Meeting attachments

Planning Committee

Wednesday, 7 April 2021, 6.00pm

City of Fremantle

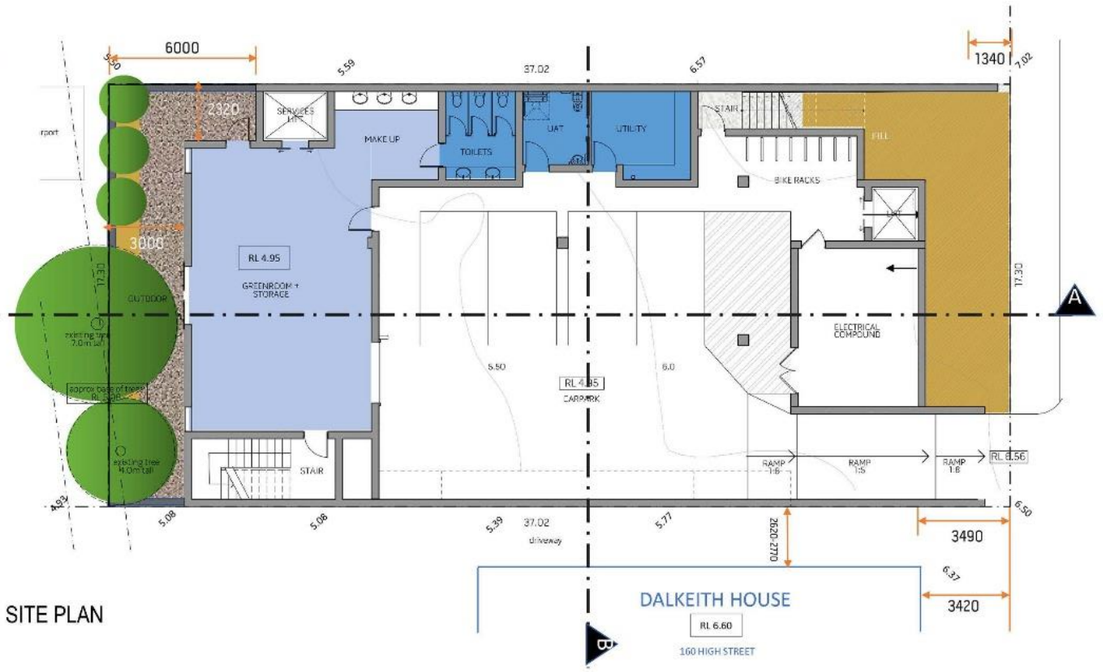
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PC2104-1 HIGH STREET, NO.162 (LOT 464), FREMANTLE – FOUR STOREY EDUCATIONAL ESTABLISHMENT BUILDING – (CS DA0370/20)

Meeting attachment 1 – Amended Development Plans





SITE PLAN

PROPOSED LEARNING CENTRE - SITE PLAN

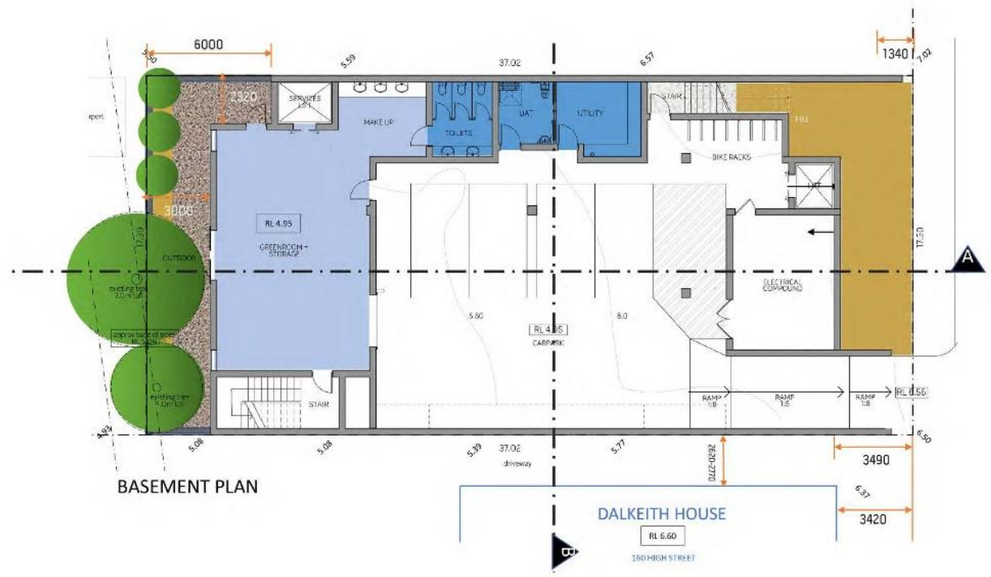
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CBC FREMANTLE - STAGE 1
162 HIGH STREET FREMANTLE
JOB NO. :1911 DATE : DEC 20 DWG NO. :SK.01 REV : B

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ABN 28 1753 234 917

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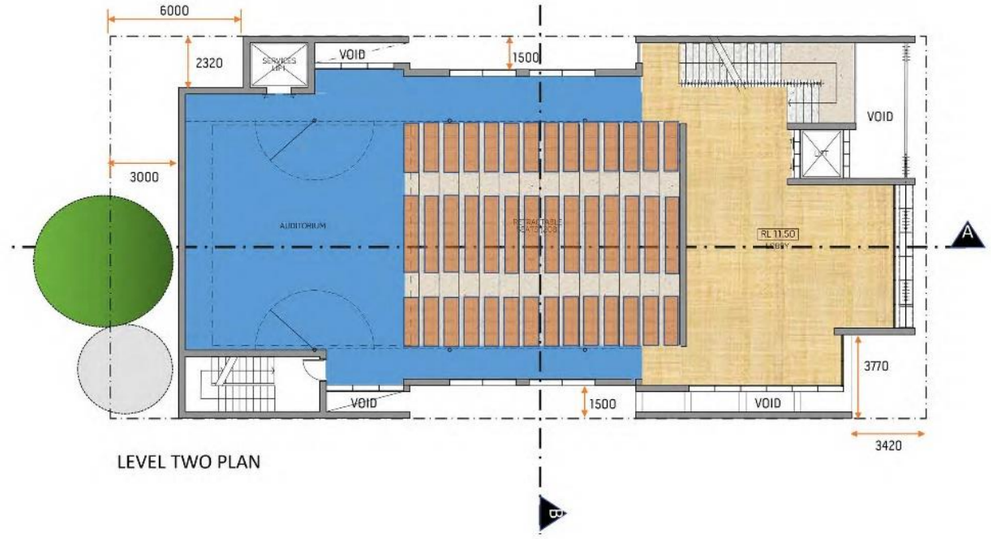
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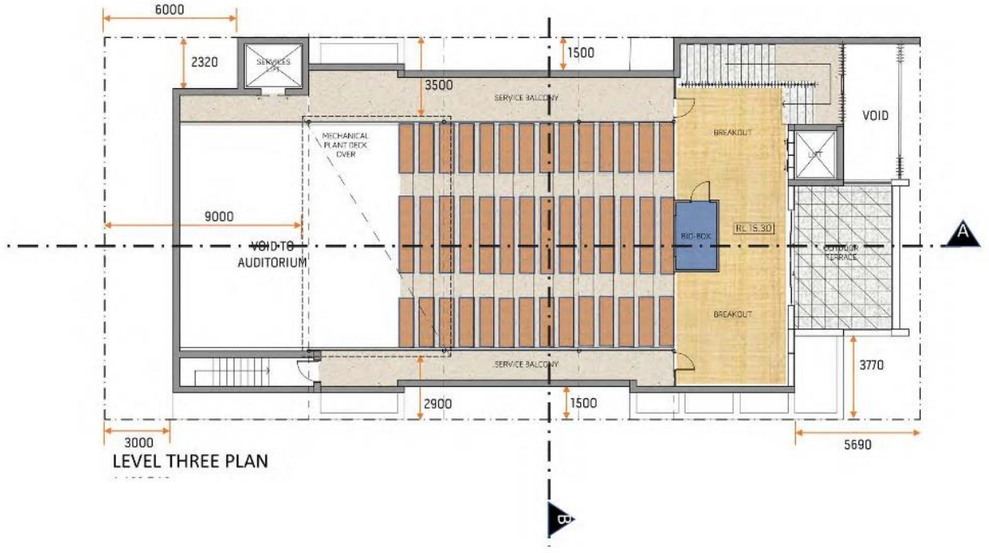
BASEMENT PLAN



LEVEL ONE PLAN



LEVEL TWO PLAN



LEVEL THREE PLAN

PROPOSED LEARNING CENTRE - FLOOR PLANS

SCALE. : 1:100@A1 0 1 2 10m

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PROPOSED LEARNING CENTRE - ELEVATIONS

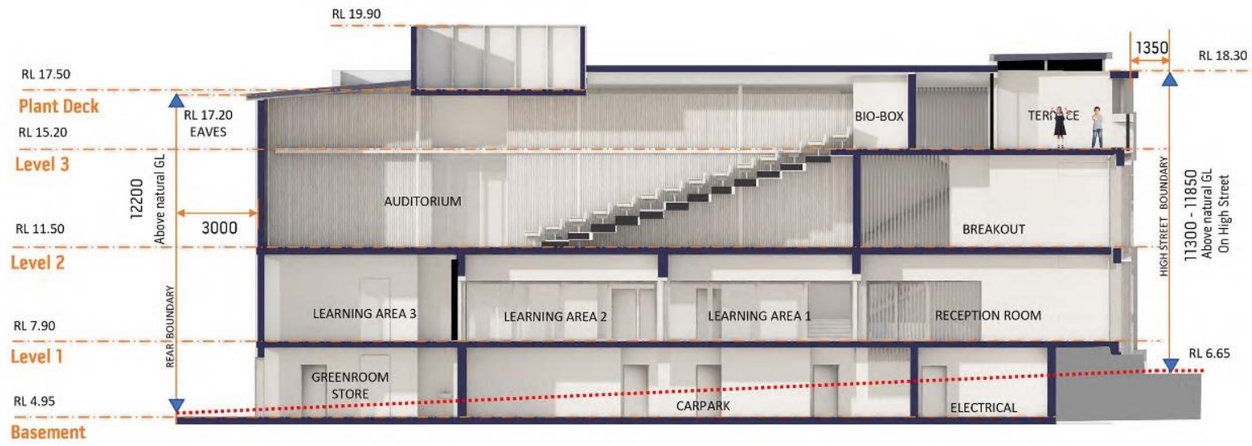
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162 HIGH STREET FREMANTLE
JOB NO. :1911 DATE : DEC 2020 DWG NO. :SK.03 REV : B

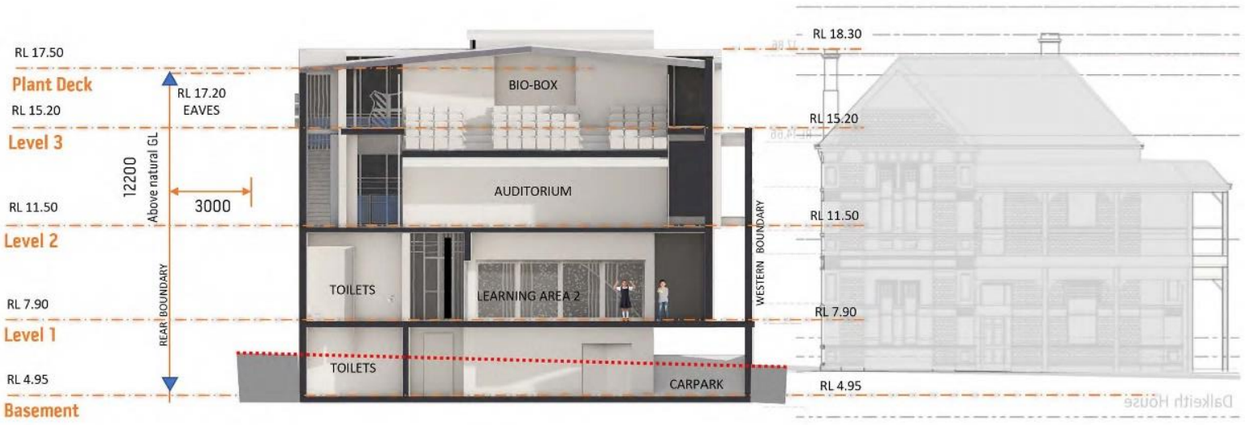
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Site Section A



Site Section B

PROPOSED LEARNING CENTRE - SECTION DIAGRAMS

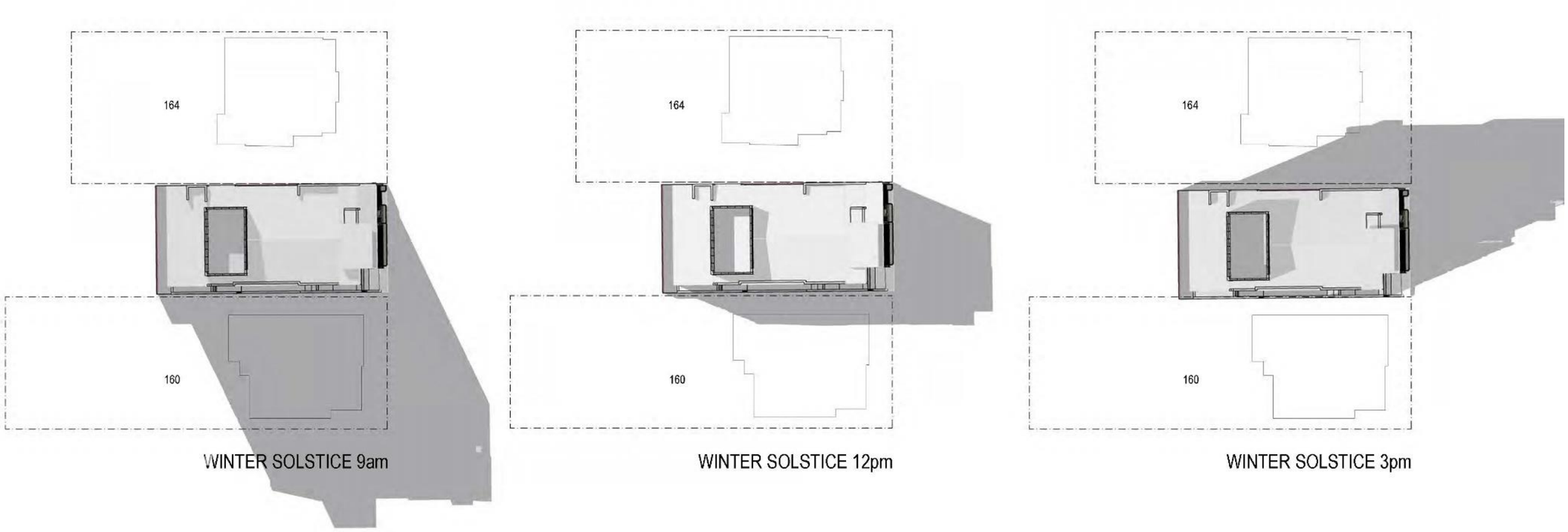
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WINTER SOLSTICE 9am

WINTER SOLSTICE 12pm

WINTER SOLSTICE 3pm

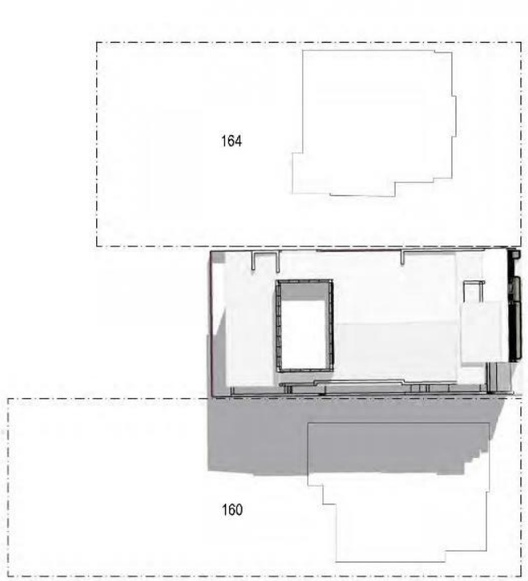
PROPOSED LEARNING CENTRE - SHADOW STUDY, WINTER

CBC FREMANTLE - STAGE 1
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JOB NO. :1911 DATE :DEC 20 DWG NO. :SK.05 REV : B

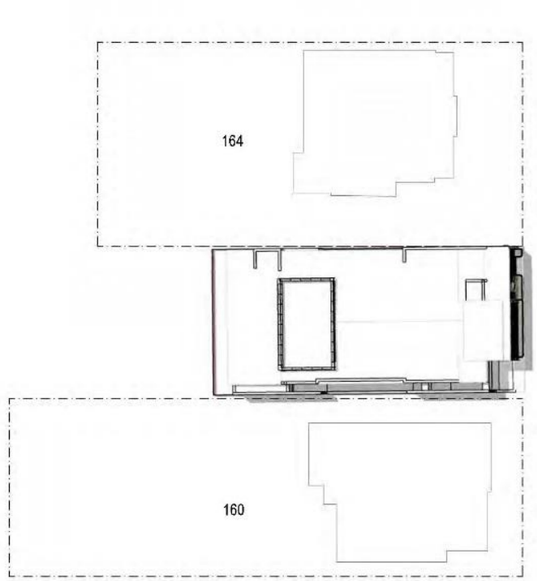
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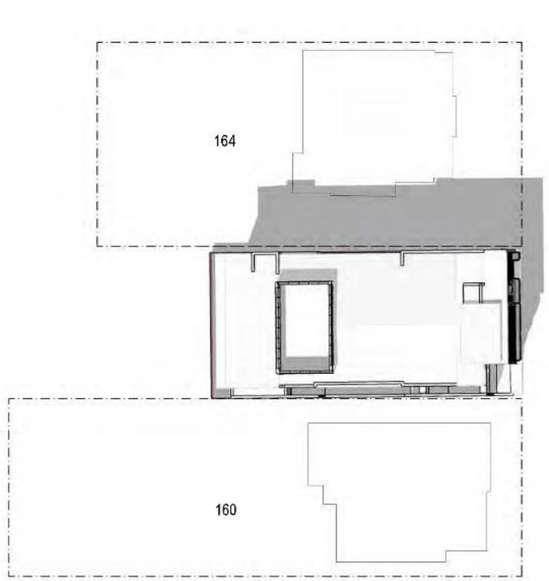
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SUMMER SOLSTICE 9am



SUMMER SOLSTICE 12pm



SUMMER SOLSTICE 3pm

PROPOSED LEARNING CENTRE - SHADOW STUDY, SUMMER

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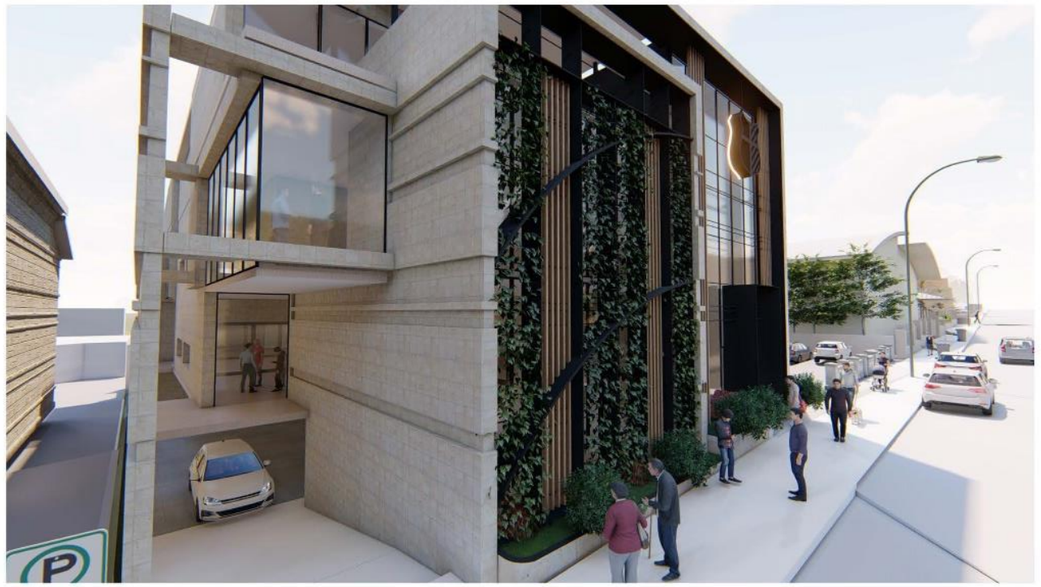
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PROPOSED LEARNING CENTRE - INDICATIVE IMAGES

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

Meeting attachment 1 – Amended Development Plans

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0002/21
10 March 2021

NOTES:

THIS SURVEY MAY ONLY BE USED FOR CONTOUR AND FEATURE PLAN PURPOSES. THE LOT BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND ARE BASED UPON LANDGATE PLAN DIMENSIONS ONLY.

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH AND AS SUCH MAY NOT SHOW EASEMENTS OR OTHER INTERESTS. THE TITLE SHOULD BE CHECKED TO VERIFY ALL LOT DETAILS AND FOR ANY EASEMENTS OR OTHER INTERESTS WHICH MAY AFFECT BUILDING ON THE PROPERTY.

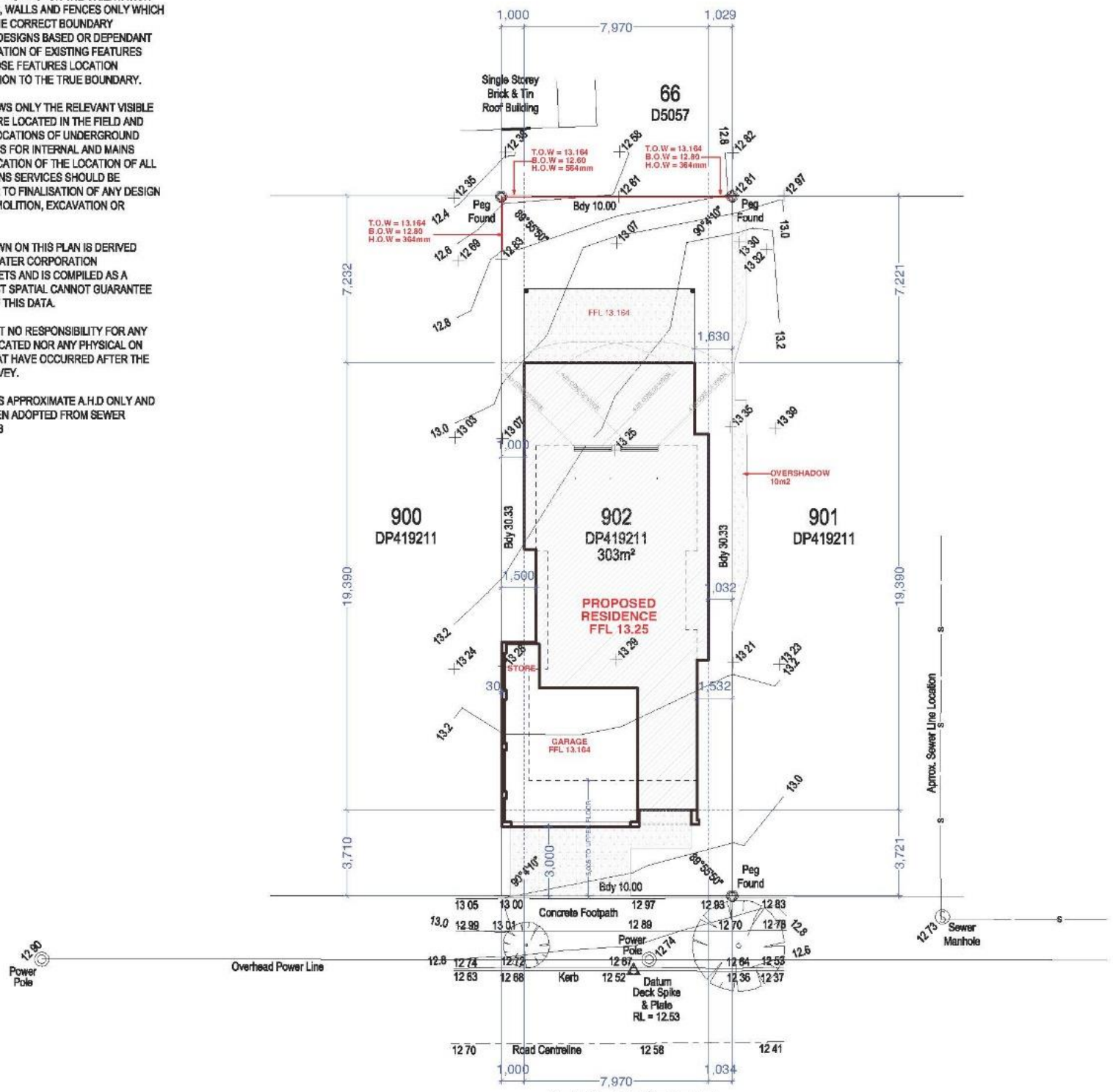
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THIS SURVEY SHOWS ONLY THE RELEVANT VISIBLE FEATURES THAT ARE LOCATED IN THE FIELD AND WILL NOT SHOW LOCATIONS OF UNDERGROUND PIPES OR CONDUITS FOR INTERNAL AND MAINS SERVICES. VERIFICATION OF THE LOCATION OF ALL INTERNAL AND MAINS SERVICES SHOULD BE CONFIRMED PRIOR TO FINALISATION OF ANY DESIGN WORK AND/OR DEMOLITION, EXCAVATION OR CONSTRUCTION.

