeping with the neighbours, being parallel to the street. The façade is light, uplifting and lyrical.

The proposed respects the setbacks, building alignments, bulk and scale of the surrounding residential streetscape, taking ques form materials, roof forms, & rhythm of the surrounding buildings.

The overall height of the proposed building is in harmony and of a comparable bulk scale and height with the neighbouring buildings. The arched openings in the façade are in keeping with the over whelming historical residential use of arches, curves, bullnosed verandahs, circles, arched windows etc. in the local and immediate area.... Arches have been widely utilised as a historical form and way of creating an opening since the start of the colony.



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PROJECT :
Proposed Residence
16 Finnerty St, Fremantle WA.

DRAWN BY : Sam
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DRAWING:
PLANNING + BUILD PERMIT
STREETScape SETBACK
PLAN

PROJECT NO. 117
DRAWING NO. A08
REVISION NO. C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.5	PLANNING APPROVAL ISSUE	24.3.20	SAM
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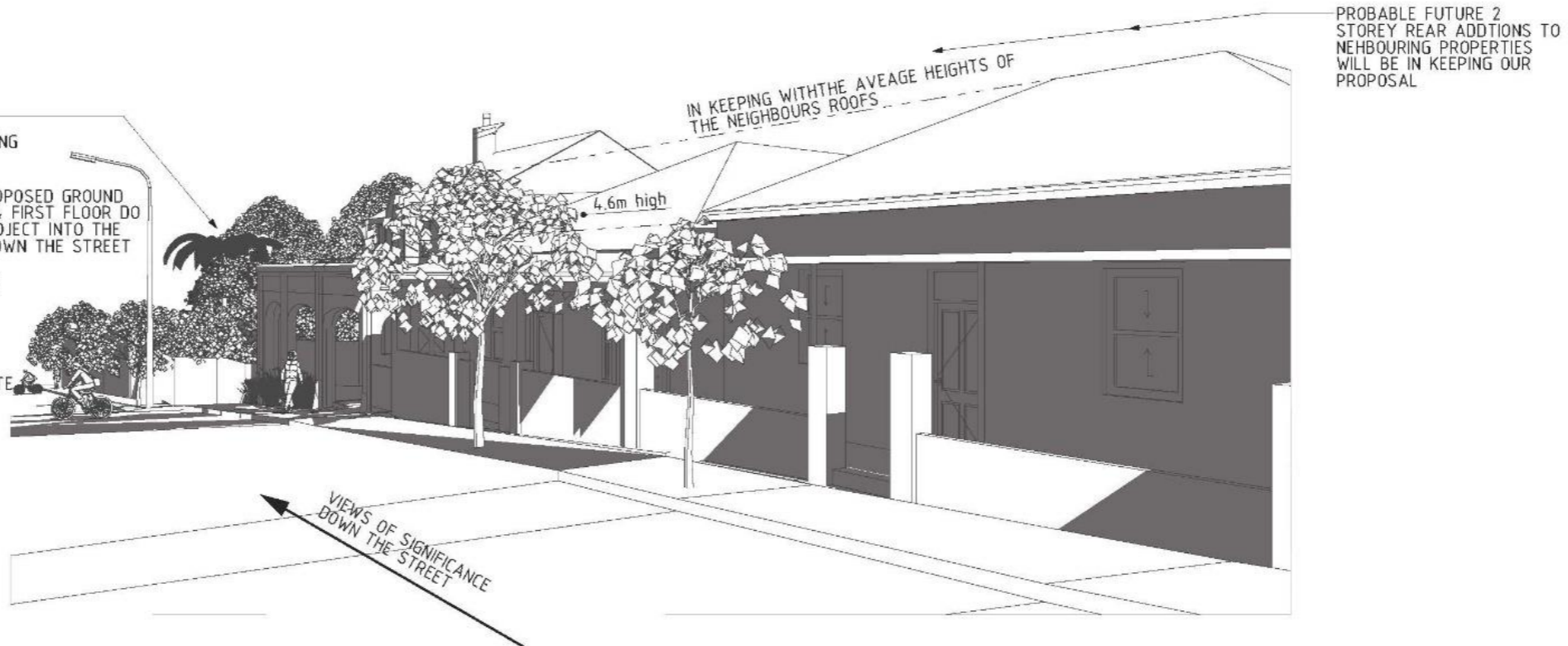
DA0196/20

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PROBABLE FUTURE 2 STOREY RESIDENCE OR EXTENSION TO NEIGHBOURING PROPERTY WILL BE IN KEEPING OUR PROPOSAL

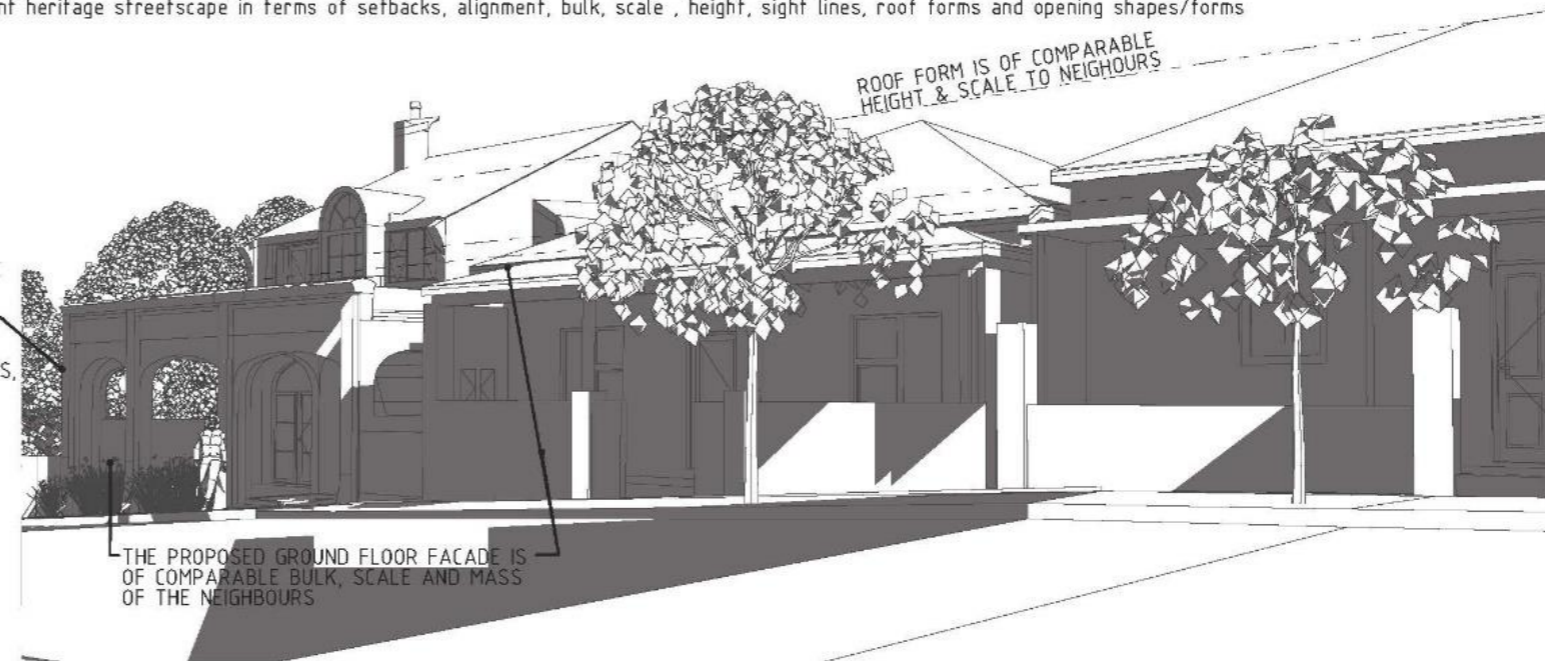
THE PROPOSED GROUND FLOOR & FIRST FLOOR DO NOT PROJECT INTO THE VIEW DOWN THE STREET

VIEWS OF SIGNIFICANCE DOWN FINERTY STREET ARE NOT ADVERSELY EFFECTED;
- THE QUALITY & OPTIMISM OF THE PROPOSED BUILDING ARCHITECTURALLY ENHANCES THE STREETScape IN A BALANCED, RESTRAINED & APPROPRIATE WAY GIVEN THE HERITAGE PRECINCTS CHARACTER.