SEWER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS A BEST-FIT MODEL. ST SPATIAL CANNOT GUARANTEE THE ACCURACY OF THIS DATA.

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VERTICAL DATUM IS APPROXIMATE A.H.D ONLY AND HEIGHTS HAVE BEEN ADOPTED FROM SEWER MANHOLE LID 0332B



SITE COVERAGE	
ZONED	R30
% ALLOWED	55%
SITE AREA	303.20m²
SITE COV. AREA	161.43m²
SITE COV. =53.2%	

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FEATURE SURVEY

4 2 0 2 4 6 8
SCALE 1:200 METRES

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CONSULTING SURVEYORS
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PO Box 556
Balcatta WA 6914
info@stspatial.com.au

15C STEVENS STREET
FREMANTLE WA 6160
LOT 902 ON DEPOSITED PLAN 419211

DRAWN	R.COLELLA	26/10/2020
SURVEYOR	S.KOHLSCHEIN	22/10/2020
CHECKED	P.SAID	26/10/2020

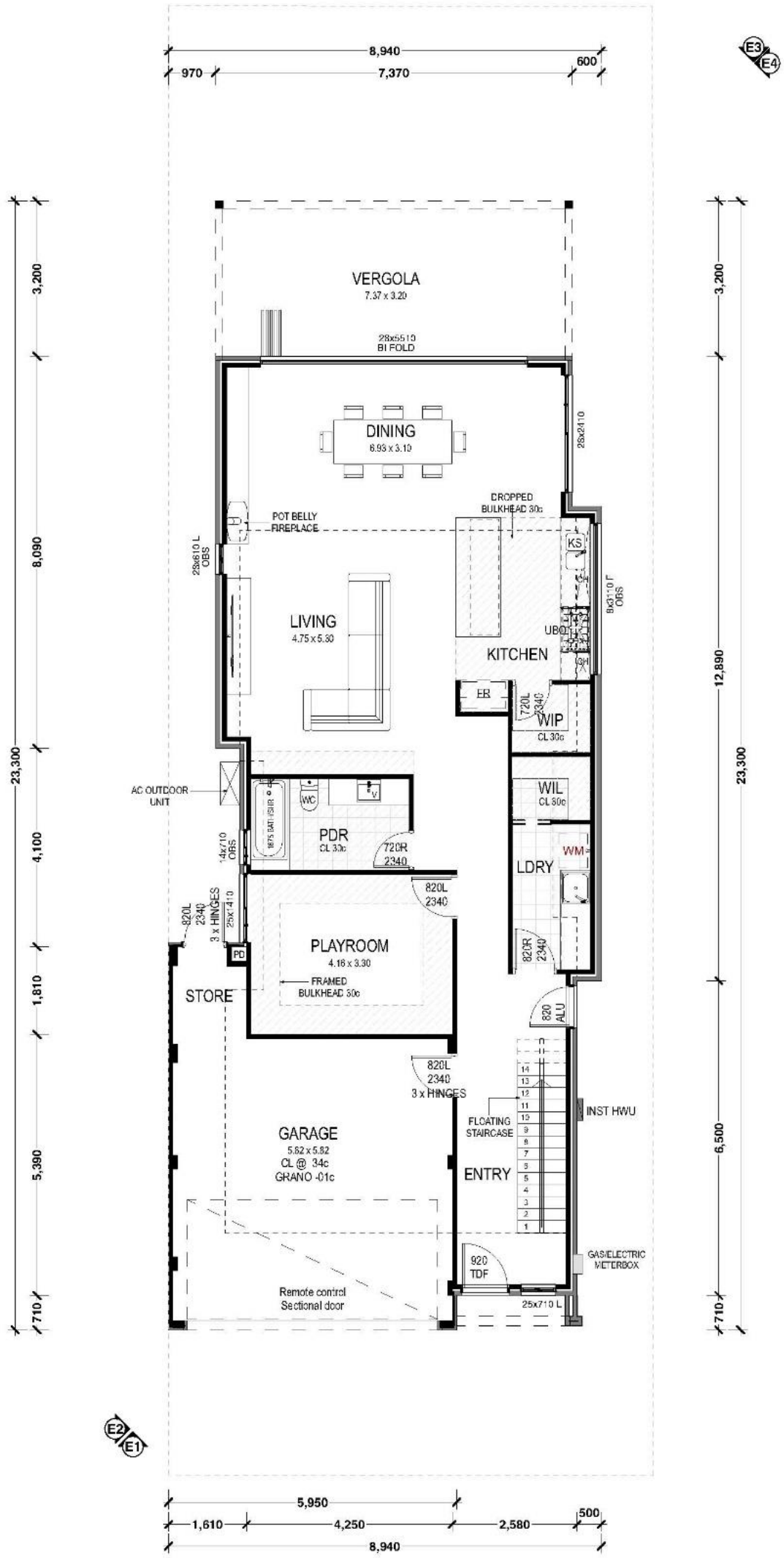
HORIZONTAL DATUM: ARBITRARY
VERTICAL DATUM: AHD

No.	DATE	REVISION	DRAWN	SURVEYOR	CHECKED	CLIENT	DRAWING NUMBER	REV	SIZE
0	26/10/2020	APPROVED AND ISSUED TO CLIENT	RC	SK	PS	P.COLREAVY	20203-01	0	A3

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DA0002/21

10 March 2021



GROUND FLOOR PLAN
1:100

DASCO BUILDING GROUP

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PHONE 9418 5316
EMAIL info@dascobuilding.com

CLIENT:
COLREAVY
PROJECT ADDRESS:
#15C STEVENS STREET, FREMANTLE

CONCEPT DESIGN

Revision - DA - REV B 09/03/2021
Date 9/3/21 Sheet 2
Scale 1:100 Job No. D110

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Floor Areas		
	AREA	Perimeter
GROUND FLOOR	120.24	54.72
UPPER FLOOR	98.27	45.55
GARAGE	38.71	27.98
PORTICO	1.40	5.76
	258.62 m²	133.99 m

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10 March 2021



UPPER FLOOR PLAN
1:100

DASCO BUILDING GROUP
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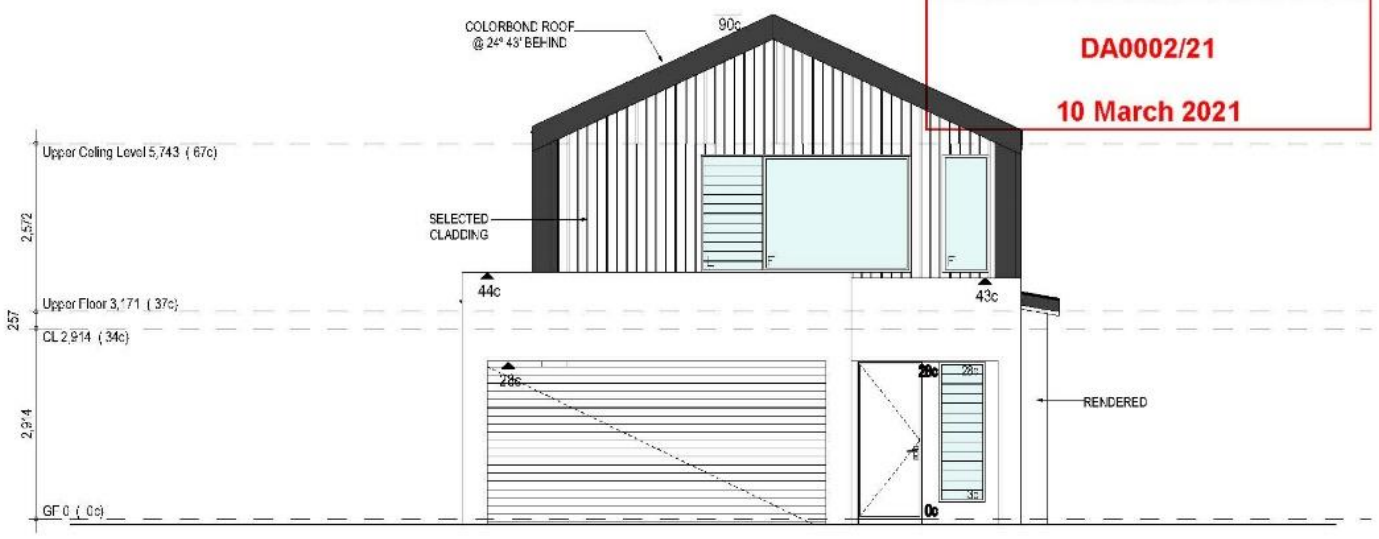
CLIENT:
COLREAVY
PROJECT ADDRESS:
#15C STEVENS STREET, FREMANTLE
Revision - DA - REV B 09/03/2021
Upper Floor
Date 9/3/21 Sheet 3
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Scale Job No. D110

Floor Areas		
	AREA	Perimeter
GROUND FLOOR	120.24	54.72
UPPER FLOOR	98.27	45.55
GARAGE	38.71	27.98
PORTICO	1.40	5.76
	258.62 m²	133.99 m

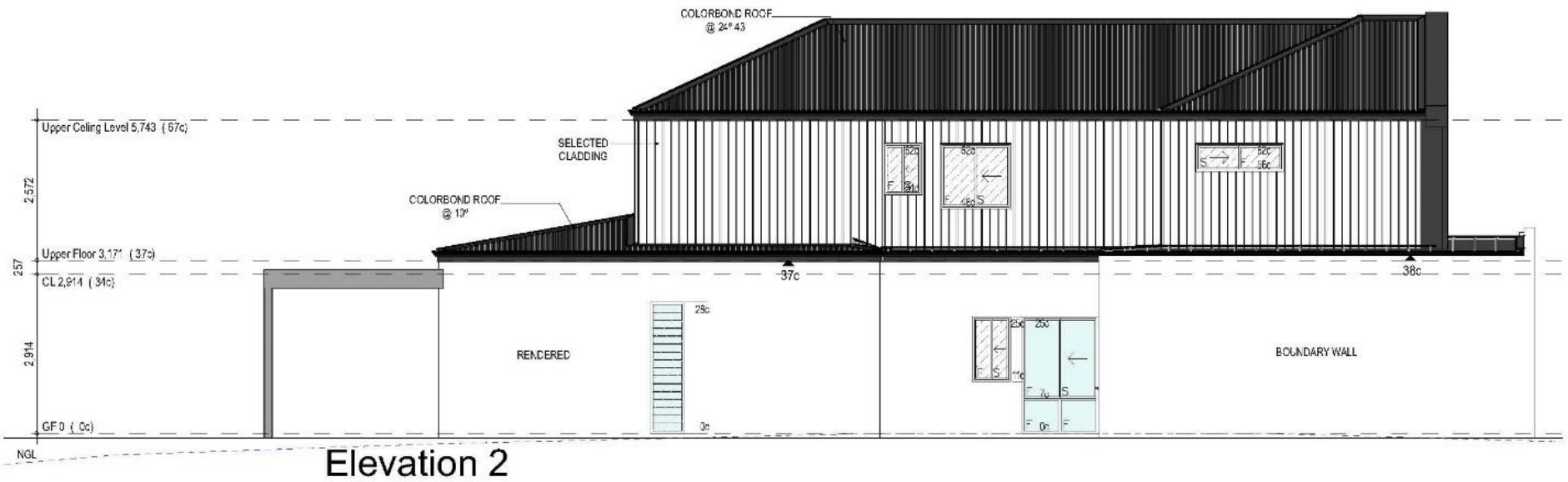
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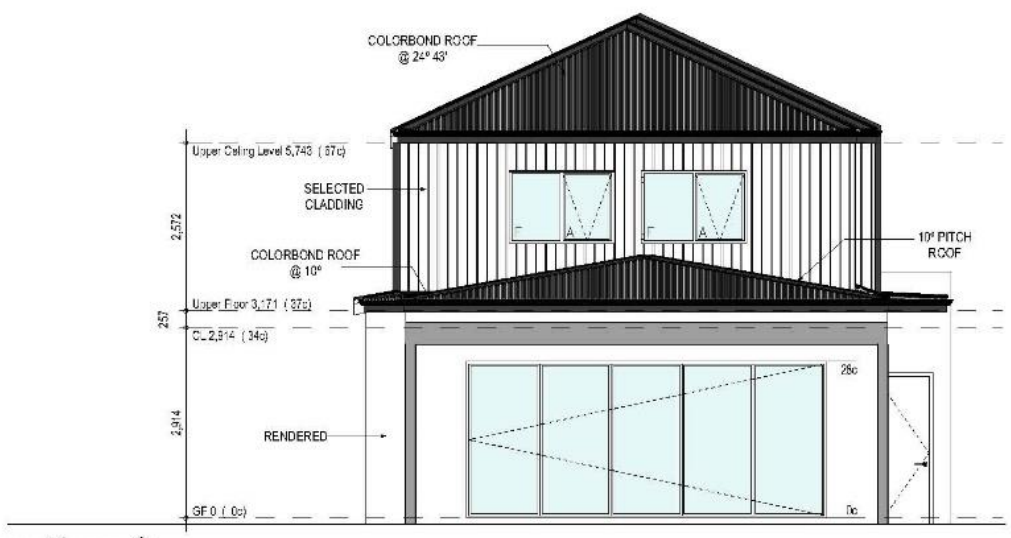
10 March 2021



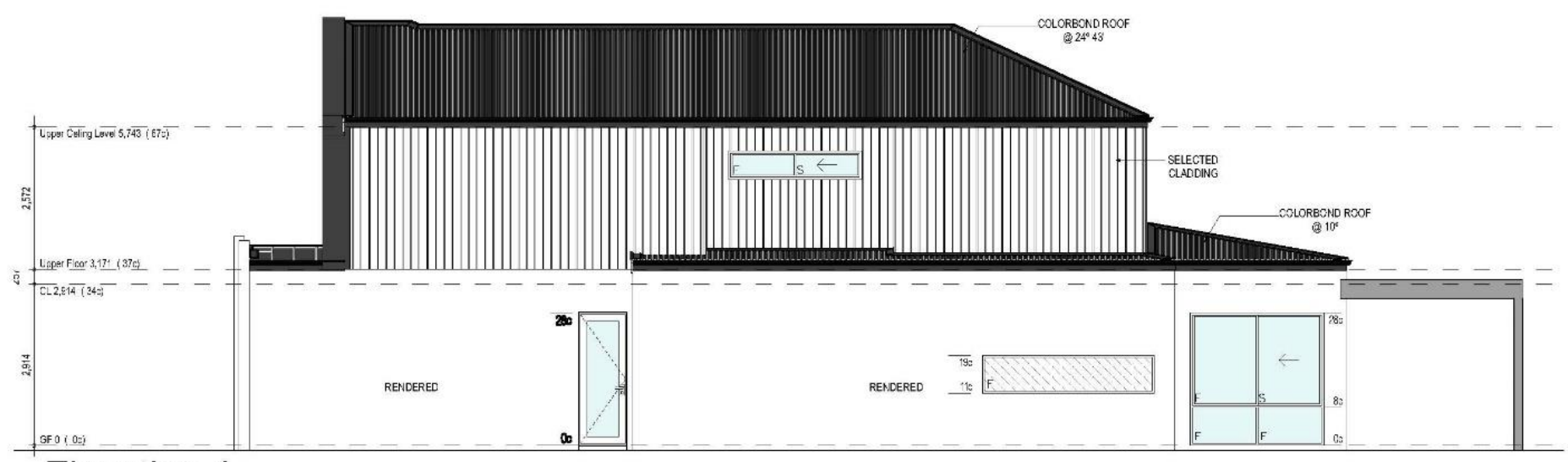
Elevation 1



Elevation 2



Elevation 3



Elevation 4

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EMAIL info@dascobuilding.com

CLIENT:
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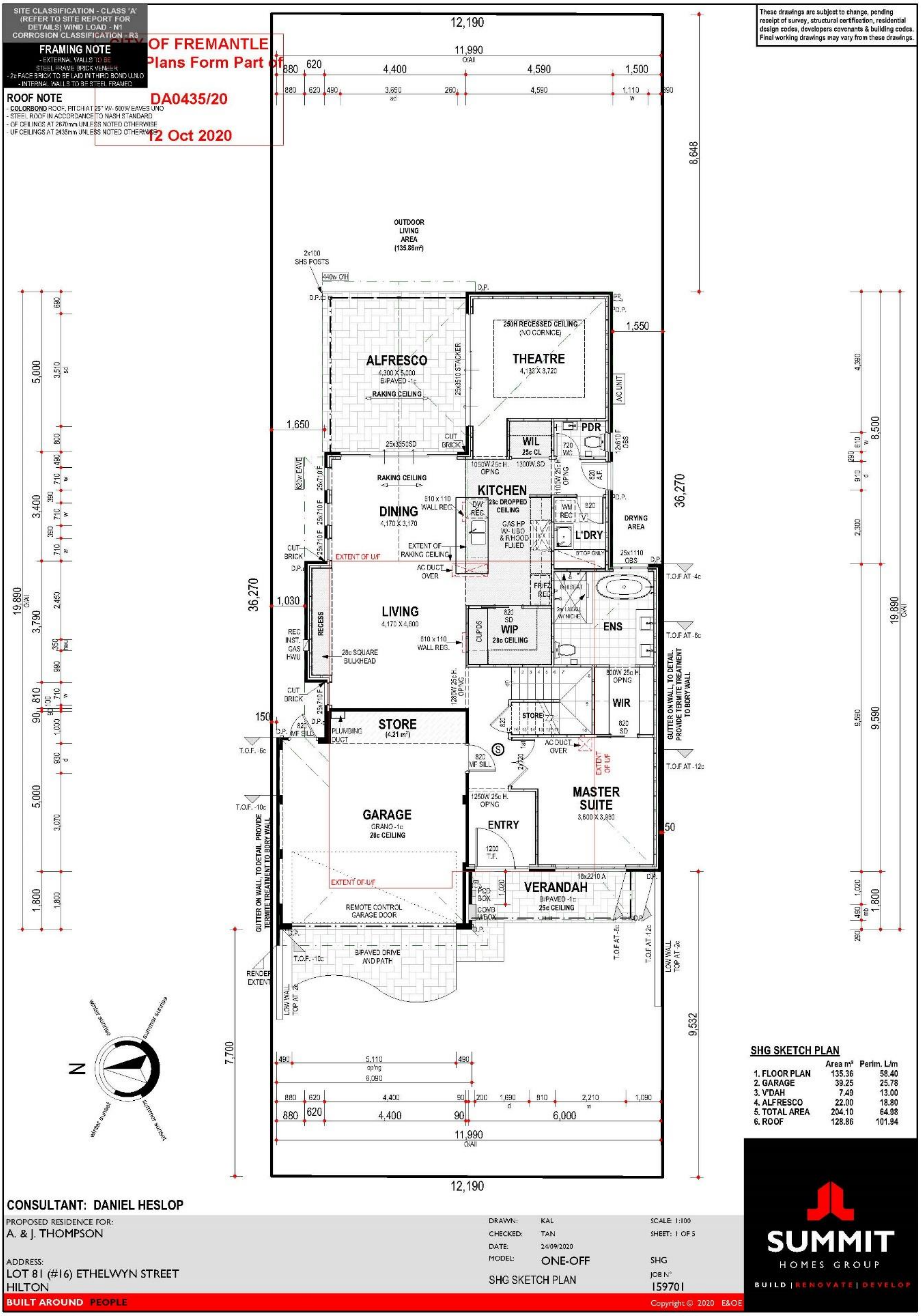
Elevations

Revision - DA - REV B 09/03/2021
Date 9/3/21 Sheet **4**
Scale Job No. **D110**

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

Meeting attachment 1 – Development Plans



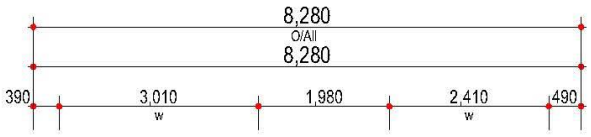
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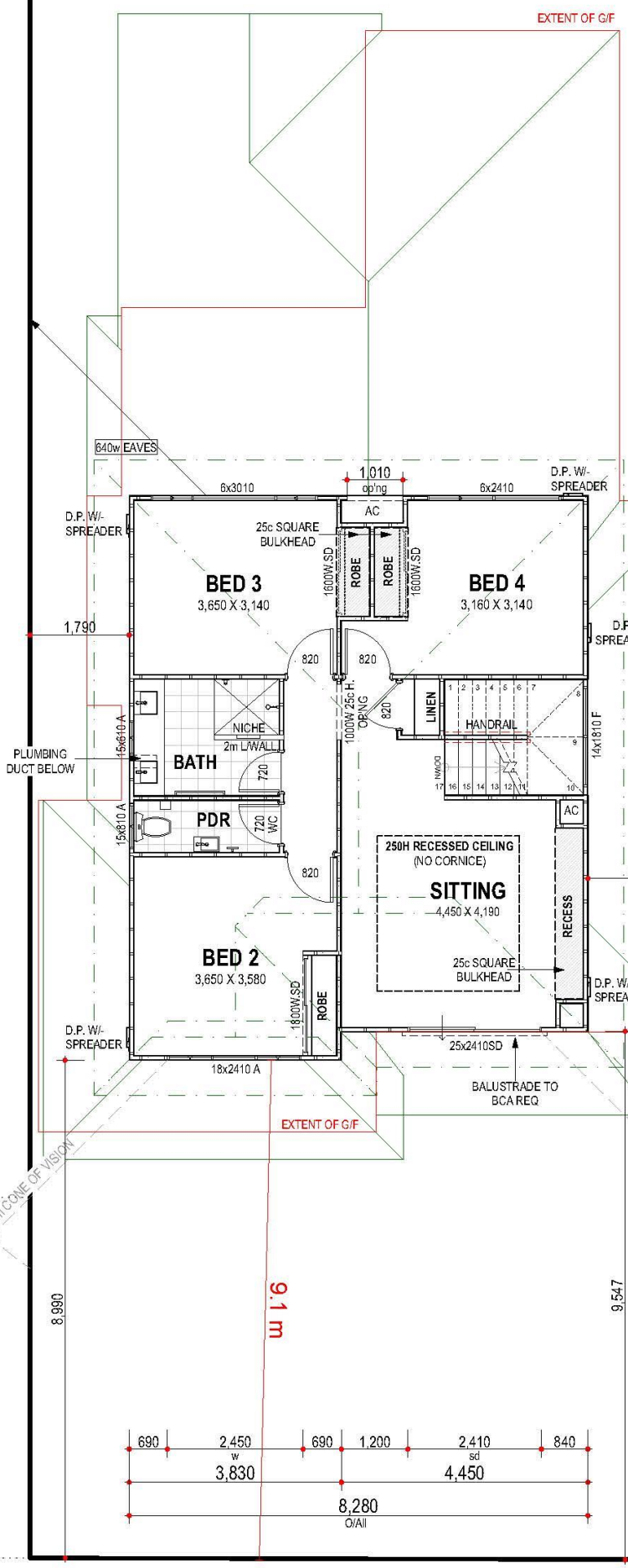
FRAMING NOTE
- STEEL FRAMED WALLS TO NASH STANDARDS