The proposed building responds in a very positive way to the existing significant heritage streetscape in terms of setbacks, alignment, bulk, scale, height, sight lines, roof forms and opening shapes/forms

THE PROPOSED GROUND FLOOR SETBACK OF THE MAIN WALLS/DOORS IS CONSIDERABLY GREATER THAN THE NEIGHBOURS IN THE STREET; THIS FURTHER DIMINISHES THE BULK & MASS AS COMPARED TO THE NEIGHBOURS, GIVING HARMONY WITH THE ADJACENT BUILDINGS



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PROJECT :
Proposed Residence
16 Finnelly St, Fremantle WA.

DRAWN BY: CHECKED BY:

DRAWING:
PLANNING + BUILD PERMIT
STREETScape MASSING
DIAGRAM

PROJECT NO. 117
DRAWING NO. **A09**
REVISION NO. C.5.2

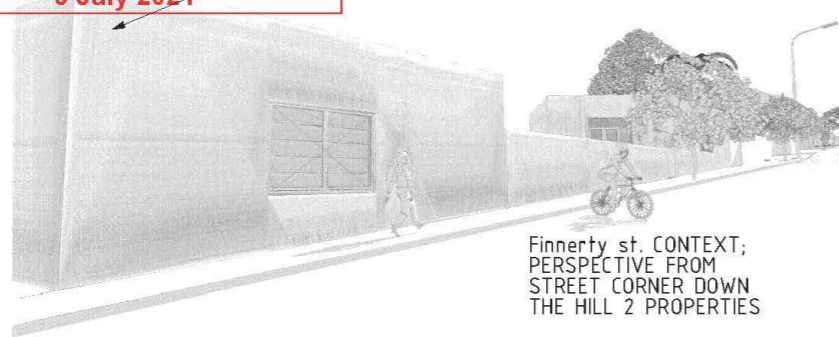
REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
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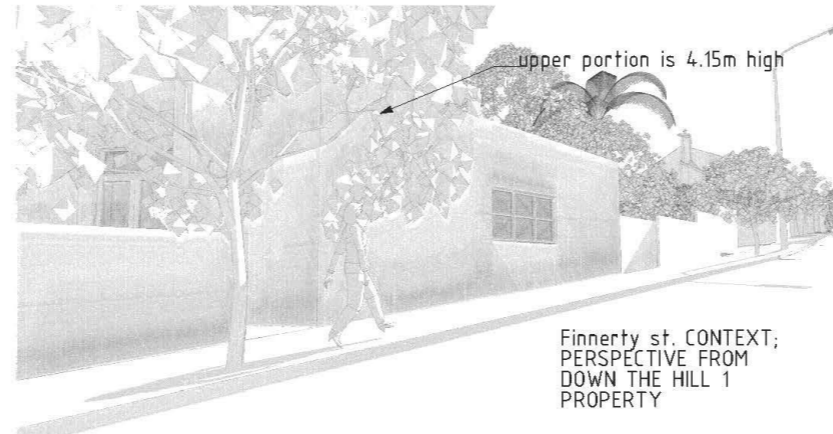
6 July 2021

upper portion is 4.62m high



Finnerty st. CONTEXT;
PERSPECTIVE FROM
STREET CORNER DOWN
THE HILL 2 PROPERTIES

upper portion is 4.15m high



Finnerty st. CONTEXT;
PERSPECTIVE FROM
DOWN THE HILL 1
PROPERTY

Finnerty st. CONTEXT;
PERSPECTIVE FROM
SOUTH WEST



upper portion is 4.62m high

INSPIRED BY & REMINESCENT OF THE LOCAL GEOLOGY, CAVES & ERODED LIMESTONE LANDFORMS THAT PRE-DATE THE COLONISATION OF THE RIVER MOUTH.

Perspectives & Concept Design Theory



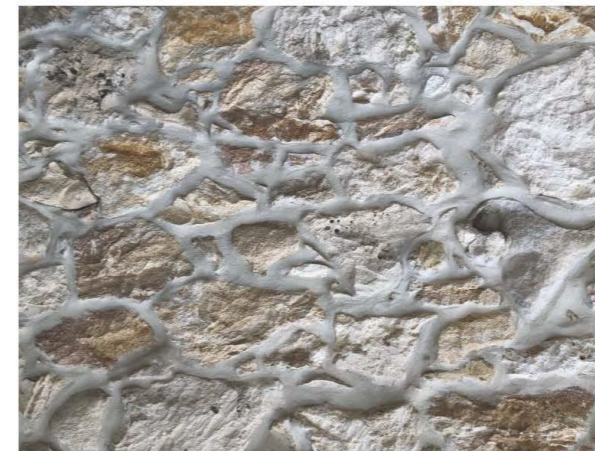
Finnerty st.
SOUTH, SOUTH EAST
PERSPECTIVE

ARISING OUT OF THE LOCAL GEOLOGY & PLACE LIKE AN ERODED WINDSWEPT LIMESTONE LAND FORM - CONNECTED WITH & RESPECTING A PRE-COLONIAL FREMANTLE & ITS NATURAL HISTORY



Finnerty st. CONTEXT;
EAST SOUTH EAST
PERSPECTIVE

The proposed building responds in a positive way to the existing significant heritage streetscape in terms of setbacks, alignment, bulk, scale, height, sight lines, roof forms and opening shapes/forms



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CLIENT :
Anna Delany & Nick French
PROJECT :
Proposed Residence
16 Finnerty St, Fremantle WA.

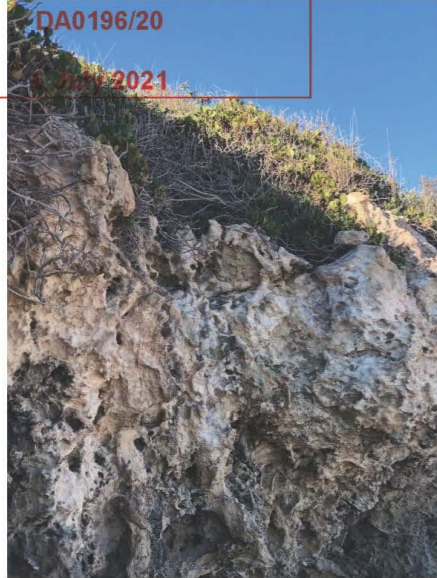
DRAWN BY : Sam
CHECKED BY : Sam

DRAWING:
PLANNING + BUILD PERMIT
PERSPECTIVES &
CONCEPT DESIGN

PROJECT NO. 117
DRAWING NO. A10
REVISION NO. C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
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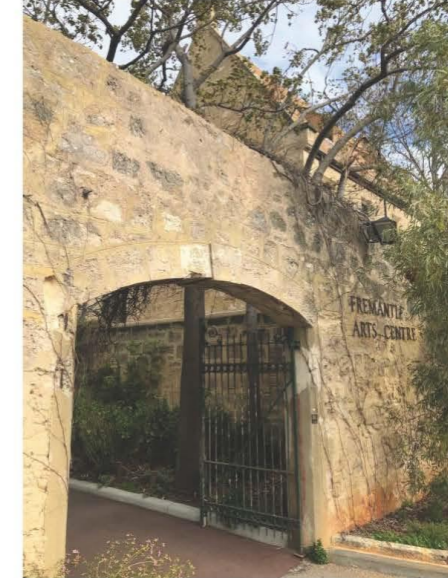
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REMINESCENT OF THE LOCAL GEOLOGY, IT'S CAVES & ERODED LIMESTONE LANDFORMS THAT PRE-DATE THE COLONISATION OF THE RIVER MOUTH AREA