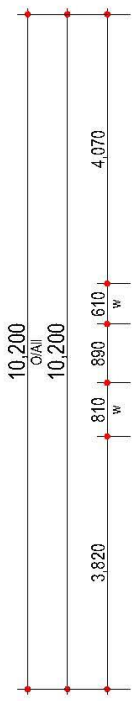
ROOF NOTE
- COLORBOND ROOF, PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- GF CEILINGS AT 2670mm UNLESS NOTED OTHERWISE
- UF CEILINGS AT 2435mm UNLESS NOTED OTHERWISE

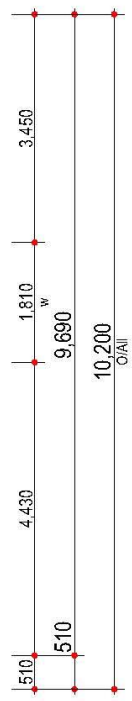
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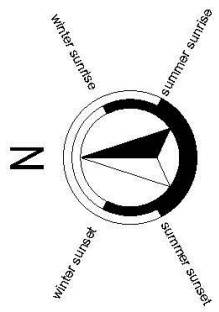
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UPPER SKETCH PLAN

	Area m²	Perim. L/m
1. FLOOR PLAN	82.19	36.96
2. ROOF	107.48	42.08

CONSULTANT: DANIEL HESLOP

PROPOSED RESIDENCE FOR:
A. & J. THOMPSON

ADDRESS:
LOT 81 (#16) ETHELWYN STREET
HILTON

BUILT AROUND PEOPLE

DRAWN: KAL
CHECKED: TAN
DATE: 24/09/2020
MODEL: ONE-OFF
UPPER SKETCH PLAN

SCALE: 1:100
SHEET: 2 OF 5
SHG
JOB N° 159701

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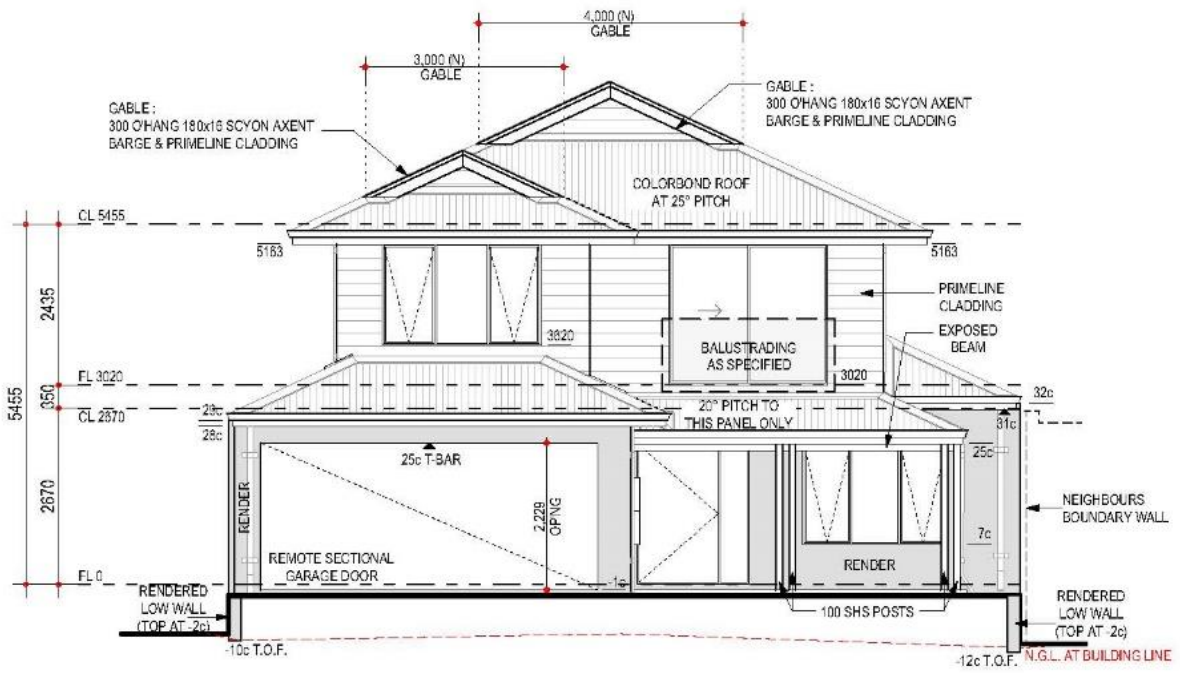
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ROOF NOTE
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- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- GF CEILINGS AT 2670mm UNLESS NOTED OTHERWISE
- UF CEILINGS AT 2435mm UNLESS NOTED OTHERWISE

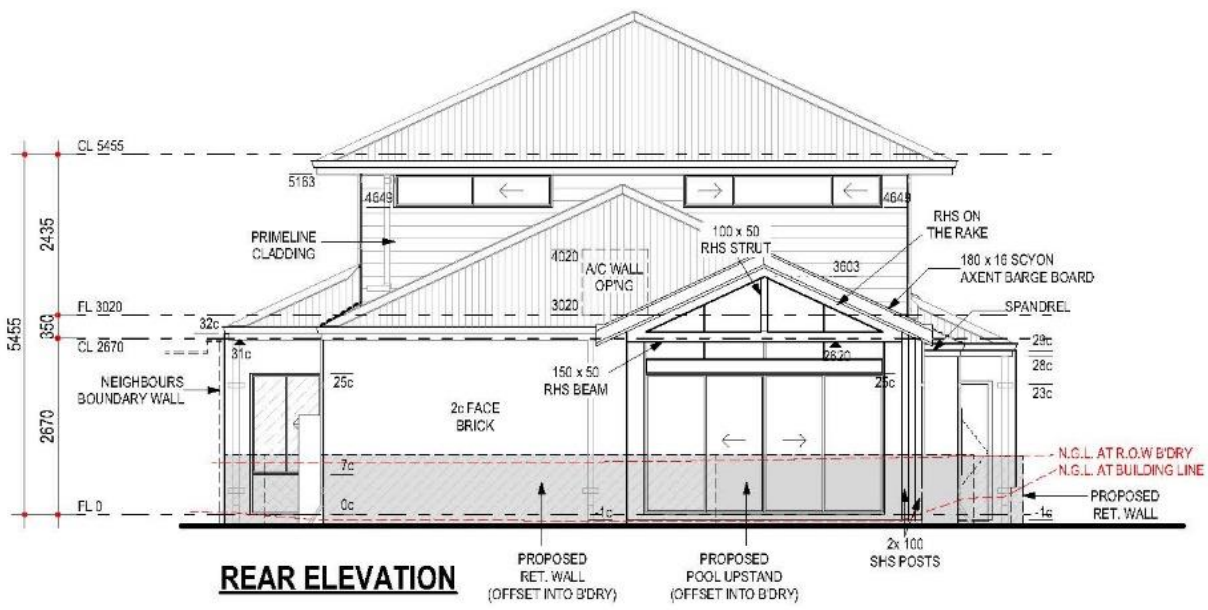
WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288

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12 Oct 2020

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FRONT ELEVATION



REAR ELEVATION

CONSULTANT: DANIEL HESLOP

PROPOSED RESIDENCE FOR:
A. & J. THOMPSON

ADDRESS:
LOT 81 (#16) ETHELWYN STREET
HILTON

BUILT AROUND PEOPLE

DRAWN:	KAL	SCALE: 1:100
CHECKED:	TAN	SHEET: 3 OF 5
DATE:	24/09/2020	
MODEL:	ONE-OFF	SHG
SHG ELEVATIONS 1		JOB N° 159701

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- GF CEILINGS AT 2670mm UNLESS NOTED OTHERWISE
- UF CEILINGS AT 2435mm UNLESS NOTED OTHERWISE

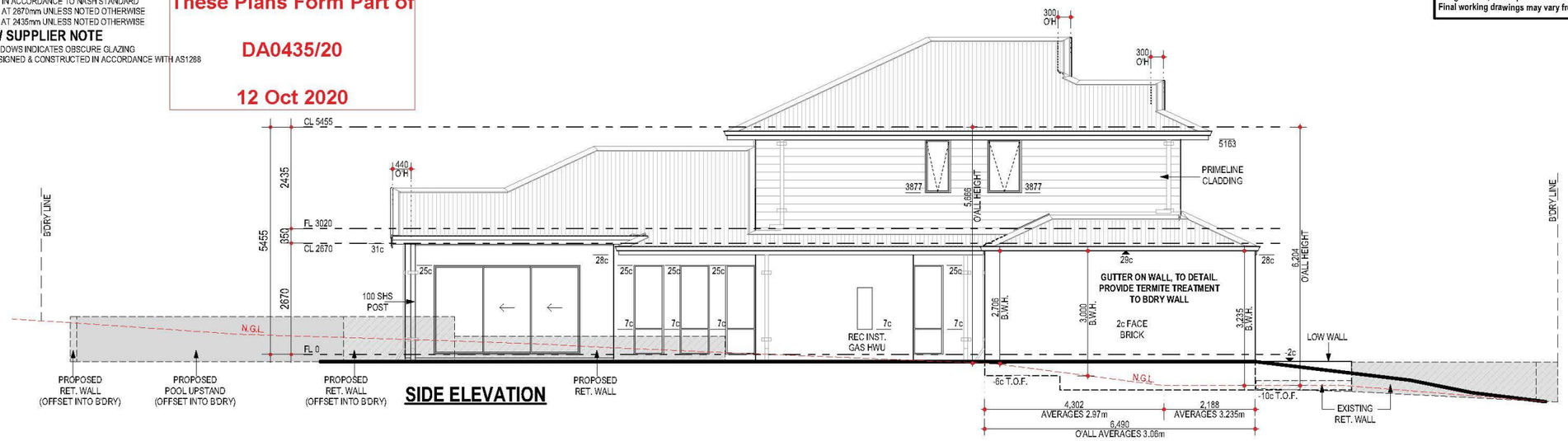
WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288

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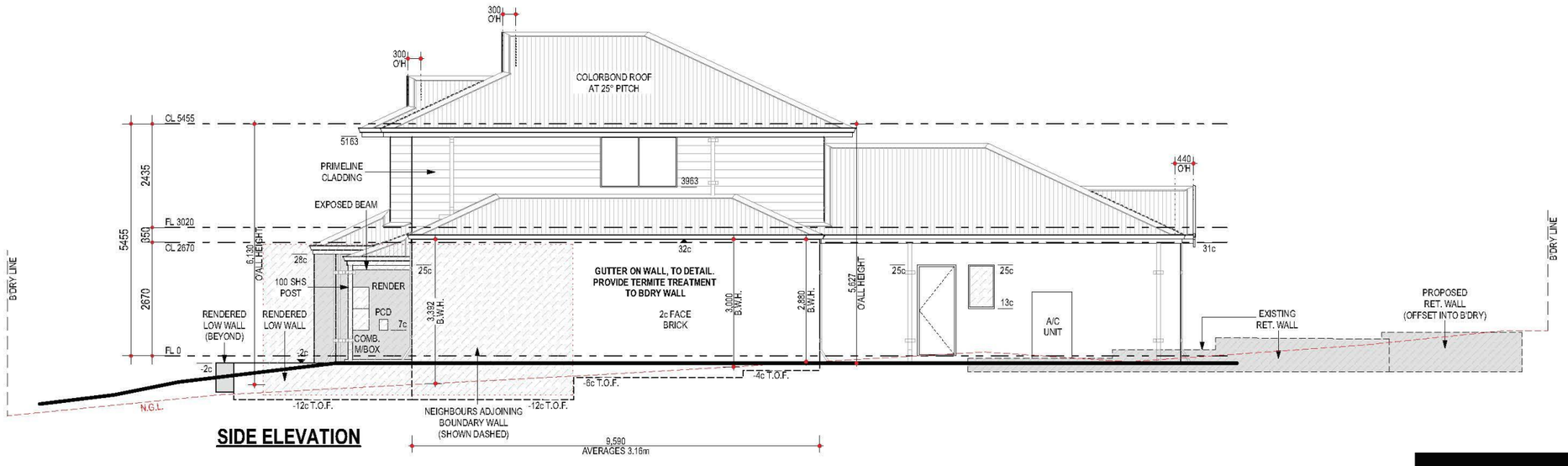
DA0435/20

12 Oct 2020

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SIDE ELEVATION



SIDE ELEVATION

CONSULTANT: DANIEL HESLOP

PROPOSED RESIDENCE FOR:
A. & J. THOMPSON

ADDRESS:
LOT 81 (#16) ETHELWYN STREET
HILTON

BUILT AROUND PEOPLE

DRAWN: KAL
CHECKED: TAN
DATE: 24/09/2020
MODEL: ONE-OFF
SHG ELEVATIONS 2

SCALE: 1:100
SHEET: 4 OF 5
SHG
JOB N°
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R-CODES NOTE:

ZONING: R30 + L.P.P. 2.9

SITE COVERAGE

SITE: 443m²
ALLOWED COVER: 243.65m² (55%)
ACTUAL COVER: 175.7 m² (39.6%)

R-CODES VARIATION/PLANNING REQUIRED: YES

- MANDATORY PLANNING
- MASTER BED BOUNDARY WALL AVERAGES 3.16m HEIGHT
- GARAGE BOUNDARY WALL AVERAGES 3.06m HEIGHT
- DUAL BOUNDARY WALLS - ONE ABUTING EXISTING NEIGHBOURS HIGH BOUNDARY WALL. (TOTAL LENGTH 9.69m)
- O'ALL BUILDING HEIGHT EXCEEDING 6m

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

GARAGE NOTE:

- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING

PLUMBING NOTE:

- PLUMBING DRAINAGE PLAN DIAGRAMMATIC ONLY. FINAL POSITION TO BE DETERMINED BY PLUMBER ON SITE
- NO ROBS TO SHOWERS UNLESS SHOWN OTHERWISE.
- PLUMBER TO INSTALL REFLUX VALVE, IF REQUIRED.

NOTE:

- PROVIDE CONDUIT & DRAW WIRE IN COMMON TRENCH TO METER BOX

STORMWATER:

- INTERCONNECTED SOAKWELLS BY BUILDER. ALL STORMWATER & SURFACE WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE W/- NCC VOL 2, A.S. 3500.3:2003 & LOCAL AUTHORITY REQUIREMENTS.

Soak Well Type	No.	
SW 1200x1500	2	3.4 m3
Total Capacity		3.4 m3
Roof Area GF		128.9 m2
Roof Area UF		107.5 m2
Total Area		236.3 m2
Capacity Required (Area x 0.0130)		3.1 m3
Extra Capacity Provided		0.3 m3

SEWER RUN CALCULATOR:

Residence	1
F.F.L.	11.749
Sewer Invert	7.6
Sewer Length	27
Height	3099

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

LEGEND	
⊕	SEC Dome
⊸○⊸	Power Pole
T C	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

OWNER NOTE:

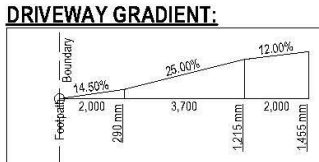
* **THE OWNER IS AWARE, UNDERSTANDS AND ACCEPTS THEIR RESPONSIBILITIES AS FOLLOWS IN REGARD TO THE INSTALLATION OF THEIR POOL PRIOR TO CONSTRUCTION:**
* THE OWNERS RESPONSIBILITIES IN RELATION TO THE CONSTRUCTION OF THEIR POOL TO BUILDERS SCHEDULE INCLUDE:
* RESPONSIBLE FOR OBTAINING THEIR OWN APPROVALS FROM STATUTORY AUTHORITIES
* RESPONSIBLE FOR SWIMMING SECURITY POOL FENCING
* RESPONSIBLE TO ADVISE BUILDER IF ANY WINDOWS ARE TO BE AMENDED TO COMPLY WITH BCA / POOL REGULATIONS
* RESPONSIBLE FOR ENSURING THE POOL IS CONSTRUCTED NO CLOSER TO THE HOUSE OTHER THAN AS IS SHOWN ON THE SITE PLAN
* RESPONSIBLE FOR ENSURING THE CORRECT LEVELS OF THE POOL ARE MAINTAINED IN RELATION TO THE FINISHED FLOOR LEVELS (FFL) OF THE HOUSE / ALFRESCO
* TO COVER THE POOL IN RELATION TO APPROPRIATE SAFETY REQUIREMENTS
* TO PROVIDE ALL RELEVANT ENGINEERING DETAILS TO THE BUILDER

RETAINING CONTRACTOR NOTE:

BY CLIENT PRIOR TO CONSTRUCTION

- TOP OF WALL (TOW) INDICATED FOR CLARITY ONLY.
- ENSURE BOTTOM OF RETAINING IS EMBEDDED SUFFICIENTLY AS REQUIRED BY ENGINEERING DETAIL.
- REFER TO NEIGHBOURS EXISTING LEVELS OR NOMINATED PAVING / LANDSCAPING LEVELS FOR FULL REQ. RETAINING HEIGHTS.
- REFER TO ENGINEERS DETAILS

DRIVEWAY GRADIENT:



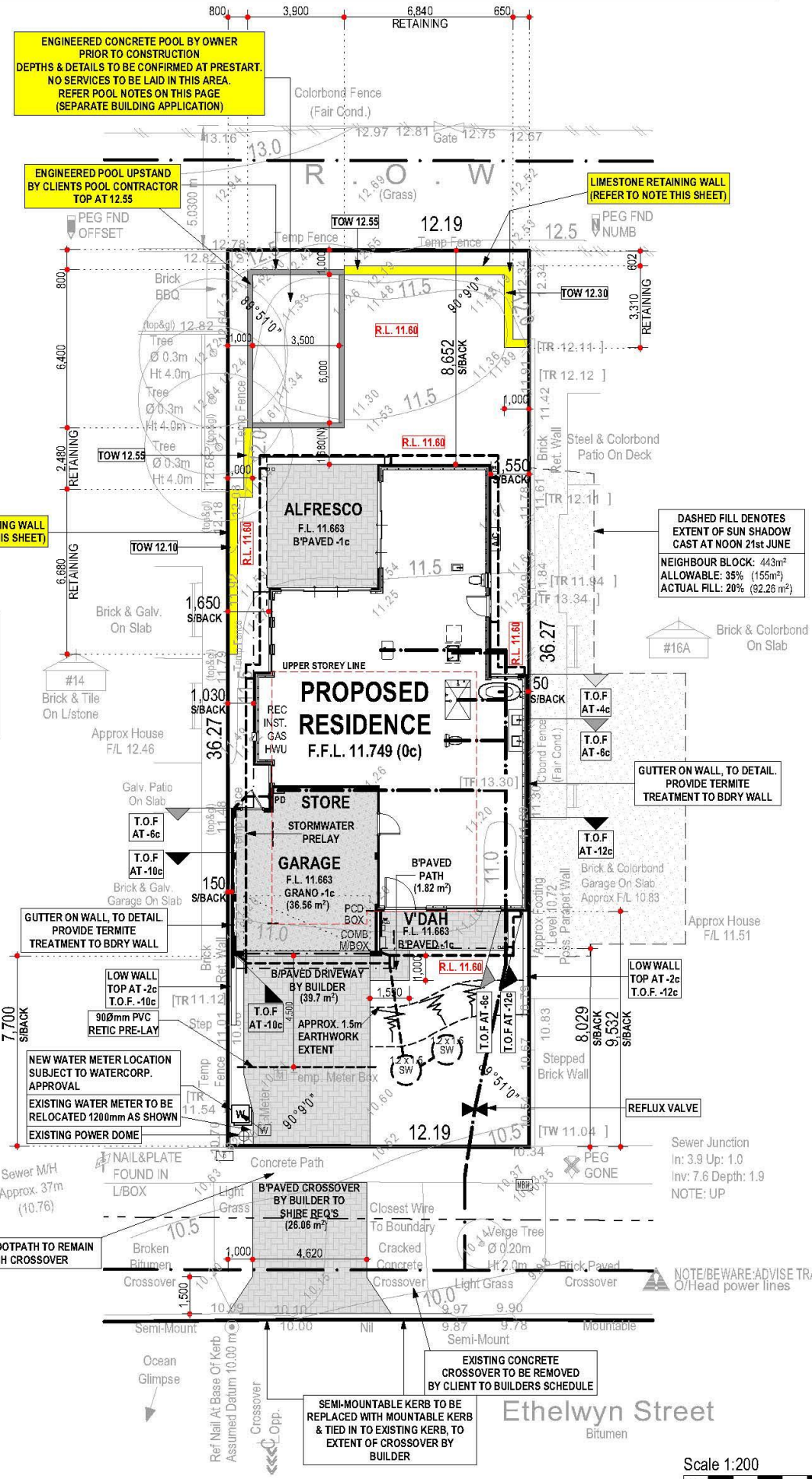
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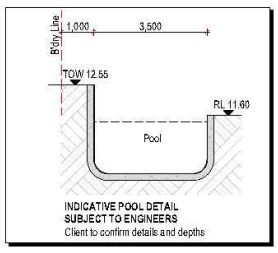
DISCLAIMER:
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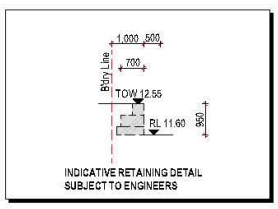
DISCLAIMER:
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NOTE:
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances. Retaining not included in contract - remains owners responsibility. This survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

DISCLAIMER:
Survey does not include verification of cadastral b'daries. All features & levels shown are based on orientation to existing pegs & fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true b'dary.







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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998.
Email : perth@cottage.com.au Website: www.cottage.com.au

AREA:	443m²	ROAD DESCR.:	BITUMEN	GAS:	YES	SSA/OLD AREAS:	OLD A.
SHIRE:	FREMANTLE	KERBING:	RTS	WATER:	YES	C/JOB#:	475811
D.PLAN:	2556	FOOTPATH:	CONC.	ELECTRICITY:	U/G	DATE:	04.08.20
C/T VOLUMN:	1092	SOIL:	RTS	PH/COMMS:	YES	SCALE:	1:200
FOLIO:	24	DRAINAGE:	GOOD	SEWER:	YES	DRAWN:	B. SALIBA
MSD REF:	431 B7	VEGETATION:	RTS	COASTAL:	NO		

UNLODGED SS PLAN:
ORIGINAL LOT:-
LOT MISCLOSE: 0.000m
SSL 1 MISCLOSE:-
SSL 2 MISCLOSE:-

PROPOSED RESIDENCE FOR:
A. & J. THOMPSON

ADDRESS:
LOT 81 (#16) ETHELWYN STREET
HILTON

DRAWN:	KAL	SCALE:	1:200
DESIGNED:		SHEET:	5 OF 5
CHECKED:	TAN	SIZE:	A3
DATE:	24.09.2020		SHG
MODEL:	ONE-OFF	JOB N°	159701

Issue Name | Drawn | Date | Issue Name | Drawn | Date

SITE PLAN

BUILT AROUND PEOPLE

Copyright © 2020 E&OE

SUMMIT HOMES GROUP
BUILD | RENOVATE | DEVELOP

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

Meeting attachment 1 – Amended Development Plans

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0512/20
15 March 2021

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Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
477050	21 Aug 20	1:200	C. Bull

Builder : Solar Dwellings
CLIENT : McQueen
LOT 38 #56 Watkins Street, White Gum Valley
Diag.22044

⚠DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

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⚠DISCLAIMER:
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⚠DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

LOT MISCLOSE
0.006 m

SOIL DESCRIPTION
Sand
Refer to Survey

SOLAR DWELLINGS
SMARTER SUSTAINABLE HOMES

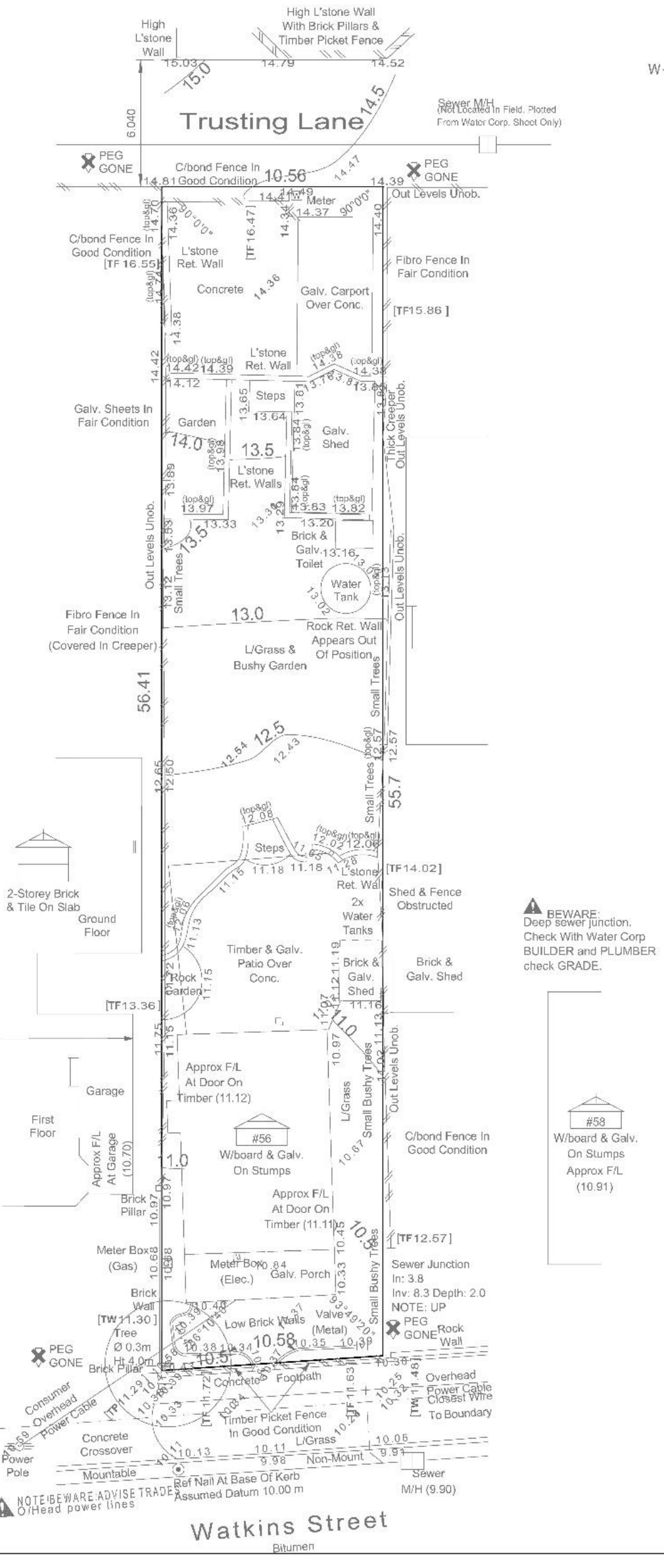
Tel: (08) 9444 4400

23 Green Street, Mt Hawthorn WA 6016
www.solardwellings.com.au

Date	Revision	Dr'n
27.05.20	Concept	LR
15.06.20	Concept 2	LR
30.06.20	Concept 3	LR
09.07.20	Concept 4	LR
28.07.20	Concept 5	LR
05.08.20	Costing	KW
9.11.20	Planning	LR
30.11.20	DD markups	LR
25.01.21	Planning Rev	LR
8.02.21	Planning Rev 2	LR
11.03.21	Planning Rev 3	LR

AREAS & PERIMETER	
UP. FLOOR	102.52
GR. FLOOR	125.20
CARPORT	22.11
	249.83 m²

LEGEND
CLD AREA
Power Pole
Phone Pits
Water Conn.
[TP10.00] Top Pillar/Post
[TW10.00] Top Wall
[TR10.00] Top Retaining
Top Fence



EXISTING SITE PLAN
1:200

Scale 1:200
0 2 4 6 8

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0512/20
15 March 2021

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Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
477050	21 Aug 20	1:200	C. Bull

Builder : Solar Dwellings
CLIENT : McQueen
LOT 38 #56 Watkins Street, White Gum Valley

Diag.220447

OLD AREA

LEGEND

=○=	Power Pole
T C	Phone Pits
[WC]	Water Conn.
[TP10.00]	Top Pillar/Post
[TW10.00]	Top Wall
[TR10.00]	Top Retaining
[TF10.00]	Top Fence

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LOT MISCLOSE
0.006 m

SOIL DESCRIPTION
Sand
Refer to Survey

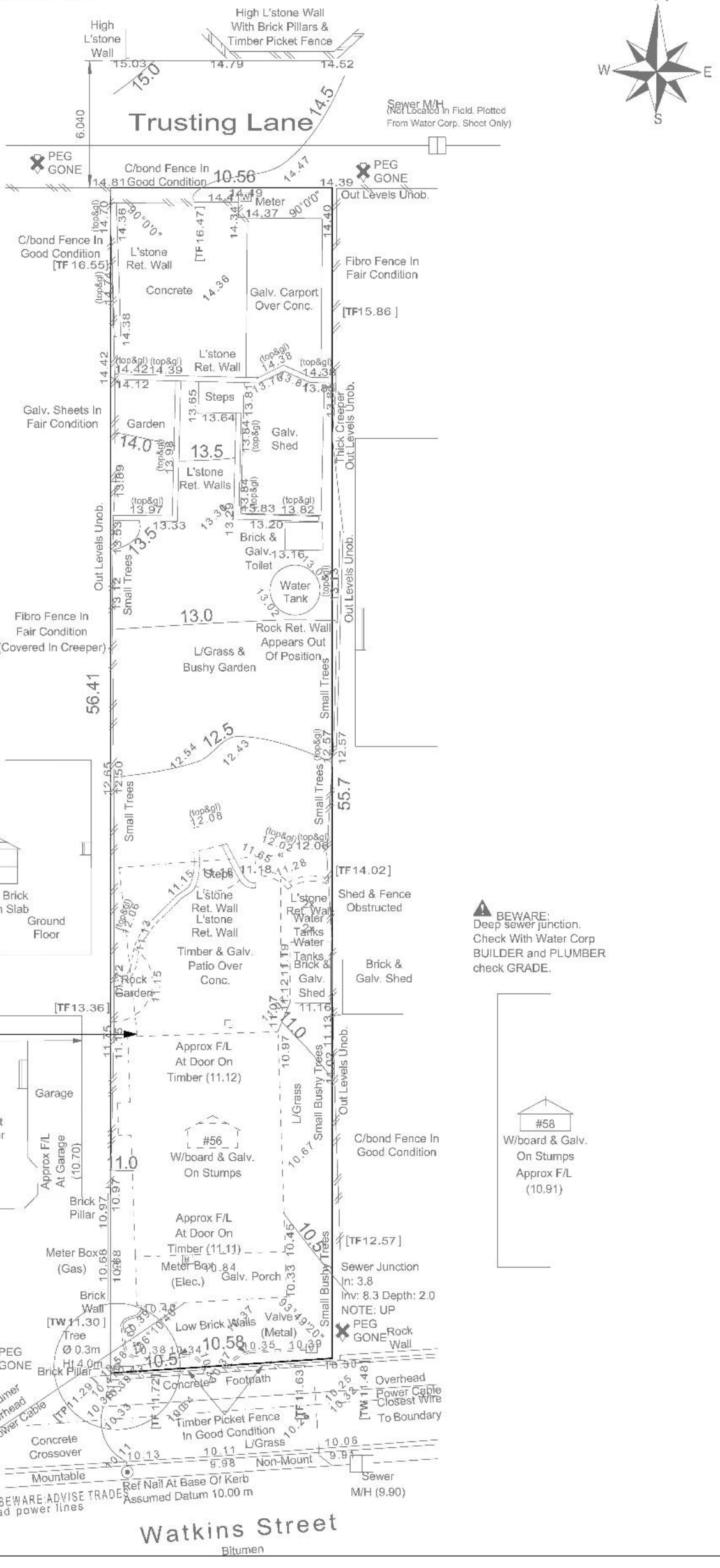
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9.11.20	P anning	LR
30.11.20	DD markups	LR
25.01.21	P anning Rev	LR
8.02.21	P anning Rev 2	LR
11.03.21	P anning Rev 3	LR

AREAS & PERIMETER	
UP. FLOOR	102.52
GR. FLOOR	125.20
CARPORT	22.11
	249.83 m²



DEMOLITION PLAN
1:200

Scale 1:200
0 2 4 6 8

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15 March 2021

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Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
477050	21 Aug 20	1:200	C. Bull

Builder : Solar Dwellings
CLIENT : McQueen
LOT 38 #56 Watkins Street, White Gum Valley

Diag.220411

OLD AREA

LEGEND

—O—	Power Pole
[T] [C]	Phone Pits
[TP 10.00]	Water Conn.
[TW 10.00]	Top Pillar/Post
[TR 10.00]	Top Wall
[TF 10.00]	Top Retaining
	Top Fence

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LOT MISCLOSE
0.006 m

SOIL DESCRIPTION
Sand
Refer to Survey

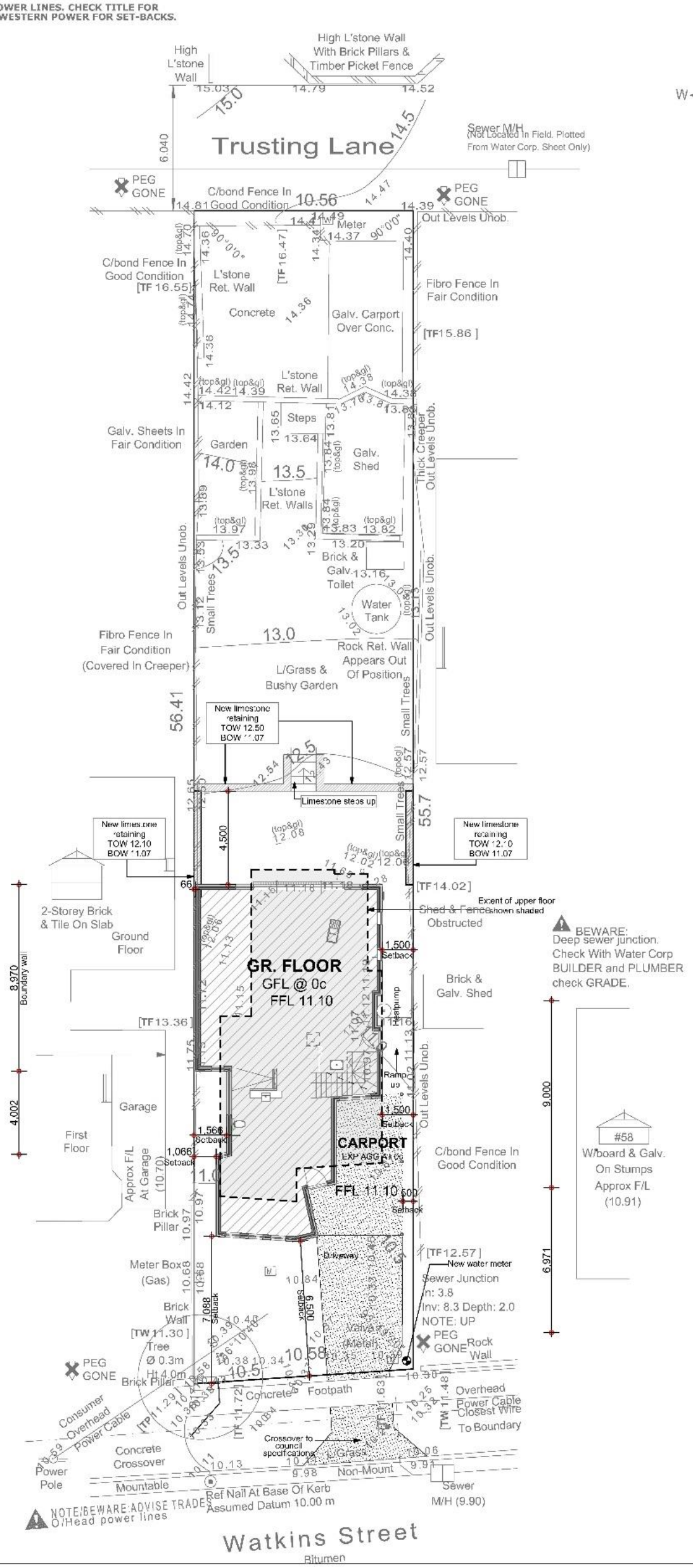
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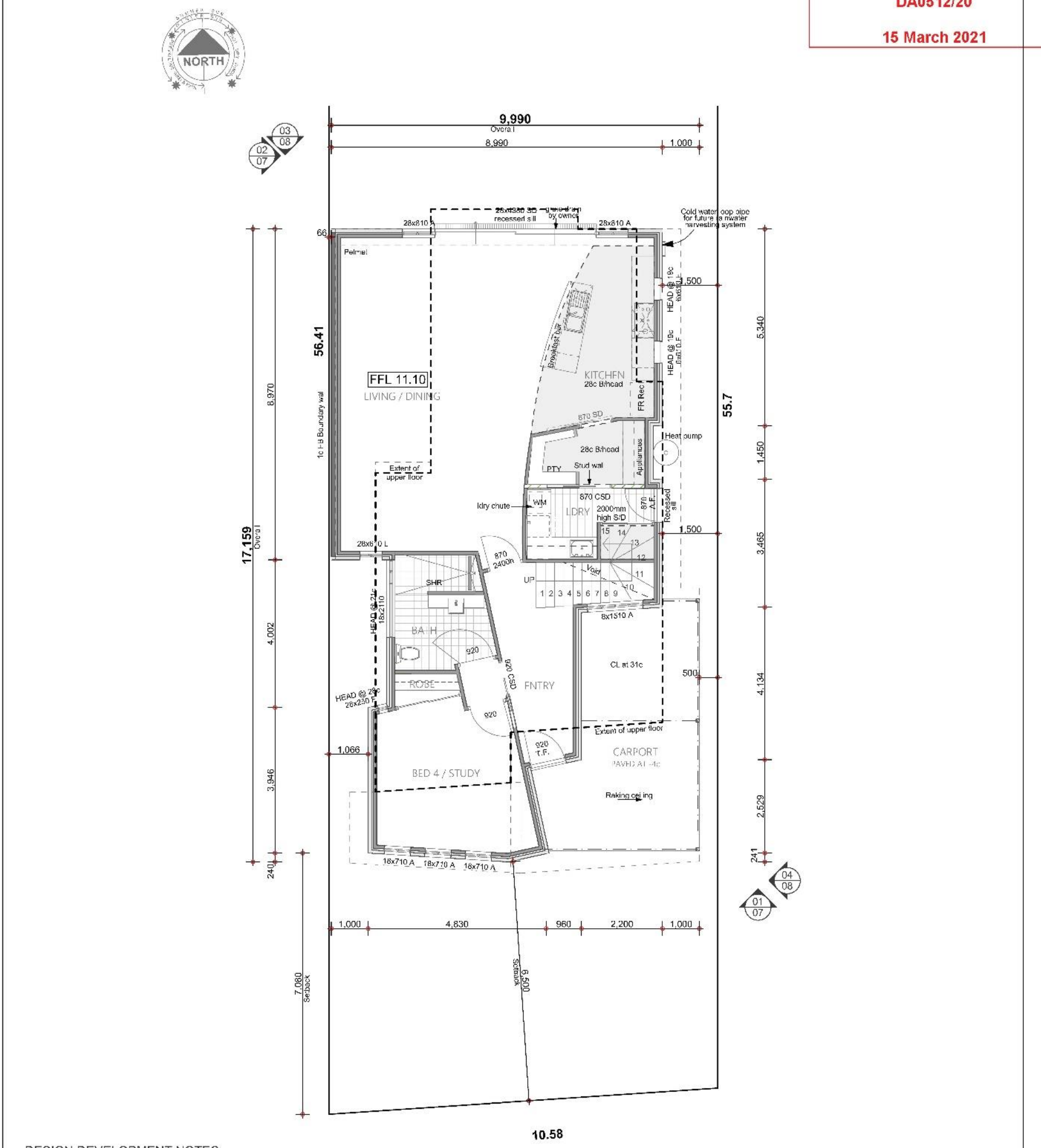
SITE PLAN
1:200

Scale 1:200
0 2 4 6 8

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DA0512/20

15 March 2021



DESIGN DEVELOPMENT NOTES:

- 31c ceilings throughout unless noted otherwise (UNO)
- R4.0 ceiling insulation to whole roof area, including garage and alfresco unless noted otherwise
- Aircell "permicav" wall insulation to all external double brick walls, including above and below openings
- 25° Colorbond roof with Anticon insulation
- Kitchen cabinets at 943mm UNO
- Vanity and laundry cabinets at 900mm high UNO
- 870 wide doors throughout UNO
- Full height linen and robe sliding doors UNO
- Allow for pre-lays for future grey water system
- Allow for pre-lays for future rainwater harvesting system
- Provide draw-wire access from the roof space to fuse box for future Photovoltaic system
- Provide and install roof vents as specified at locations shown on drawings
- Include tiling to laundry and balconys
- Vanity and laundry cabinets at 900mm high UNO
- MDF pelmet to detail and extent shown on drawings
- 28° doors and windows to northern elevation UNO

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SMARTER SUSTAINABLE HOMES

Tel: (08) 9444 4400

23 Green Street, Mt Hawthorn WA 6016
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AREAS & PERIMETER	
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11.03.21	Planning Rev 3	LR

Proposed New Residence For
Travis & Sarah McQUEEN

at
56 WATKINS STREET
WHITE GUM VALLEY

JOB NO: J474

TITLE: GROUND FLOOR PLAN — 15/03/2021

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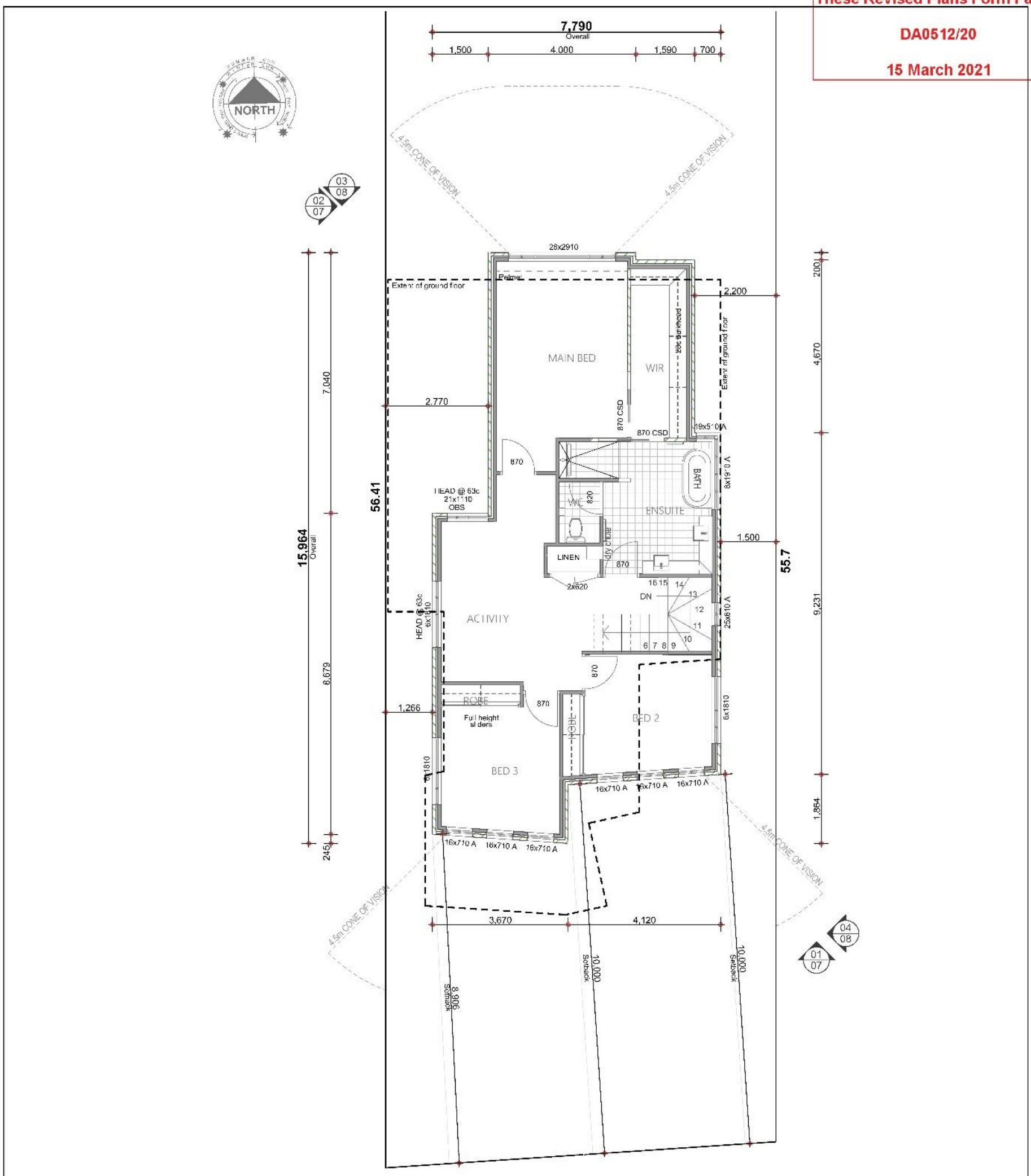
PLOT SIZE A3 — SCALE: 1:100 — SH 04 of 10

DESIGN DEVELOPMENT DRAWINGS — #Project Coc

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DA0512/20

15 March 2021



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Proposed New Residence For
Travis & Sarah McQUEEN

at
56 WATKINS STREET
WHITE GUM VALLEY

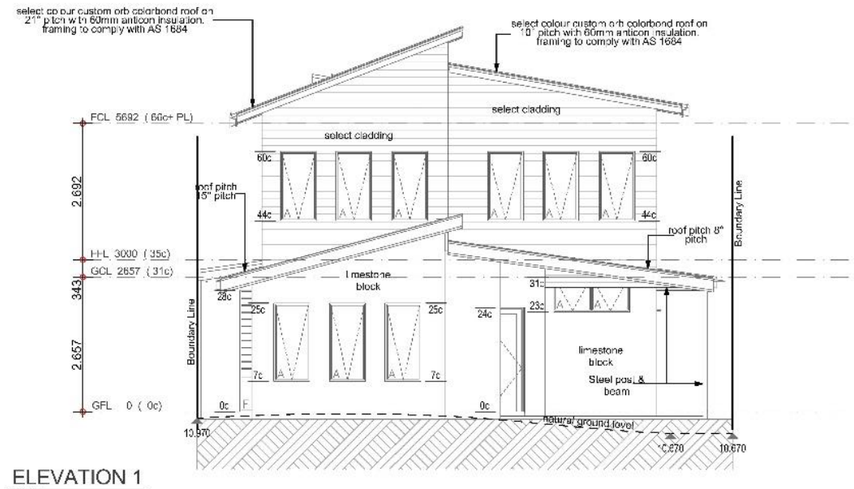
JOB NO: J474

TITLE: FIRST FLOOR PLAN			15/03/2021
© Solar Dwellings 2020	PLOT SIZE A3	SCALE: 1:100	SH 05 of 10
DESIGN DEVELOPMENT DRAWINGS			#Project Cod

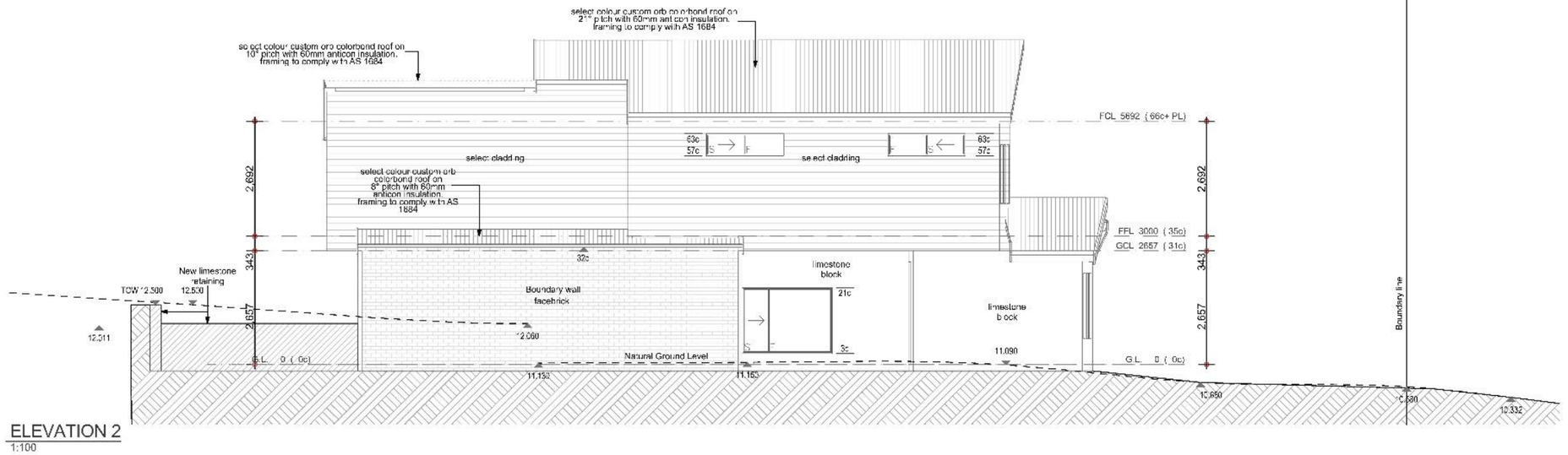
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DA0512/20