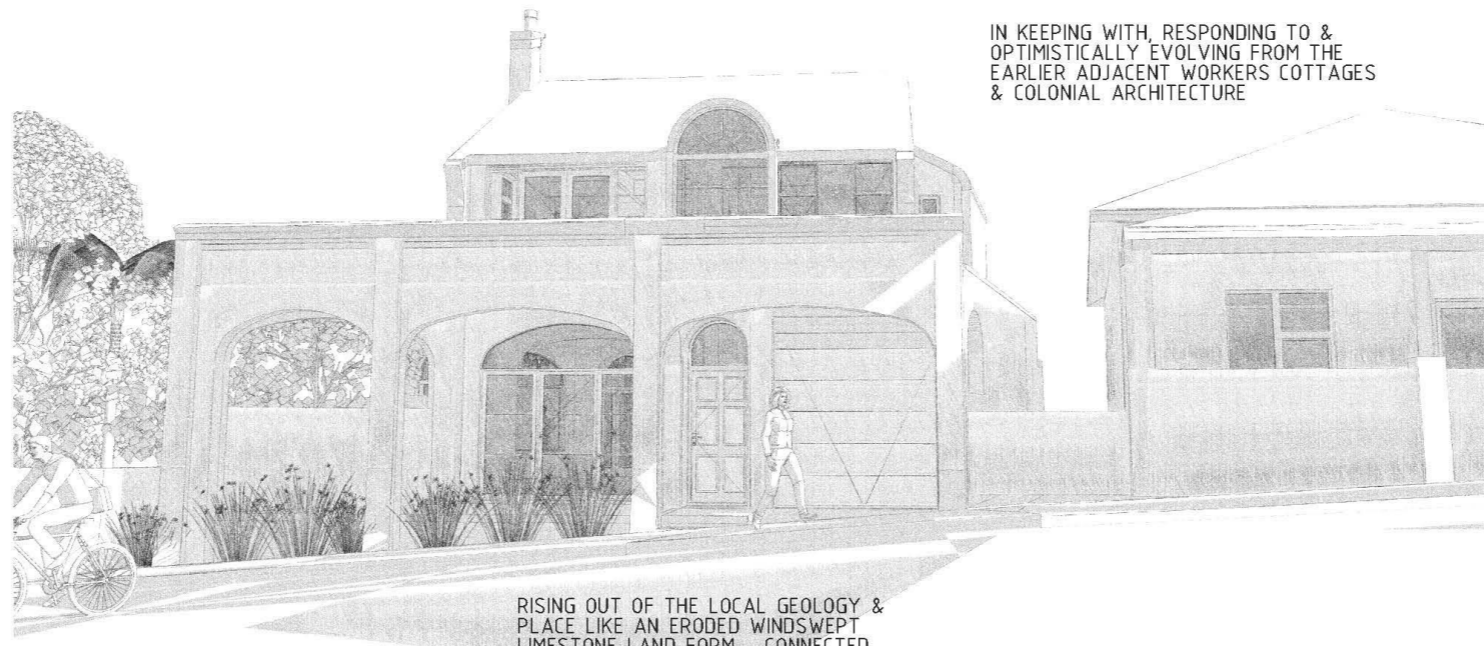


RESPONDING TO CURVES ARCHES, CIRCLES & BULNOSED VERANDAHS THAT ARE EVERYWHERE IN THE LOCAL RESIDENTIAL COLONIAL ARCHITECTURE AND THE 1950'S IMMIGRANT ADDITIONS NEARBY