15 March 2021



ELEVATION 1
1:100



ELEVATION 2
1:100

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- Include tiling to laundry and balconys
- Vanity and laundry cabinets at 900mm high UNO
- MDF pelmet to detail and extent shown on drawings
- 28° doors and windows to northern elevation UNO

AREAS & PERIMETER	
UP. FLOOR	102.52
GR. FLOOR	125.20
CARPORT	22.11
	249.83 m²

Date	Revision	Dr'n
27.05.20	Concept	LR
5.06.20	Concept 2	LR
30.06.20	Concept 3	LR
09.07.20	Concept 4	LR
28.07.20	Concept 5	LR
05.08.20	Costing	KW
9.11.20	Planning	LR
30.11.20	DD markups	LR
25.01.21	Planning Rev	LR
8.02.21	Planning Rev 2	LR
1.03.21	Planning Rev 3	LR

Proposed New Residence For
Travis & Sarah McQUEEN

at
56 WATKINS STREET
WHITE GUM VALLEY

JOB NO: J474

TITLE: ELEVATIONS — 15/03/2021

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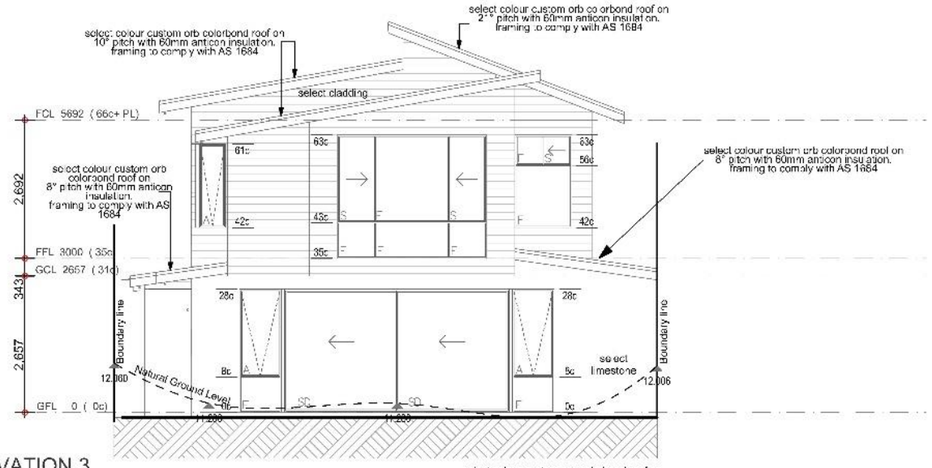
PLOT SIZE A3 | SCALE: 1:100 | SH 07 of 10

DESIGN DEVELOPMENT DRAWINGS | #Project Coc

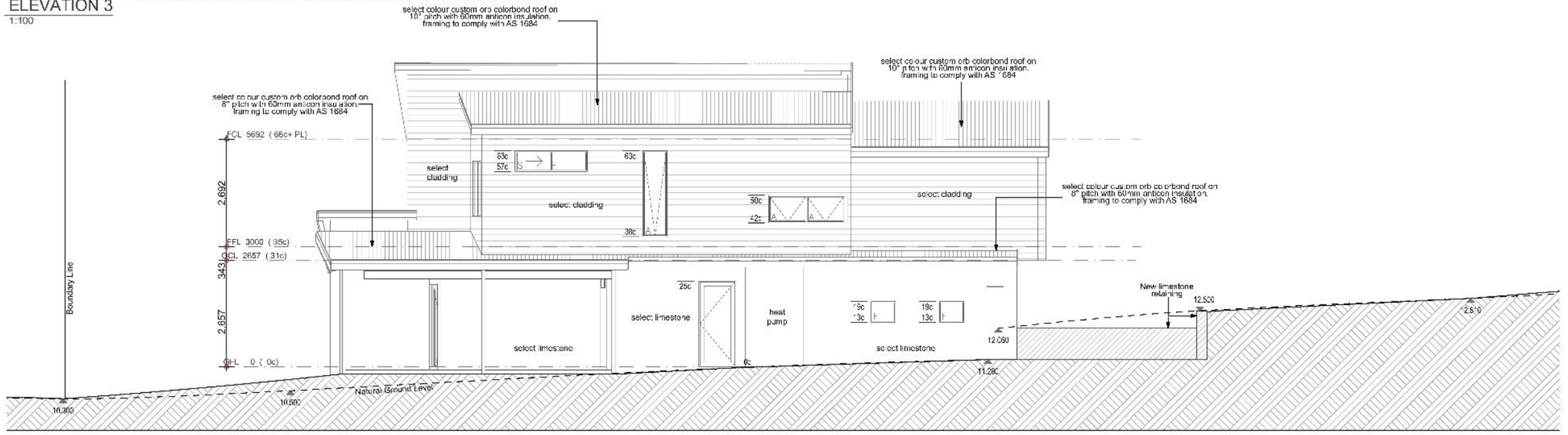
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DA0512/20

15 March 2021



ELEVATION 3
1:100



ELEVATION 4
1:100

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DESIGN DEVELOPMENT NOTES:

- 31c ceilings throughout unless noted otherwise (UNO)
- R4.0 ceiling insulation to whole roof area, including garage and alfresco unless noted otherwise
- Aircell "permicav" wall insulation to all external double brick walls, including above and below openings
- 25° Colorbond roof with Anticon insulation
- Kitchen cabinets at 943mm UNO
- Vanity and laundry cabinets at 900mm high UNO
- 870 wide doors throughout UNO
- Full height linen and robe sliding doors UNO
- Allow for pre-lays for future grey water system
- Allow for pre-lays for future rainwater harvesting system
- Provide draw-wire access from the roof space to fuse box for future Photovoltaic system
- Provide and install roof vents as specified at locations shown on drawings
- Include tiling to laundry and balconys
- Vanity and laundry cabinets at 900mm high UNO
- MDF pelmet to detail and extent shown on drawings
- 28° doors and windows to northern elevation UNO

AREAS & PERIMETER	
UP. FLOOR	102.52
GR. FLOOR	125.20
CARPORT	22.11
	249.83 m²

Date	Revision	Dr'n
27.05.20	Concept	LR
15.06.20	Concept 2	LR
30.06.20	Concept 3	LR
09.07.20	Concept 4	LR
28.07.20	Concept 5	LR
06.08.20	Costing	KW
9.11.20	Planning	LR
30.11.20	DD markups	LR
26.01.21	Planning Rev	LR
8.02.21	Planning Rev 2	LR
11.03.21	Planning Rev 3	LR

Proposed New Residence For
Travis & Sarah McQUEEN

at
56 WATKINS STREET
WHITE GUM VALLEY

JOB NO: J474

TITLE: ELEVATIONS 2 — 15/03/2021

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DESIGN DEVELOPMENT DRAWINGS | #Project Coc

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

Meeting attachment 1 –Development Plans

CITY OF FREMANTLE
These Plans Form Part of
DA0431/20
12 Oct 2020

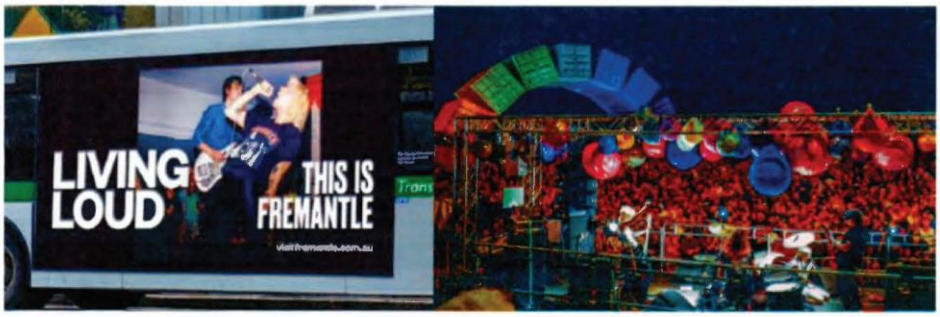
FIT SOCIETY MANAGEMENT PLAN

Description of proposed business

Physiotherapist, Emma Sulley and Personal trainer, Addison Axe present *Fit Society*, aka '*Fitso*': A Health Studio combining private physiotherapy, private and small-group personal training and exercise rehabilitation. Addison and Emma are a married couple.

Emma Sulley will offer 1:1 physiotherapy treatment including massage, acupuncture, clinical Pilates and exercise rehabilitation. Emma currently works at *The Valley Physiotherapy* in White Gum Valley, and *Body Logic Physiotherapy* in Shenton Park. She also supervises at *Curtin University* on both the Sports and Musculoskeletal Masters in Physiotherapy courses and tours with the Australian Olympic Women's Water Polo team, the *Aussie Stingers*. Treatments are claimable through all major health funds.

Addison Axe is a personal trainer, group fitness instructor and fitness coach. Addison currently works at *Young 4 Life Fitness* in East Fremantle and *HBF Fitness*. Addison also sings in two local bands; *The Tommyhawks* and *Axe Girl*, both of whom are prominent on the Fremantle scene. *The Tommyhawks* song 'Critical' was used heavily in the the 'This Is Fremantle' campaign Axe Girl's photo was also used for the same campaign (below left). Addison also sang on one of the trucks on the recent 'Highway to Hell' for *Perth Festival* (below right). And was a featured artist in *Perth Symphony Orchestra's* recent David Bowie Tribute; 'Stardust' at HBF Stadium.



Addison will offer 1:1 personal training and small-group personal training sessions. The small-group sessions will be capped at 6 clients, be 45 mins and will happen only out of office hours (6am OR 6pm daily).

We will lay down rubber and astroturf gym flooring (on top of current concrete). There will be a 4m metal gym rig installed between the floor and wall from which gymnastic rings, rope and bars will be mounted. Other than this all gym equipment will be free standing; including 4 pieces of cardio equipment, free-weights (dumbbells, kettlebells, barbells and plates), a Pilates reformer and other peripheral training equipment.

Both Emma and Addison will consult with clients in the consulting area, and train/coach clients in the gym area. The reception area will be a casual 'hang-out' spot where people can rest and fill their water bottles. Payments and administration will be conducted in this area. The office will predominantly be used as an entrance. The courtyard will act as an additional training/stretching area when the weather permits, and will also have under-cover bike racks for clients to safely store their bikes whilst training.

Group personal training sessions: These will be 45 mins and will take place before and after work hours - at 6am and 6pm, and at 8am on Saturdays. There will be two or three of these per week, with the intention of increasing to daily.

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Hours of operation
Emma Sulley (physiotherapist) will see 1:! clients between 9am - 5pm
Addison will see 1:1 clients 5.30am - 8.30am and 5.15pm -7.15pm
Both Emma and Addison will be on-site outside their booked hours running the business and helping each other with administration and reception duties. Their clients will not overlap.
Hours will vary daily with no client crossover between practitioners.
Session times are 30 mins, 45 mins or 1 hour so there won't be multiple clients on-site waiting for appointments. We will have 15 min gaps between appointments.
Fitso will be closed on Sunday.

Floor Area per uses
See Floor Plan (Figure 1 attached).

Number of Employees
N/A

Toilet Facilities
Unit 4 has it's own private unisex toilet and sink.

Internal Fit-Out Details
A curtain rail and curtain to offer privacy to the consult area will be installed. There will be a 4m gym-rig installed between the floor and wall from which gymnastic rings, rope and bars will be mounted. The concrete floor will be covered with industrial rubber mats and astroturf. Bike racks will be installed in the courtyard. The interior will be painted white. The estimated total cost for this fit-out is $4000 (*Fitso* already owns the equipment).

Structural Changes
N/A.

Signage Details
There is currently space for signage and we will display our logo on a sign 230cm x 60cm. See mock up below: Letters will not exceed 300mm in hight.



Shop Front Details
N/A. No Changes to existing fascade.

2

CITY OF FREMANTLE
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12 Oct 2020

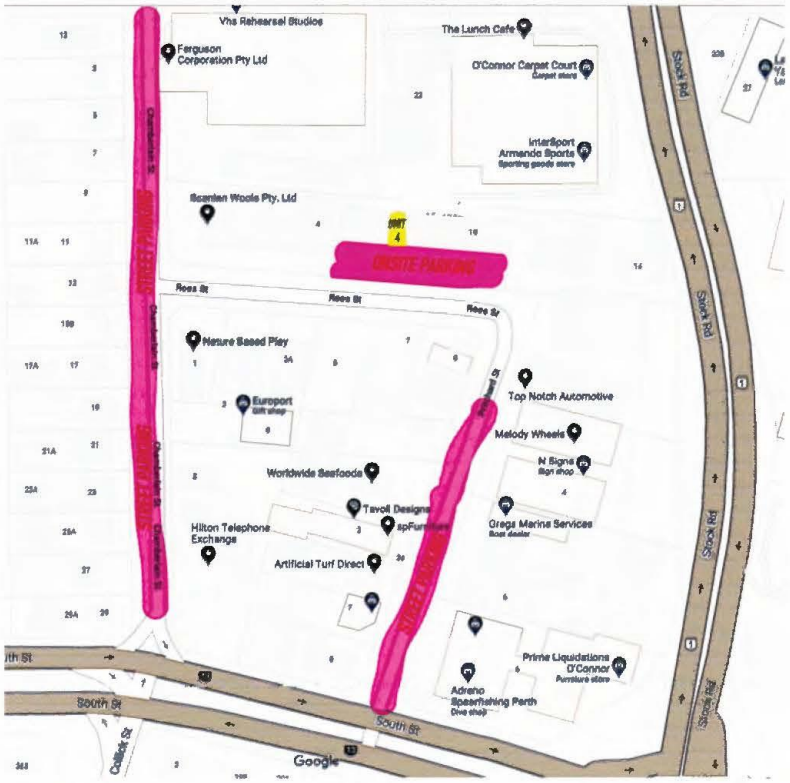
Parking

Onsite Parking Provision

See 'Site Plan - with parking' (Figure 3 attached).
Number 10 Rees St has **28** parking bays shared between 10 units. There is space for a further **10** cars to park on the verge outside number 10. None of the bays are allocated to specific units. Currently none of the other units are using their car bays out of hours (before 9am and after 5pm) which is the only time we will have more than 1-2 clients on site. 3 of the units are owner occupiers and only have one car. Unit 5 is owned by [redacted] and does not use a car bay as he parks inside unit 5. So even during office hours the car parks are barely in use. We have a further **2** spaces directly outside our unit that we can use (marked on plan). Emma and Addison cycle from their home in [redacted] so they don't require parking.

Other Parking

There is more than ample parking available on-site for *Fitso*, regardless of this, the adjoining Chamberlain Street and Pritchard Street have an abundance of street parking (See map below):



Other Provisions

Emma and Addison live in White Gum Valley and cycle to work. They don't need parking. They will have bike racks installed, and educate and offer incentives to clients who opt for green travel; cycling, walking, skating or public transport.

3

CITY OF FREMANTLE
These Plans Form Part of
DA0431/20
12 Oct 2020

Being so close to South Street, the **999, 998, 915, 160** and **502** buses offer a great alternative transport option to *Fitso*.

Parking Summary
In summary, *Fitso* will require a maximum of 6 bays at a time outside of office hours, and a maximum of 2 bays at a time during office hours. These requirements are more than satisfied by the on-site carpark. Despite having parking requirements met onsite, there is also street parking nearby, and clients are encouraged to choose green travel options.

Deliveries/ Visitation rate per week/ day

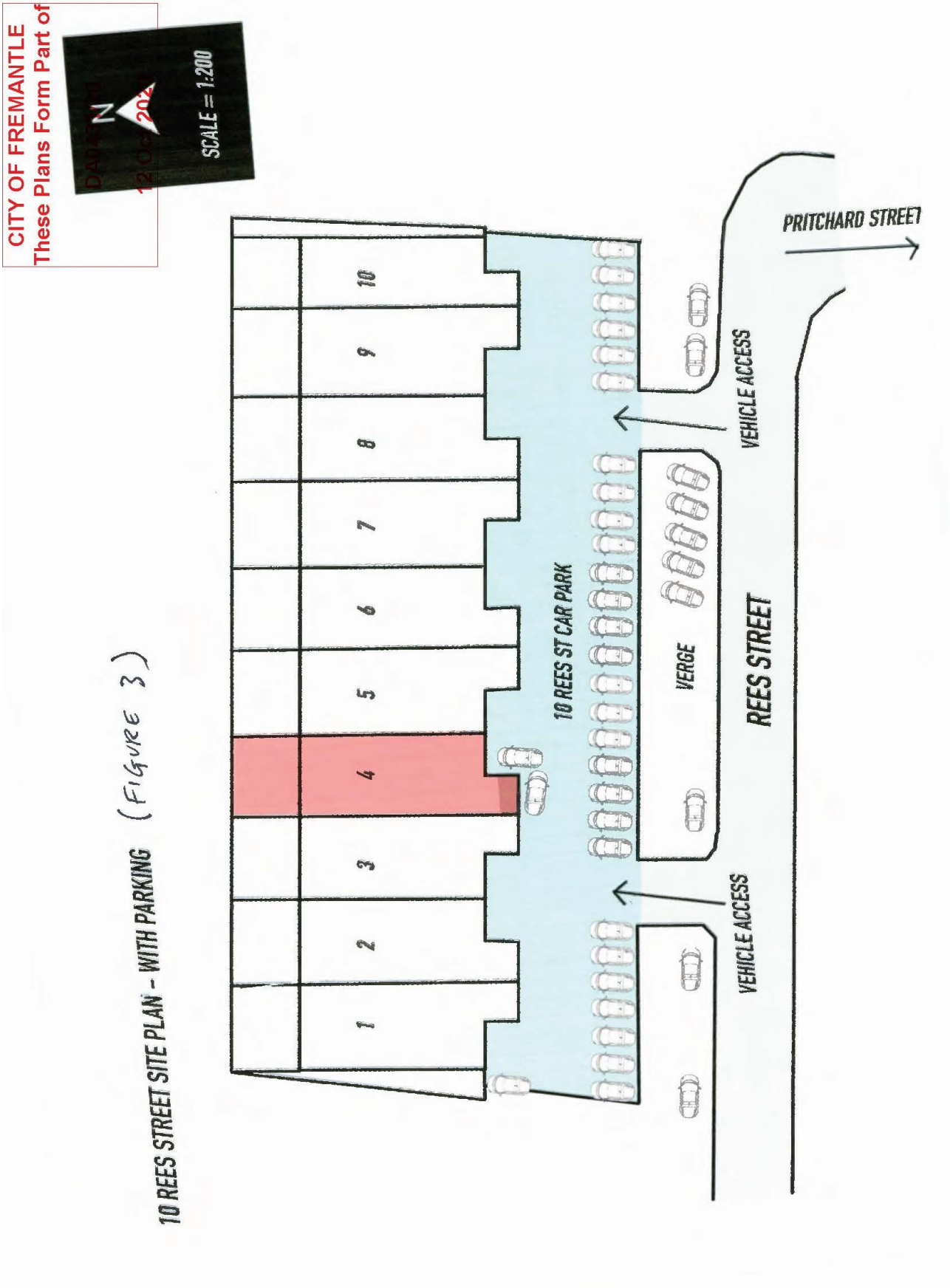
Fitso won't require deliveries beyond the occasional mail. Emma and Addison will be on-site daily. There will be between 8 - 16 appointments per day between both practitioners. 1 - 2 of those appointments will be out of office hours group sessions of up to 6 clients. All other appointments will be 1 client at a time.

Noise

music will be played but will not exceed a level that can be spoken over.

4

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DA0453/20
12 Oct 2020



CITY OF FREMANTLE
These Plans Form Part of
CA5 DA0431/20
12 Oct 2020

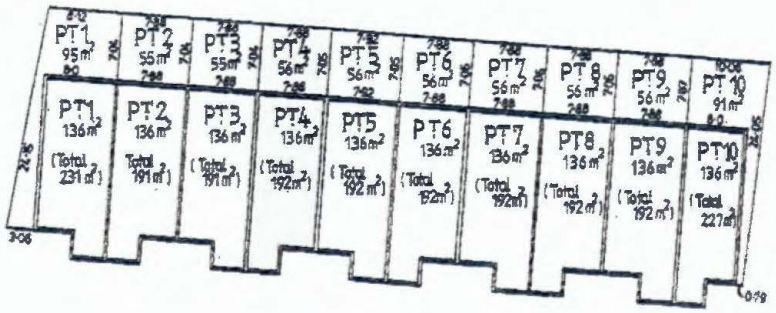
SHEET No. 1 OF 1 SHEETS

STRATA PLAN No. 14192

GROUND FLOOR

THE STRATUM OF THAT PORTION OF THE LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 3 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNITS EXCEPT WHERE COVERED.

(MORE CURRENT MEASUREMENTS ON FIG. 1)



4/SP 14192

Volume 1747
Folio 21

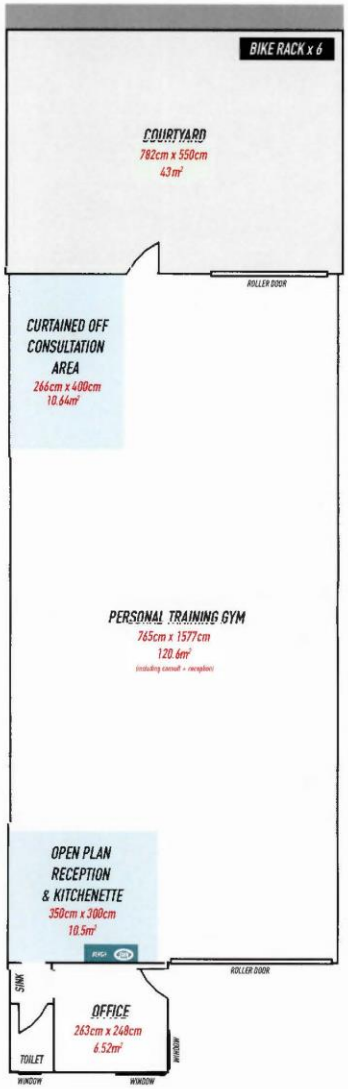
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Scale 1 : 500

DOLA COPY OF ORIGINAL NOT TO SCALE 28 Nov 1996 12:23:41 JOB 994255

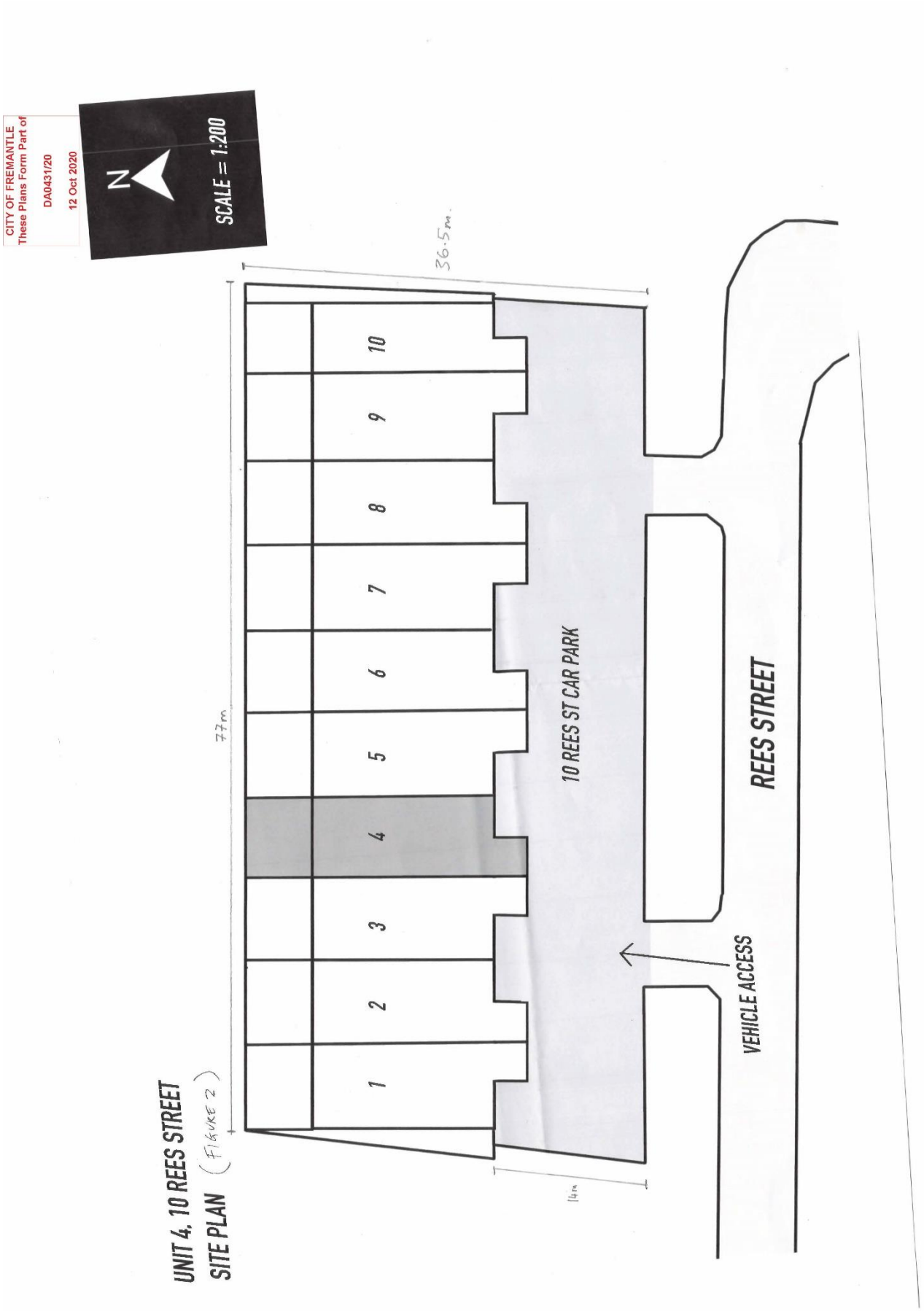
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12 Oct 2020

FIT SOCIETY
UNIT 4, 10 REES STREET
FLOOR PLAN (FIGURE 1 COPY)



SCALE = 1:100

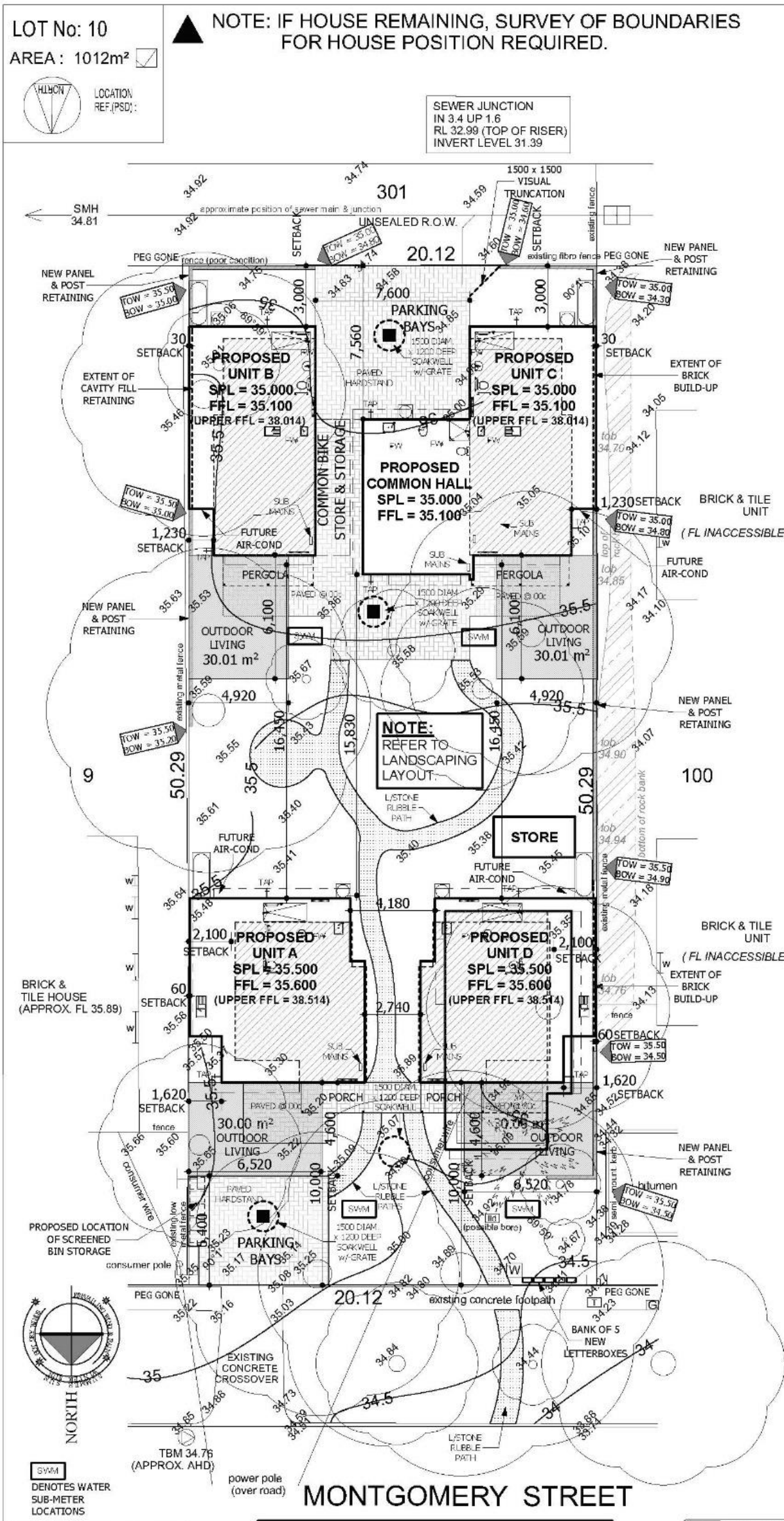
TOTAL AREA: 192m²
INSIDE: 136m²
OUTSIDE: 56m²


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DA0431/20
12 Oct 2020
N
SCALE = 1:200
36.5m.
77m
14m
1
2
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4
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6
7
8
9
10
10 REES ST CAR PARK
REES STREET
VEHICLE ACCESS
UNIT 4, 10 REES STREET
SITE PLAN (FIGURE 2)

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

Meeting attachment 1 – Amended Development Plans

CITY OF FREMANTLE
These Revised Plans Form Part of
VA0003/21
15 March 2021



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CITY OF FREMANTLE
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19 March 2021

UNIT A AREAS:

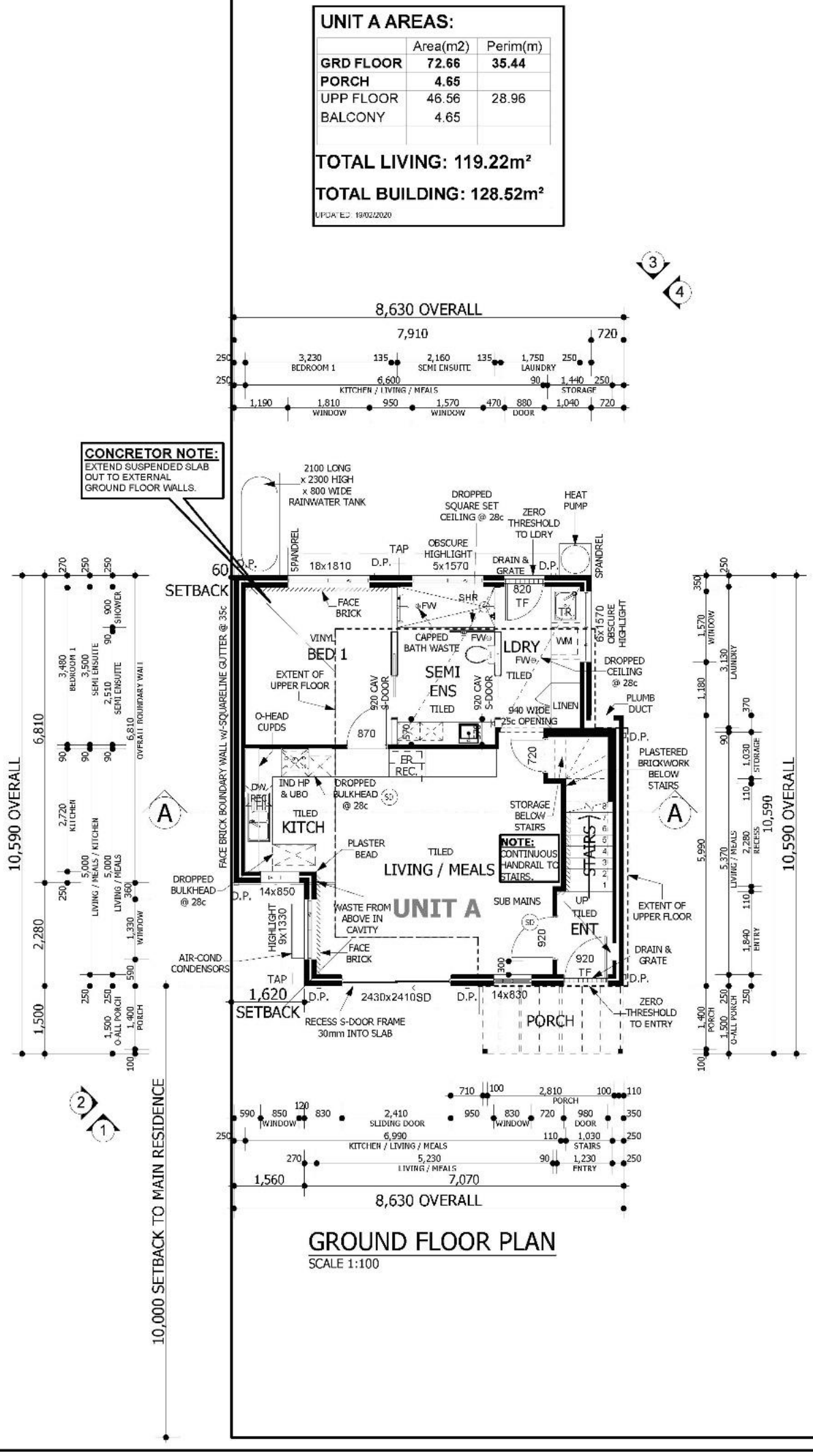
	Area(m2)	Perim(m)
GRD FLOOR	**72.66**	**35.44**
PORCH	**4.65**	
UPP FLOOR	46.56	28.96
BALCONY	4.65	

TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED: 19/02/2020

CONCRETOR NOTE:
EXTEND SUSPENDED SLAB OUT TO EXTERNAL GROUND FLOOR WALLS.



GROUND FLOOR PLAN
SCALE 1:100

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ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd

SITE ADDRESS:
UNIT A
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

CONTRACT INITIALS:
CLIENT: .....
CLIENT: .....
BUILDER .....
DATE: .....

DRAWING REVISION RECORD

No	DESCRIPTION	BY	DATE
C	AMENDMENTS FOR DEVELOPMENT APPLICATION.	JS	16-10-2019
D	180 LAYOUTS ADDED TO DRAWINGS.	JS	20-12-2019
E	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	21-01-2020
F	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	19-02-2020
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	16-06-2020
H	PRE-CONTRACT AMENDMENTS	JS	07-11-2020
J	CONTRACT VARIATION ORDER #005.	JS	09-03-2021

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9.4 STAR RATING

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JOB NO: J0419A
SHEET NO: 2 OF 7
DATE: 09-03-2021
REVISION NO: J

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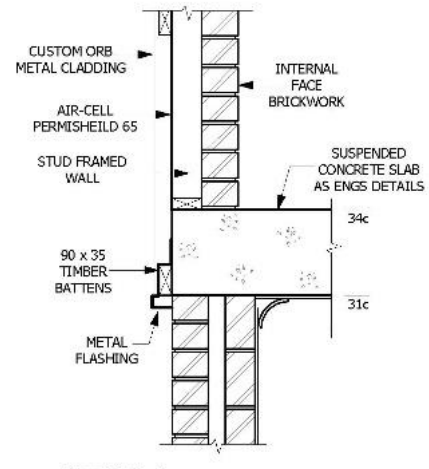
UNIT A AREAS:

	Area(m2)	Perim(m)
GRD FLOOR	72.66	35.44
PORCH	4.65	
UPP FLOOR	**46.56**	**28.96**
BALCONY	**4.65**	

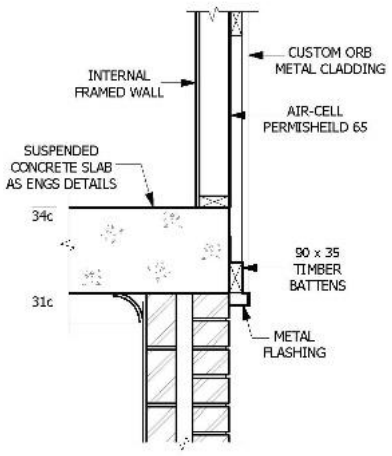
TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED: 13/02/2020



DETAIL 1
EXTERNAL WALL JUNCTION
w/- INTERNAL FACE BRICK ABOVE



DETAIL 2
EXTERNAL WALL JUNCTION
w/- FRAMED WALL ABOVE

UPPER FLOOR PLAN
SCALE 1:100

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DRAWING REVISION RECORD

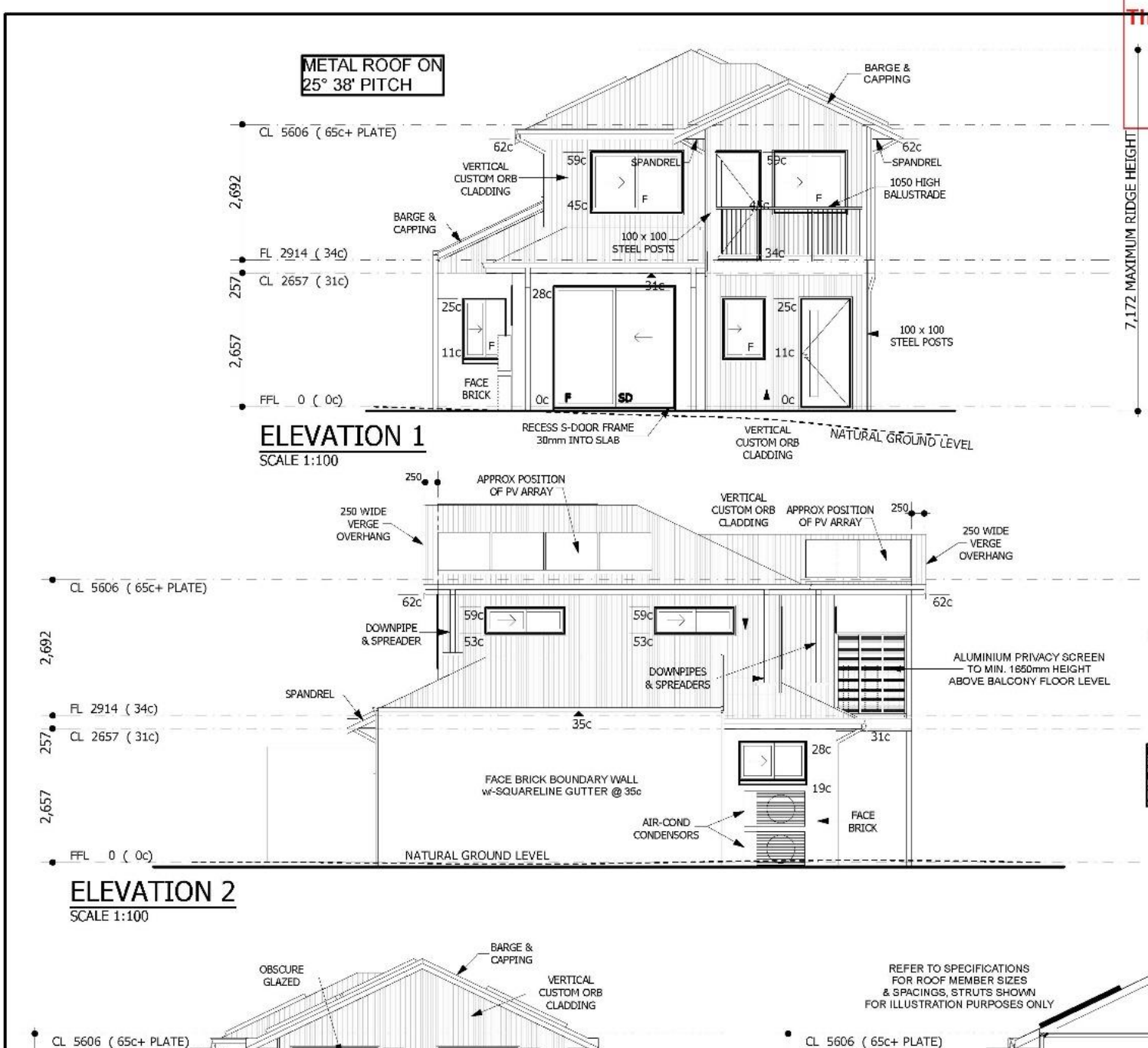
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F	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	16-02-2020
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	16-06-2020
H	PRE-CONTRACT AMENDMENTS	JS	07-11-2020
J	CONTRACT VARIATION ORDER #005.	JS	09-03-2021

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9.4 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419A
SHEET NO: 3 OF 7
DATE: 09-03-2021
REVISION NO: J

CITY OF FREMANTLE
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19 March 2021



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ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd

SITE ADDRESS:
UNIT A
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

DRAWING REVISION RECORD

No	DESCRIPTION	BY	DATE
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E	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	21-01-2020
F	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	18-02-2020
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-06-2020
H	PRE CONTRACT AMENDMENTS	JS	07-11-2020
J	CONTRACT VARIATION ORDER #005.	JS	09-03-2021

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9.4 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419A
SHEET NO: 4 OF 7
DATE: 09-03-2021
REVISION NO: J

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These Revised Plans Form Part of
VA0003/21
19 March 2021

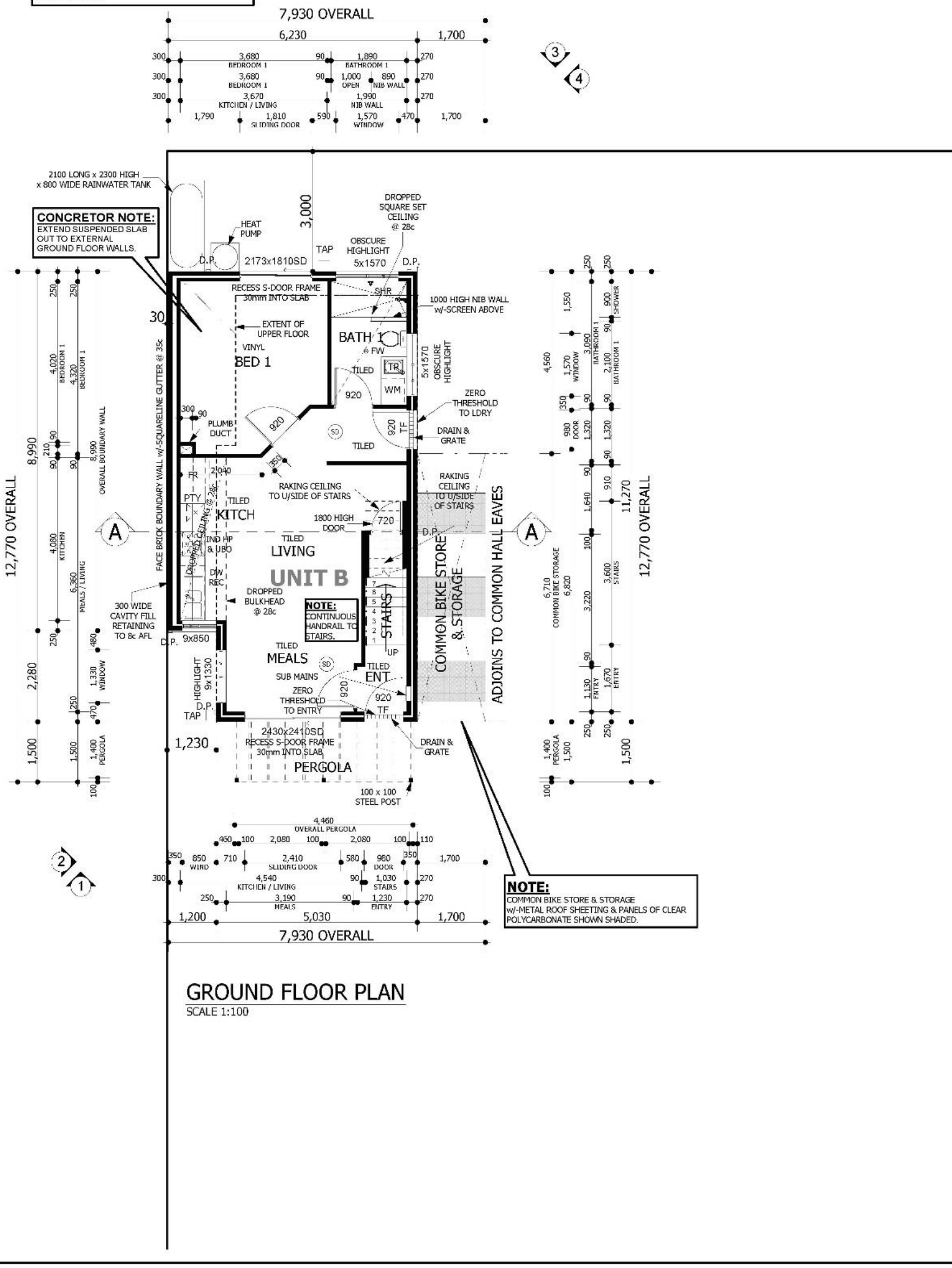
UNIT B AREAS:

	Area(m2)	Perim(m)
GRD FLOOR	67.48	35.00
BIKE STORE	11.41	
UPP FLOOR	51.87	31.40

TOTAL LIVING: 119.35m²

TOTAL BUILDING: 130.76m²

UPDATED 20/02/2020



GROUND FLOOR PLAN

SCALE 1:100

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ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd

SITE ADDRESS:
UNIT B
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

CONTRACT INITIALS:
CLIENT: .....
CLIENT: .....
BUILDER: .....
DATE: .....