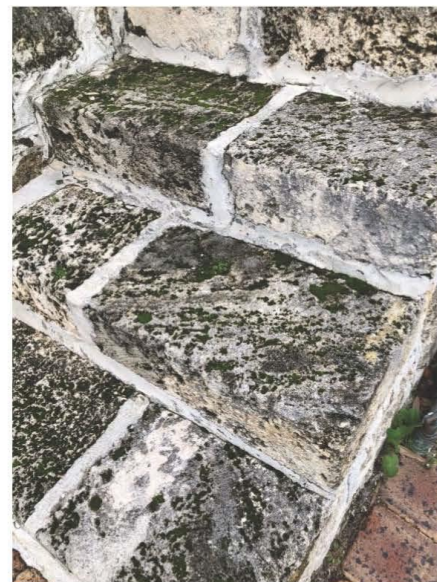


CONTEXT; THE LIMESTONE ARTS CENTRE & ARCHES

Concept & Heritage Design Theory



IN KEEPING WITH, RESPONDING TO & OPTIMISTICALLY EVOLVING FROM THE EARLIER ADJACENT WORKERS COTTAGES & COLONIAL ARCHITECTURE



INTIMATE & INVITING FRONT VERANDAH, CONNECTING THE BUILDING TO THE STREET & ENABLING CONVERSATIONS WITH PEOPLE WALKING BY, COMMUNITY & PASSIVE SURVEILLANCE OF THE STREET

RISING OUT OF THE LOCAL GEOLOGY & PLACE LIKE AN ERODED WINDSWEPT LIMESTONE LAND FORM - CONNECTED WITH & RESPECTING A PRE-COLONIAL FREMANTLE & ITS NATURAL HISTORY

ECHOING THE AESYMETRICAL CURVES AND CIRCLES IN THE NATIVE PLANTS, TREES & NEARBY BUILDINGS



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Anna Delany & Nick French
PROJECT :
Proposed Residence
16 Finnerly St, Fremantle WA.

DRAWN BY : **CHECKED BY :**

DRAWING:
PLANNING + BUILD PERMIT
CONCEPT & HERITAGE
DESIGN THEORY

PROJECT NO. **DRAWING NO.** **REVISION NO.**
117 A11 C.5.2

REV ID	DESCRIPTION	DATE	NAME
C.5.2	REVISED PLANNING ISSUE	01.7.21	SAM
B.3	PLANNING APPROVAL ISSUE	24.3.20	SAM
A	COST ESTIMATION ISSUE	4.11.19	SAM

PC2108-3 JOSLIN STREET, NO. 34 (LOT 1668), HILTON – DEMOLITION OF A SINGLE HOUSE– (NB DA0182/21)

ATTACHMENT 1 – Development Plans



PC2108-4 INFORMATION REPORT – AUGUST 2021

Agenda attachment – Schedule of Applications determined under delegated authority

- 1. Solomon Street, No. 96 (Lot 21) Fremantle - Additions (Two Storey) to existing Single House (TG DA0018/19)**
- 2. Marine Terrace, No. 32 (Lot 300), Fremantle - Change of use to Single house - (JCL DA0191/21)**
- 3. Queen Victoria Street, No. 229 - Toilet alterations to existing building (TG DA0273/21)**
- 4. Butson Street, No. 20 (Lot 29), Hilton - Carport and patio additions to existing Single house - (JCL DA0196/21)**
- 5. Daly Street, No. 10 (Lot 115), South Fremantle – Retaining Wall Addition to Existing Single House – (NB DA0278/21)**
- 6. South Street, No. 58 (Lot 1), Fremantle - Additions and alterations to existing Single house - (JCL DA0189/21)**
- 7. Samson Street, No. 120 – Two Single Storey Grouped Dwellings (TG DA0228/21)**
- 8. Marshall Way, No. 57, Samson - Outbuilding addition to existing Single House (TG DA0243/21)**
- 9. High Street, No. 59a (strata lot 9) Fremantle - Internal alterations to existing Multiple Dwelling (TG DA0201/21)**
- 10. Forrest St, No. 92a (strata lot 2) Fremantle - outbuilding addition to existing single house (TG DA0239/21)**
- 11. High Street, No. 49-59 (Strata Lots 7, 8, 9, 10, 11, 13 and 14), Fremantle – Maintenance to existing building – (JL DA0230/21)**
- 12. Hope Street, No. 143 (Lot 3), White Gum Valley - Carport Addition To Existing Single House – (NB DA0236/21)**
- 13. Harwood Street, No.10 (Lot 1629), Hilton - Deck Extension to existing Single house - (JL DA0200/21)**
- 14. Bellevue Terrace, No.20 (Strata Lot 3), Fremantle – Boundary fence and Primary Street Fence addition (JL DA0285/21)**
- 15. Lee Avenue, No.8 (SL1), Hilton – Additions and alterations to existing Single house - (CS DA0225/21)**
- 16. Curedale Street, No.10 (Lot 1), Beaconsfield – Two Storey Single House - (CS DA0107/21)**