DRAWING REVISION RECORD

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G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-05-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-10-2020
J	AMENDMENTS TO CONTRACT DRAWINGS	JS	25-01-2021
K	CONTRACT VARIATION ORDER #003.	JS	11-03-2021

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9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419B
SHEET NO: 2 OF 7
DATE: 11-03-2021
REVISION NO: K

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These Revised Plans Form Part of
VA0003/21
19 March 2021

UNIT B AREAS:

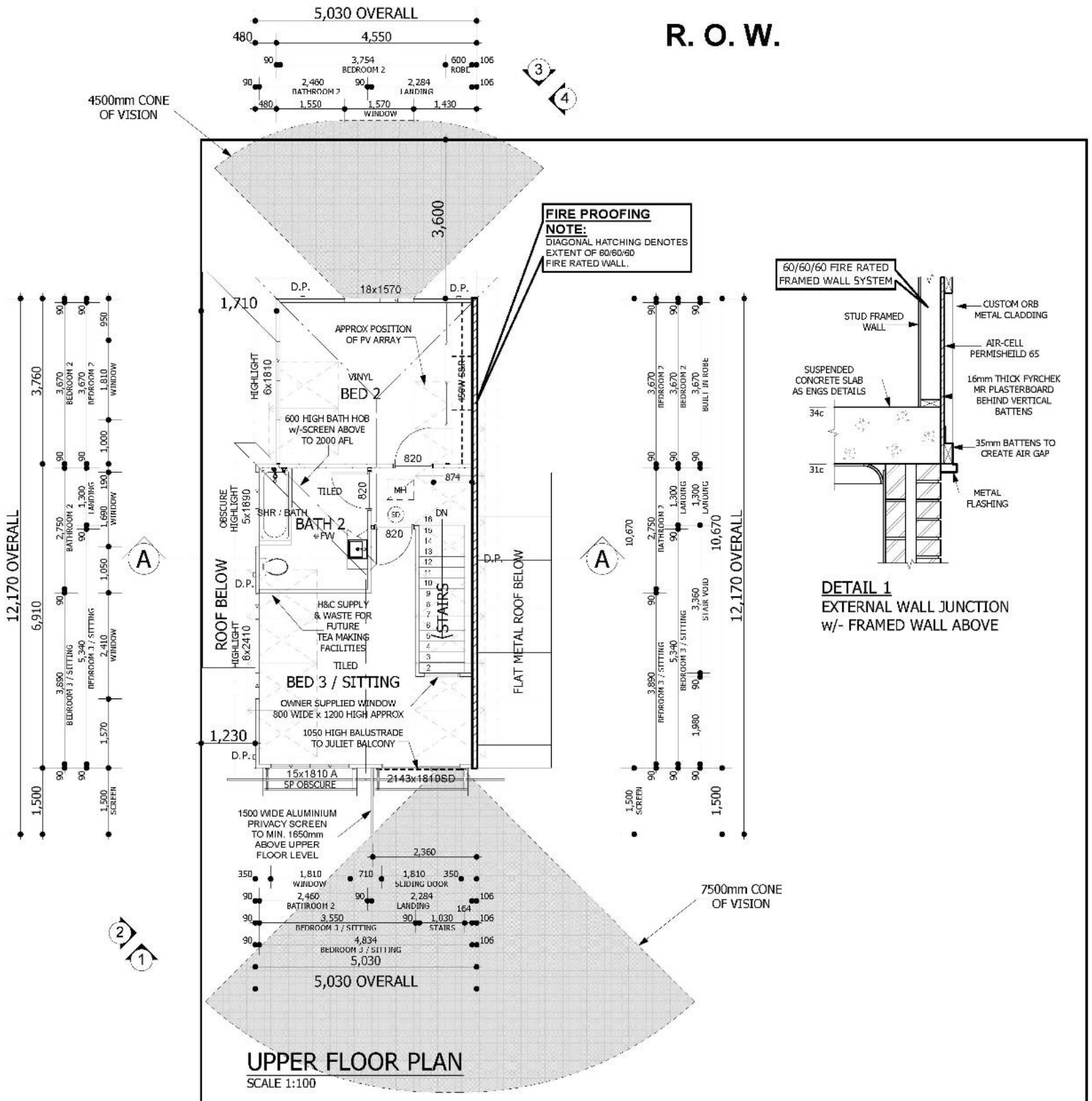
	Area(m2)	Perim(m)
GRD FLOOR	67.48	35.00
BIKE STORE	11.41	
UPP FLOOR	**51.87**	**31.40**

TOTAL LIVING: 119.35m²

TOTAL BUILDING: 130.76m²

UPDATED: 20/02/2020

R. O. W.



DETAIL 1
EXTERNAL WALL JUNCTION
w/- FRAMED WALL ABOVE

UPPER FLOOR PLAN
SCALE 1:100

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ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd

SITE ADDRESS:
UNIT B
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

CONTRACT INITIALS:
CLIENT: .....
CLIENT: .....
BUILDER .....
DATE: .....

DRAWING REVISION RECORD

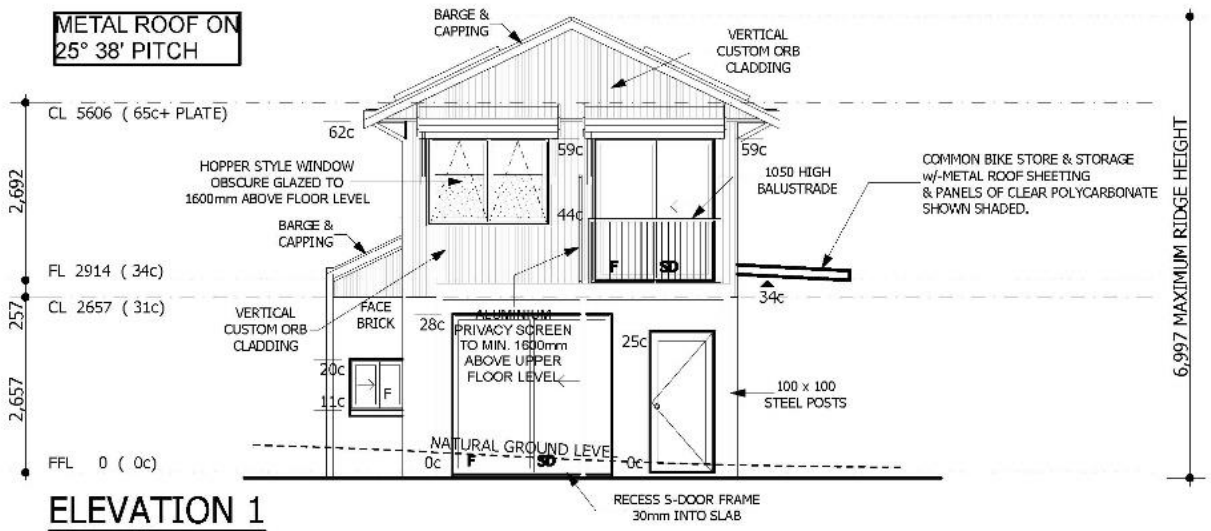
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G	AMENDMENTS TO P. ANNING APPROVED DRAWINGS.	JS	16-05-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS	JS	25-01-2021
K	CONTRACT VARIATION ORDER #003.	JS	11-03-2021

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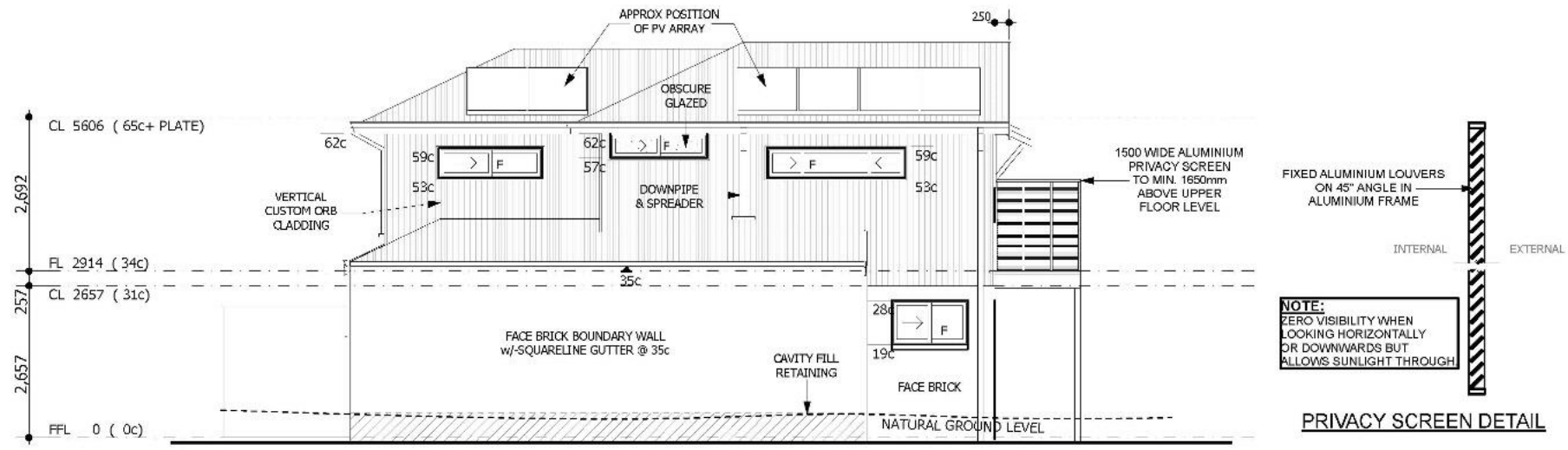
9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419B
SHEET NO: 3 OF 7
DATE: 11-03-2021
REVISION NO: K

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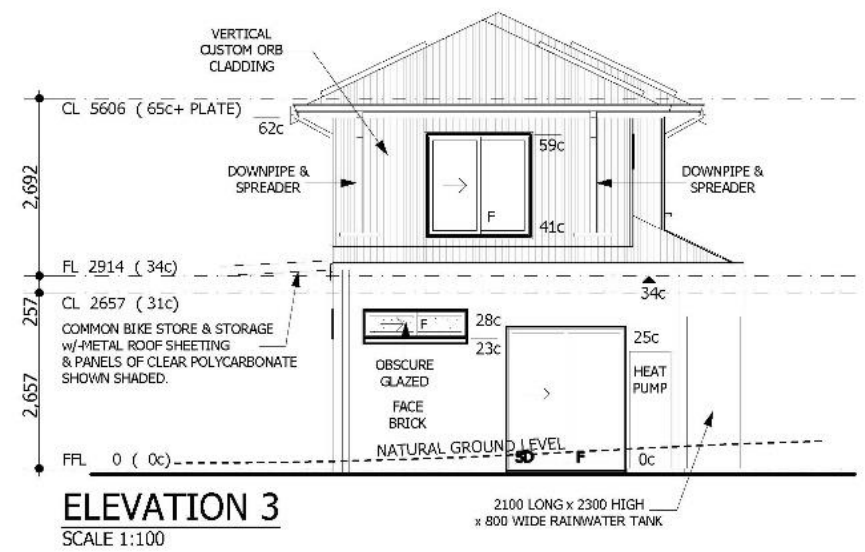


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SCALE 1:100

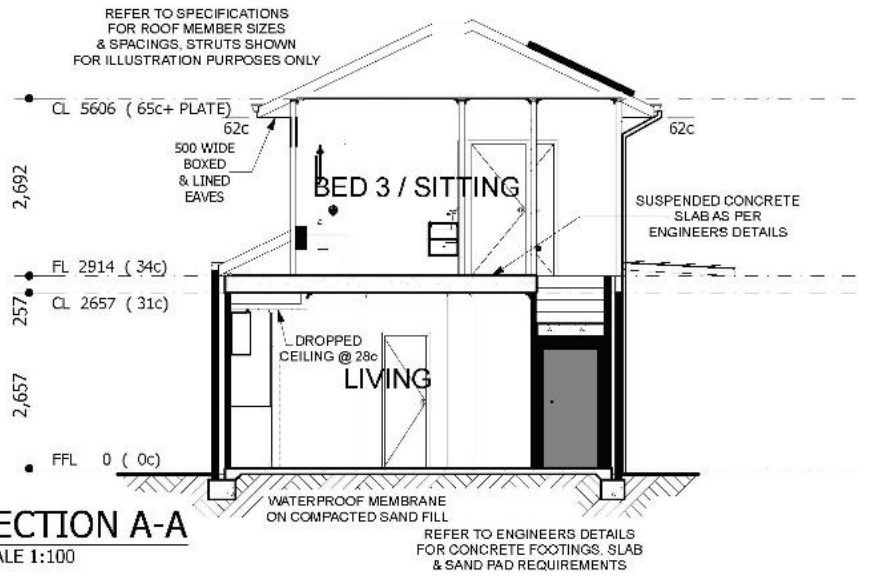


ELEVATION 2
SCALE 1:100

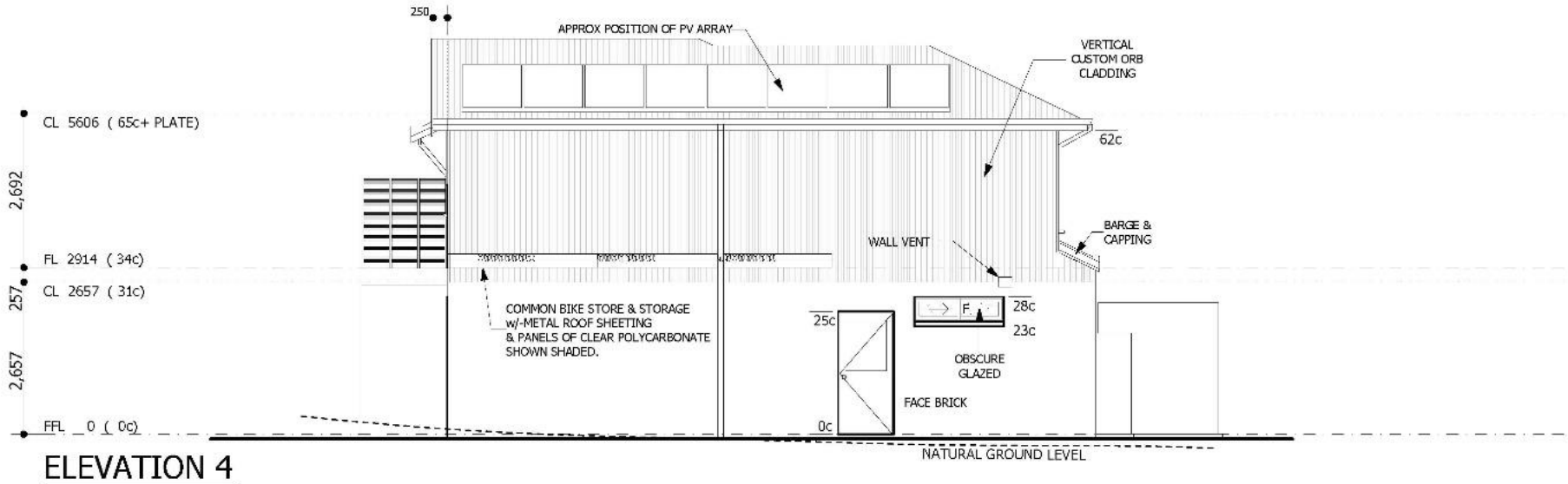
PRIVACY SCREEN DETAIL



ELEVATION 3
SCALE 1:100



SECTION A-A
SCALE 1:100



ELEVATION 4
SCALE 1:100

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REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd

SITE ADDRESS:
UNIT B
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

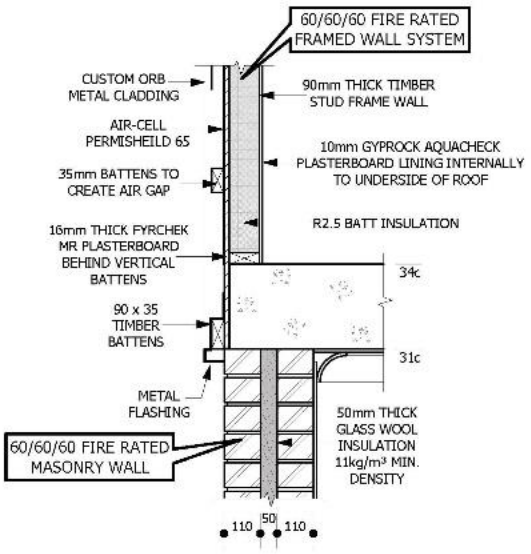
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F	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	18-02-2020
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-06-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	25-01-2021
K	CONTRACT VARIATION ORDER #003.	JS	11-03-2021

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9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419B
SHEET NO: 4 OF 7
DATE: 11-03-2021
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DETAIL 3
WALL JUNCTION BETWEEN
COMMON HALL & UNIT C

COMMON HALL AREAS:

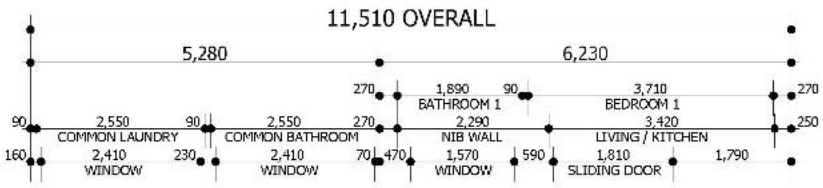
	Area(m2)	Perim(m)
GRD FLOOR	40.54	25.90

TOTAL BUILDING: 40.54m²
UPDATED: 22/07/2019

UNIT C AREAS:

	Area(m2)	Perim(m)
GRD FLOOR	67.48	35.00
UPP FLOOR	51.87	31.40

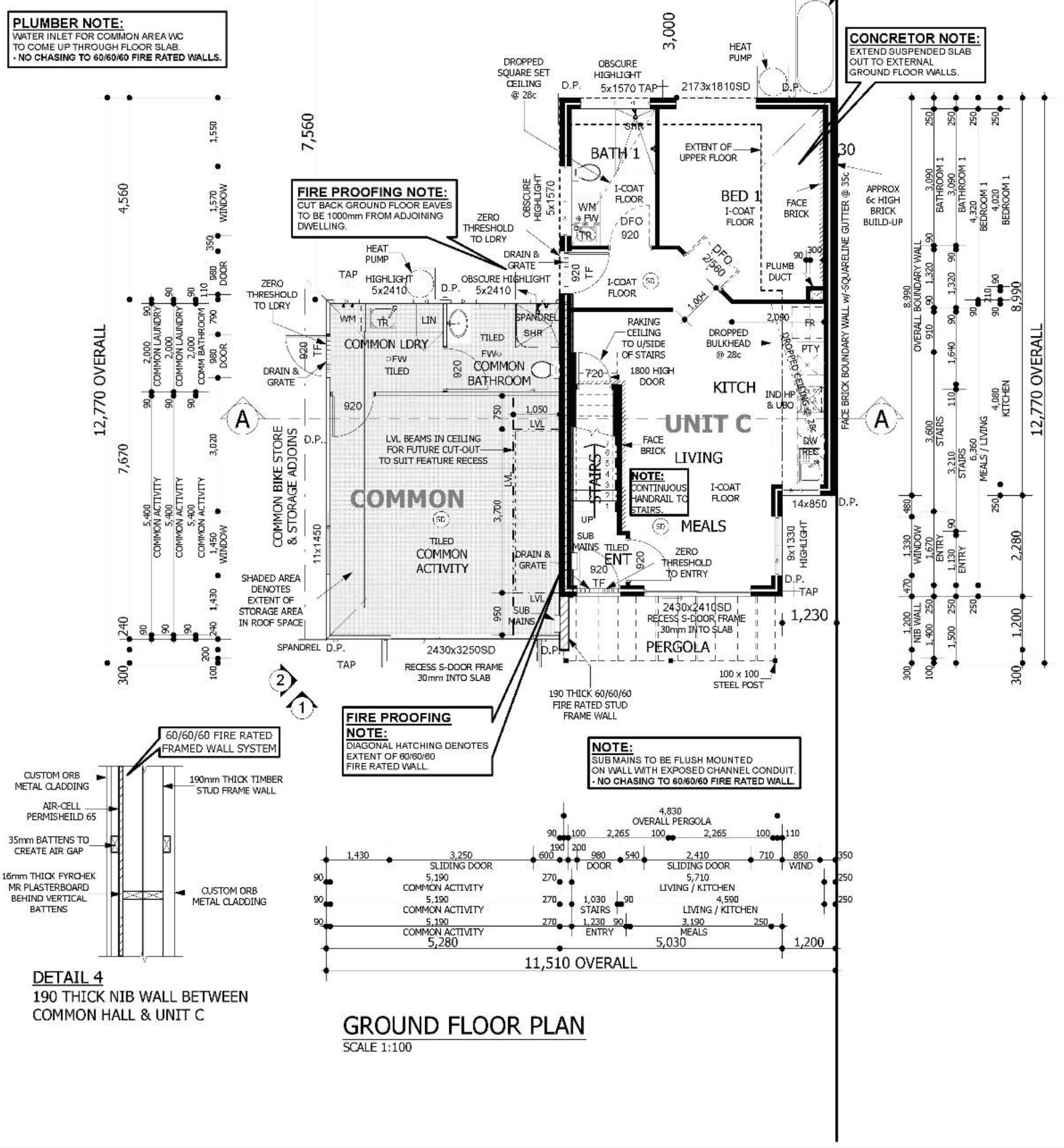
TOTAL LIVING: 119.35m²
TOTAL BUILDING: 119.35m²
UPDATED: 20/03/2020



PLUMBER NOTE:
WATER INLET FOR COMMON AREA WC TO COME UP THROUGH FLOOR SLAB.
- NO CHASING TO 60/60/60 FIRE RATED WALLS.

FIRE PROOFING NOTE:
CUT BACK GROUND FLOOR EAVES TO BE 1000mm FROM ADJOINING DWELLING.

CONCRETOR NOTE:
EXTEND SUSPENDED SLAB OUT TO EXTERNAL GROUND FLOOR WALLS.



FIRE PROOFING NOTE:
DIAGONAL HATCHING DENOTES EXTENT OF 60/60/60 FIRE RATED WALL.

NOTE:
SUB MAINS TO BE FLUSH MOUNTED ON WALL WITH EXPOSED CHANNEL CONDUIT.
- NO CHASING TO 60/60/60 FIRE RATED WALL.

DETAIL 4
190 THICK NIB WALL BETWEEN
COMMON HALL & UNIT C

GROUND FLOOR PLAN
SCALE 1:100

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MONTGOMERY STREET
BEACONSFIELD

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H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS	JS	29-01-2021
K	CONTRACT VARIATION ORDER #001	JS	10-03-2021

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9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419C
SHEET NO: 2 OF 9
DATE: 10-03-2021
REVISION NO: K

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UNIT C AREAS:

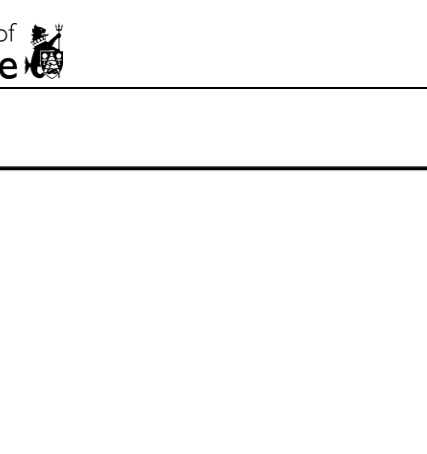
	Area(m2)	Perim(m)
GRD FLOOR	67.48	35.00
UPP FLOOR	**51.87**	**31.40**

TOTAL LIVING: 119.35m²

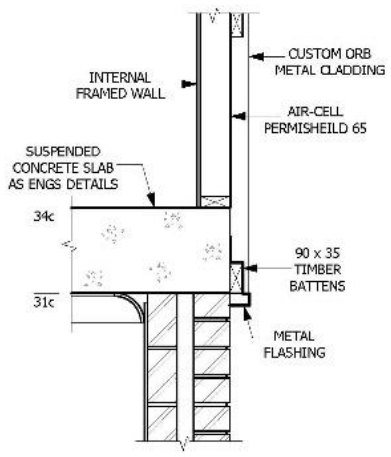
TOTAL BUILDING: 119.35m²

UPDATED 20/02/2020

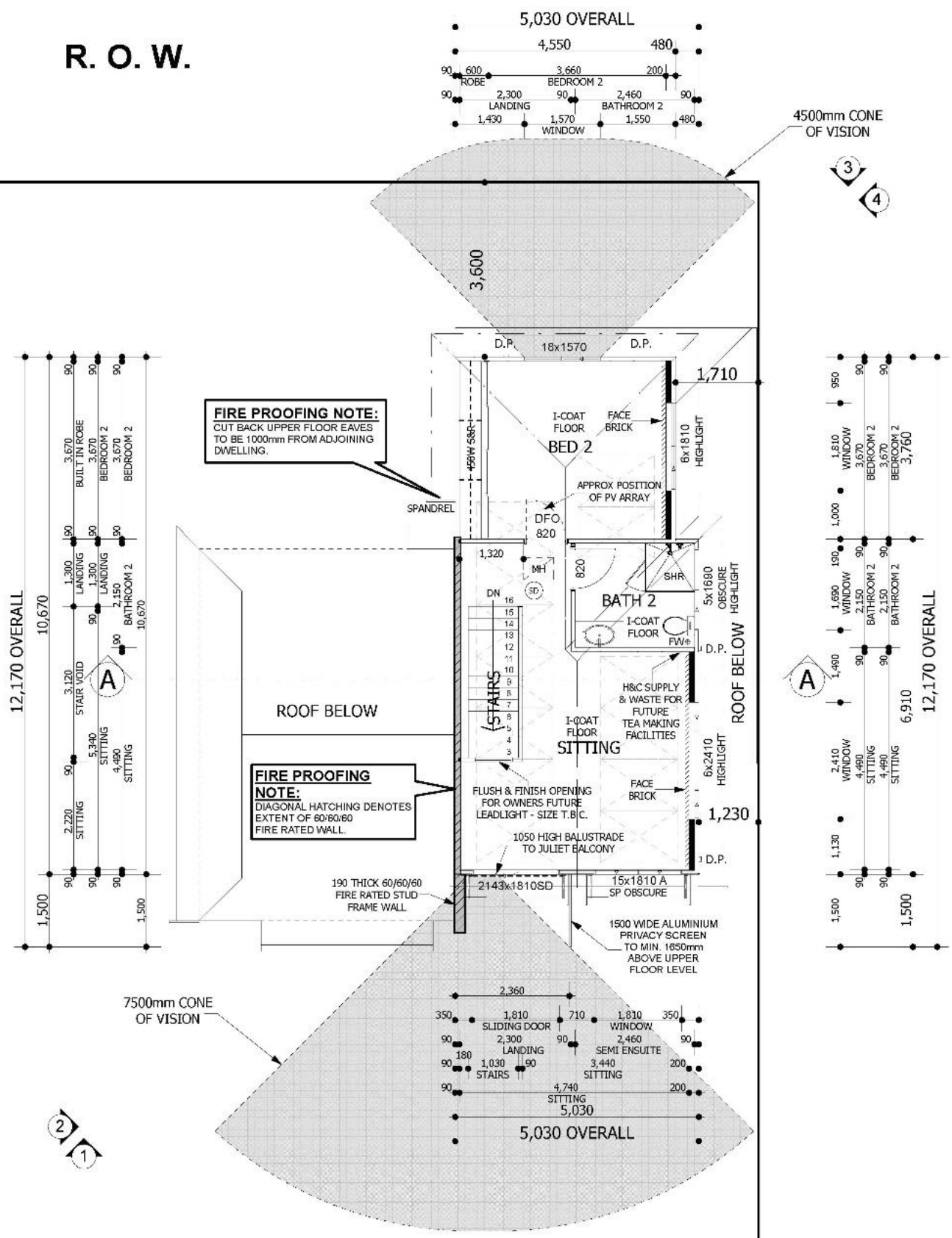
R. O. W.