- 17. Bellevue Terrace, No.20 (Strata Lot 3), Fremantle – Boundary fence and Primary Street Fence addition (JL DA0285/21)**
- 18. Hampton Road, No. 141 (Lot 49), South Fremantle - Carport addition to existing Single house - (JL DA0235/21)**
- 19. Mews Road, No. 28 (Lot 2033), Fremantle – Signage Addition To Existing Building - (NB DA0289/21)**
- 20. Oldham Crescent, No.37 (Lot 1), Hilton – Additions to Existing Single House - (CS DA0253/21)**
- 21. Fremantle Prison, The Terrace, No.1 (Lot 2095), Fremantle – Conservation Works to Existing Building - (CS DA0246/21)**
- 22. Inverleith Street, No. 2 (Lot 800), South Fremantle - Primary Street Fence Addition to Existing Single House - (NB DA0286/21)**
- 23. Harvest Road, No. 5 (10-12) North Fremantle - Alterations to existing grouped dwelling (TG DA0258/2)**
- 24. Harvest Rd, no. 5 (13) North Fremantle - Alterations to existing grouped Dwelling (TG DA0259/21)**
- 25. Collick Street, No. 93 - Additions (Two Storey) to existing Single House (TG DA0240/21)**
- 26. Watkins Street, No.32 (Lot 200), White Gum Valley – Carport addition to existing Single house - (CS DA0099/21)**
- 27. Paget St, No. 82 (lot 1), Hilton - Additions to existing Single House (TG DA0266/21)**
- 28. Thompson Rd, No. 21 (Lot 2) North Fremantle- Additions and alterations to existing Single house (TG DA0202/21)**
- 29. Moran Court, No.7/59 (Lot 7), Beaconsfield – Patio addition to existing House - (CS DA0287/21)**
- 30. Edmund Street, No. 122 (lot 12) White Gum Valley - Additions (Ancillary dwelling) to existing Single house (TG DA0264/21)**
- 31. Bellevue Terrace, Nos.18 and 20 (Strata Lots 2 and 3), Fremantle – Variation to previous planning approval DA0285/21 (Boundary fence and Primary Street Fence addition) (JL VA0017/21)**
- 32. McLaren Street, No. 1 (lot 19) - Alterations to existing dwelling (TG DA0283/21)**

- 33. Rennie Crescent, No. 16 (Lot 48), Hilton – Additions (Single Storey) to existing Single House (TG DA0221/21)**
- 34. South Beach Promenade, No. 52 (Lot 236), South Fremantle – Two Storey Single House and Ancillary Dwelling – (NB DA0220/21)**
- 35. Noel Street, No. 13 (Lot 141) Hilton - Additions to existing Single House (TG DA0277/21)**
- 36. Price Street, No. 11 (lot 1), Fremantle – Ancillary dwelling addition to an existing Single house – (NB DA0224/21)**
- 37. York Street No.80 (Lot), Beaconsfield - Subdivision Clearance - (WAPC1221-20)**
- 38. Dorothy Street, No.8-10 and 10f (Lots 1 and 9), South Fremantle – Additions and Alterations to existing Residential building - (JL DA0175/21)**
- 39. Hampton Road, No. 45 (Lots 1 And 2), Fremantle – Two Storey Grouped Dwelling – (NB DA0039/21)**
- 40. Booth Court, No.2 (Lot 304), Samson - Primary and Secondary Street Fence to Existing Single House - (JCL DA0256/21)**
- 41. Rennie Crescent, No.42 (Strata Lot 1), Hilton - Carport addition to existing Single house - (JL DA0306/21)**