DETAIL 1
EXTERNAL WALL JUNCTION
w/- INTERNAL FACE BRICK ABOVE



DETAIL 2
EXTERNAL WALL JUNCTION
w/- FRAMED WALL ABOVE



UPPER FLOOR PLAN
SCALE 1:100

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BEACONSFIELD

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DRAWING REVISION RECORD

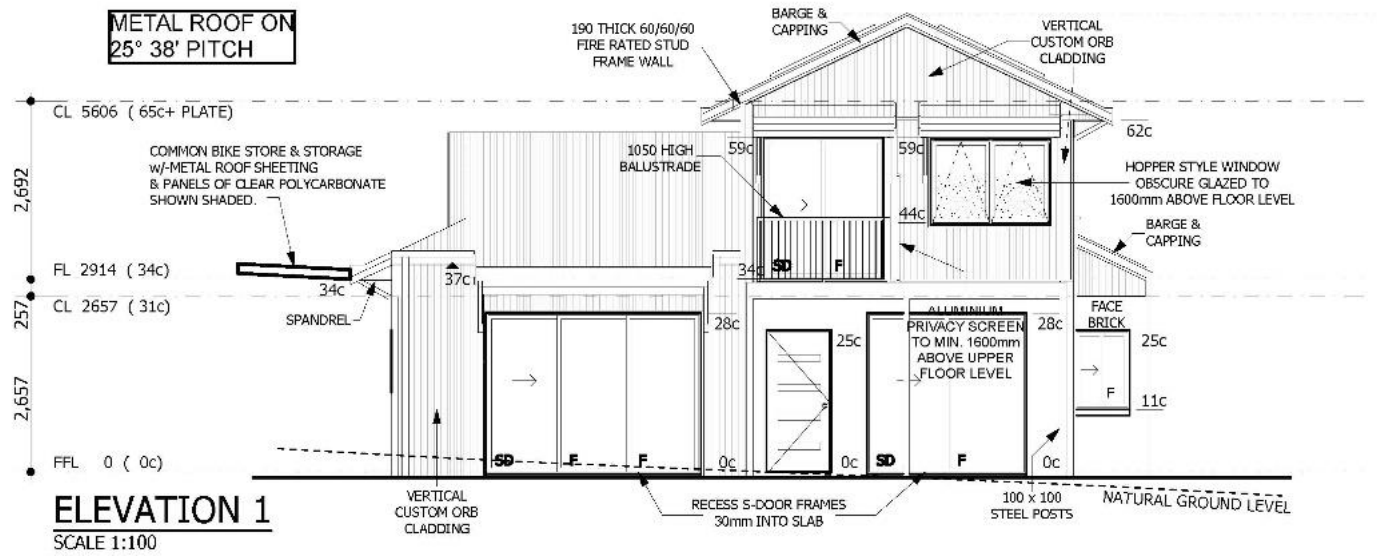
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F	AMENDED DEVELOPMENT APPLICATION DRAWINGS.	JS	19-02-2020
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-05-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	25-01-2021
K	CONTRACT VARIATION ORDER #001.	JS	10-03-2021

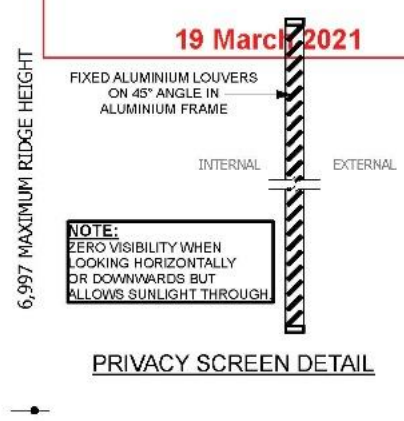
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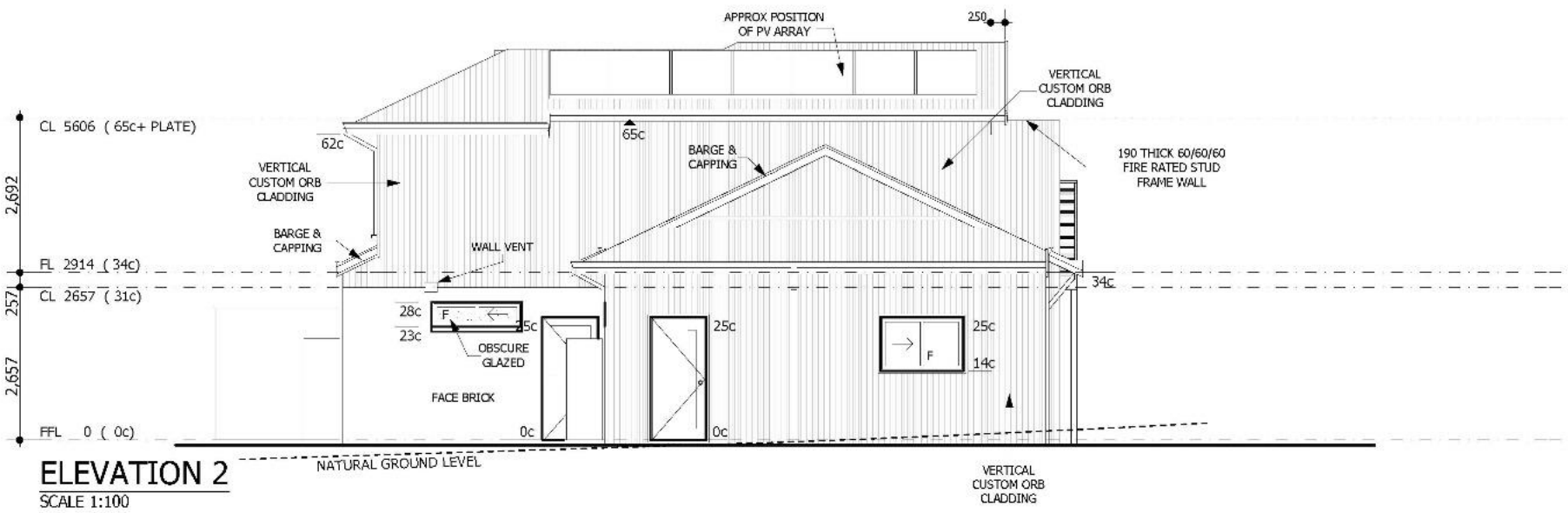
9.2 STAR RATING

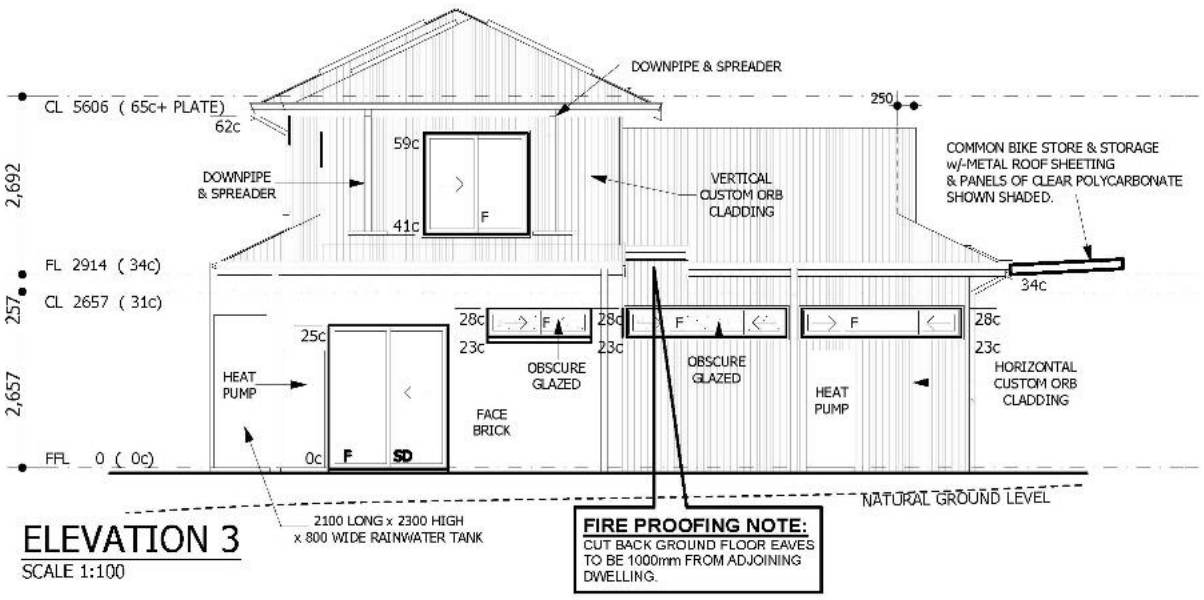
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JOB NO: J0419C
SHEET NO: 3 OF 9
DATE: 10-03-2021
REVISION NO: K

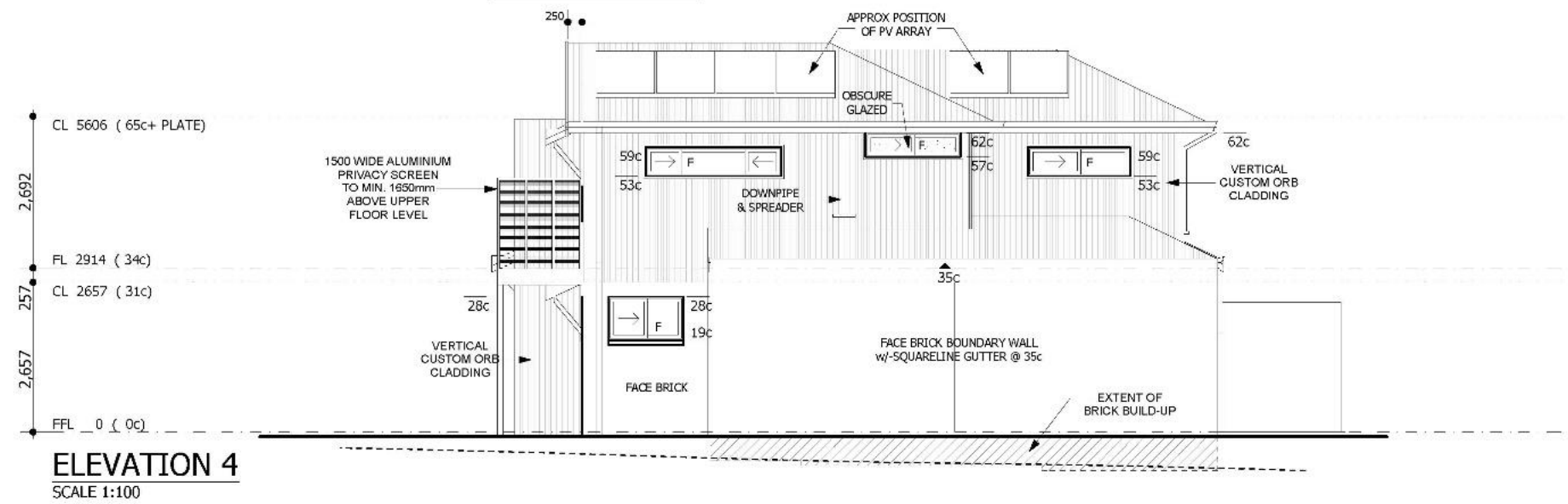
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REG No: 12074

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SITE ADDRESS:
UNIT C
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD

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CL ENT: .....
BJ LDER .....
DATE: .....

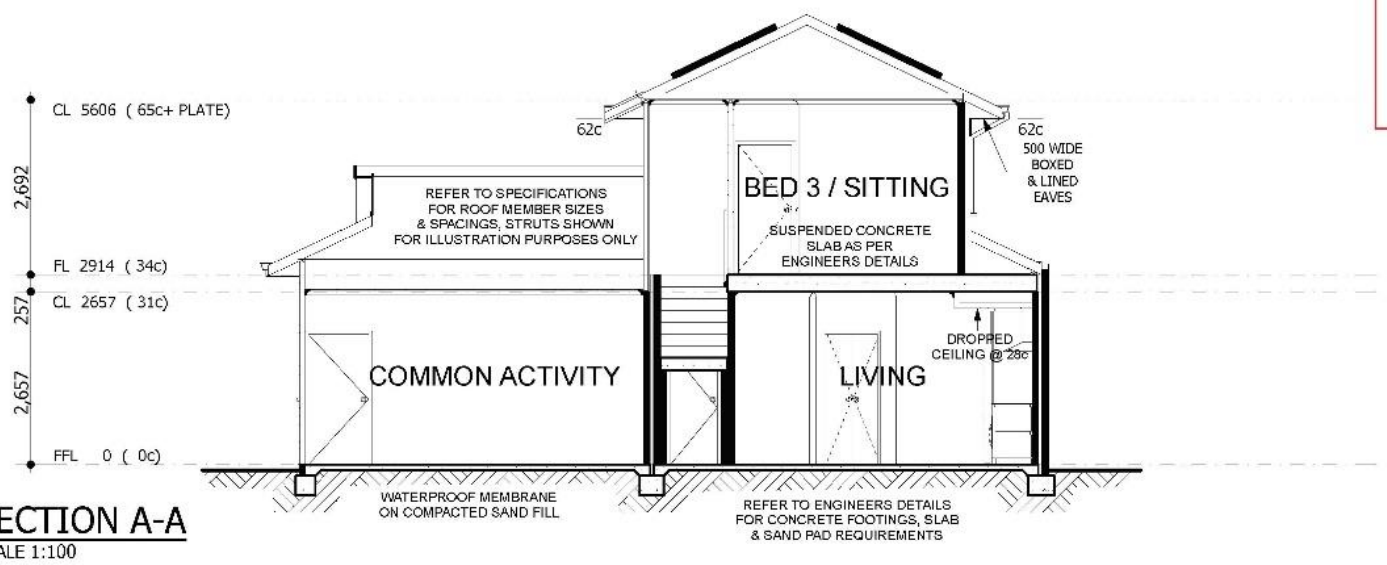
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G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-09-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	23-01-2021
K	CONTRACT VARIATION ORDER #001.	JS	10-03-2021

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9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419C
SHEET NO: 4 OF 9
DATE: 10-03-2021
REVISION NO: K

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SECTION A-A
SCALE 1:100

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DRAWING REVISION RECORD

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G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-09-2020
H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	23-01-2021
K	CONTRACT VARIATION ORDER #001	JS	10-03-2021

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9.2 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419C
SHEET NO: 5 OF 9
DATE: 10-03-2021
REVISION NO: K

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19 March 2021

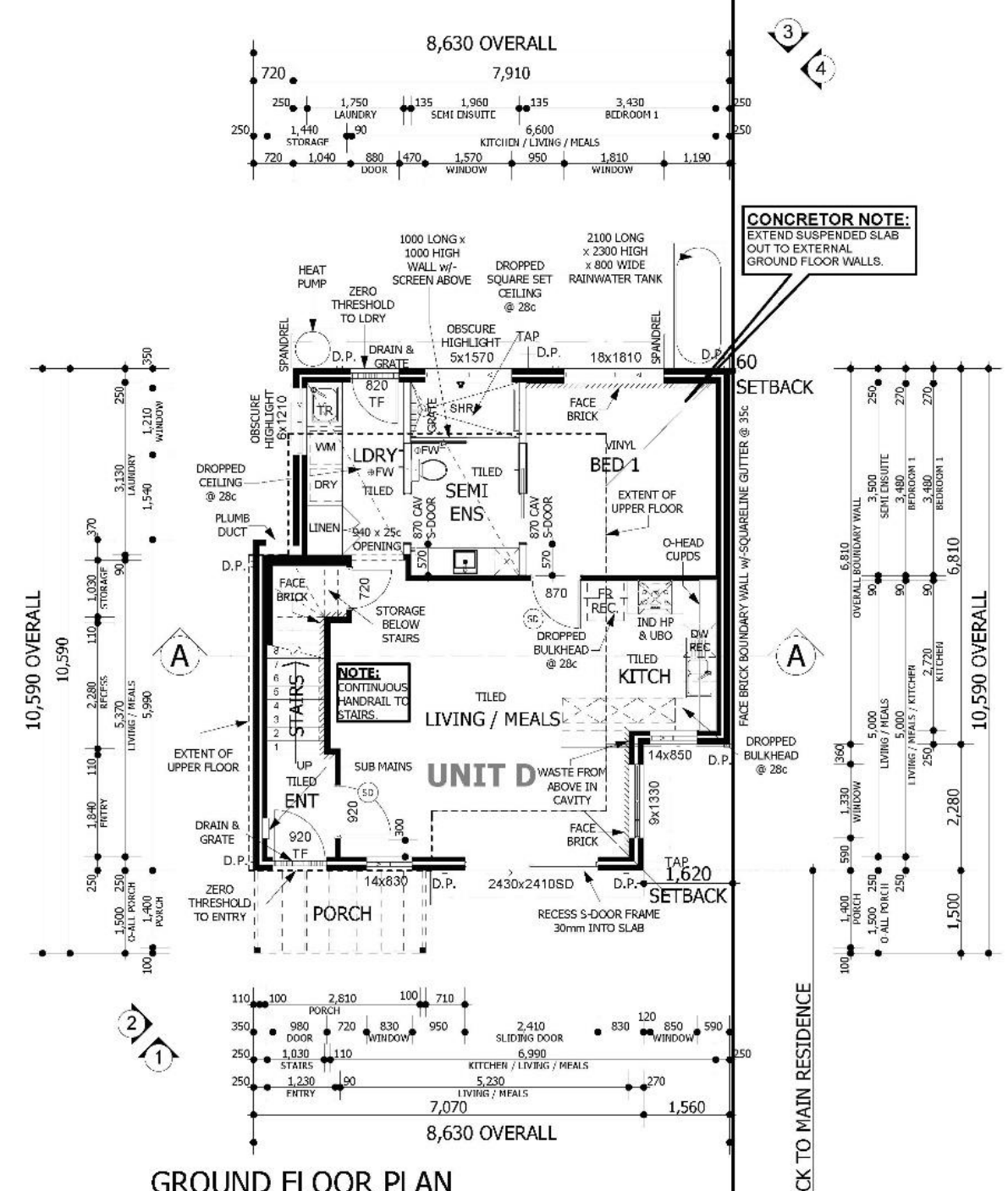
UNIT D AREAS:

	Area(m2)	Perim(m)
GRD FLOOR	**72.66**	**35.44**
PORCH	**4.65**	
UPP FLOOR	46.56	28.96
BALCONY	4.65	

TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED 20/02/2020



GROUND FLOOR PLAN
SCALE 1:100

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DATE: .....

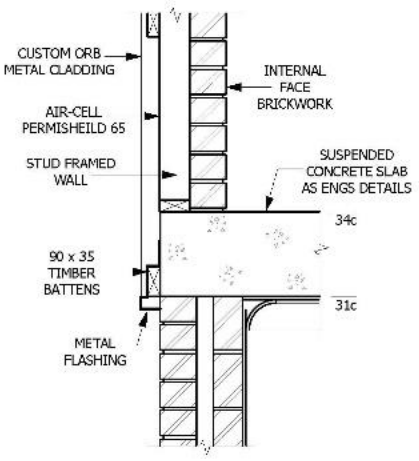
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J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	15-07-2021
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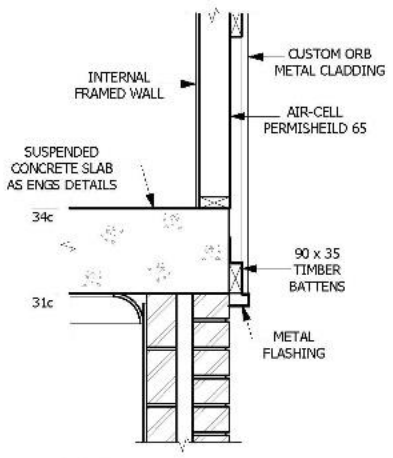
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9.3 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419D
SHEET NO: 2 OF 7
DATE: 10-03-2021
REVISION NO: K

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19 March 2021



DETAIL 1
EXTERNAL WALL JUNCTION
w/- INTERNAL FACE BRICK ABOVE



DETAIL 2
EXTERNAL WALL JUNCTION
w/- FRAMED WALL ABOVE

UNIT D AREAS:

	Area(m2)	Perim(m)
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PORCH	4.65	
UPP FLOOR	**46.56**	**28.96**
BALCONY	**4.65**	

TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED: 20/02/2020

UPPER FLOOR PLAN
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BEACONSFIELD

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DRAWING REVISION RECORD

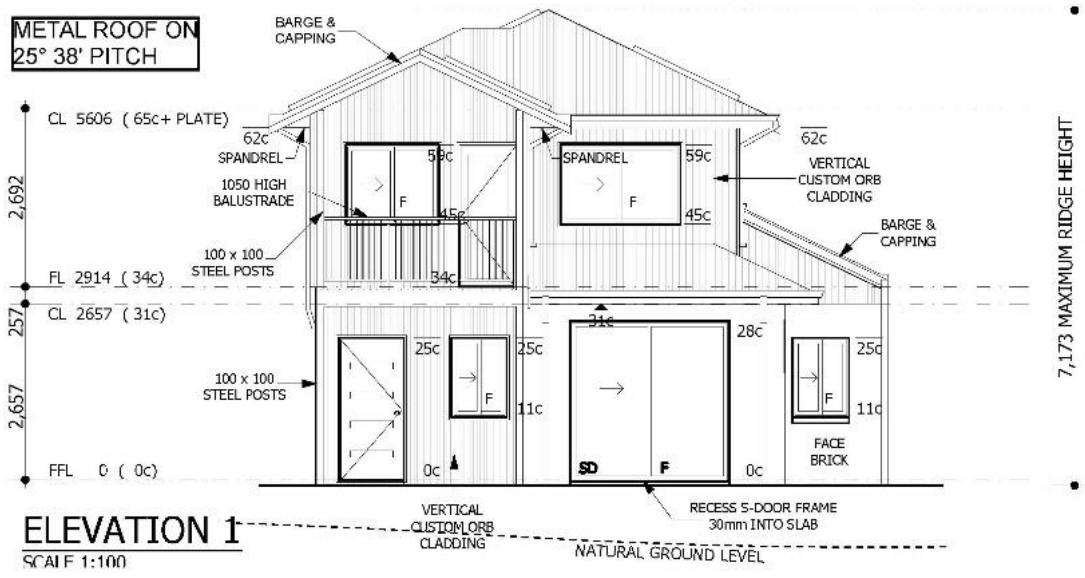
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H	PRE-CONTRACT AMENDMENTS	JS	02-11-2020
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	10-03-2021
K	CONTRACT VARIATION ORDER 0004.	JS	10-03-2021

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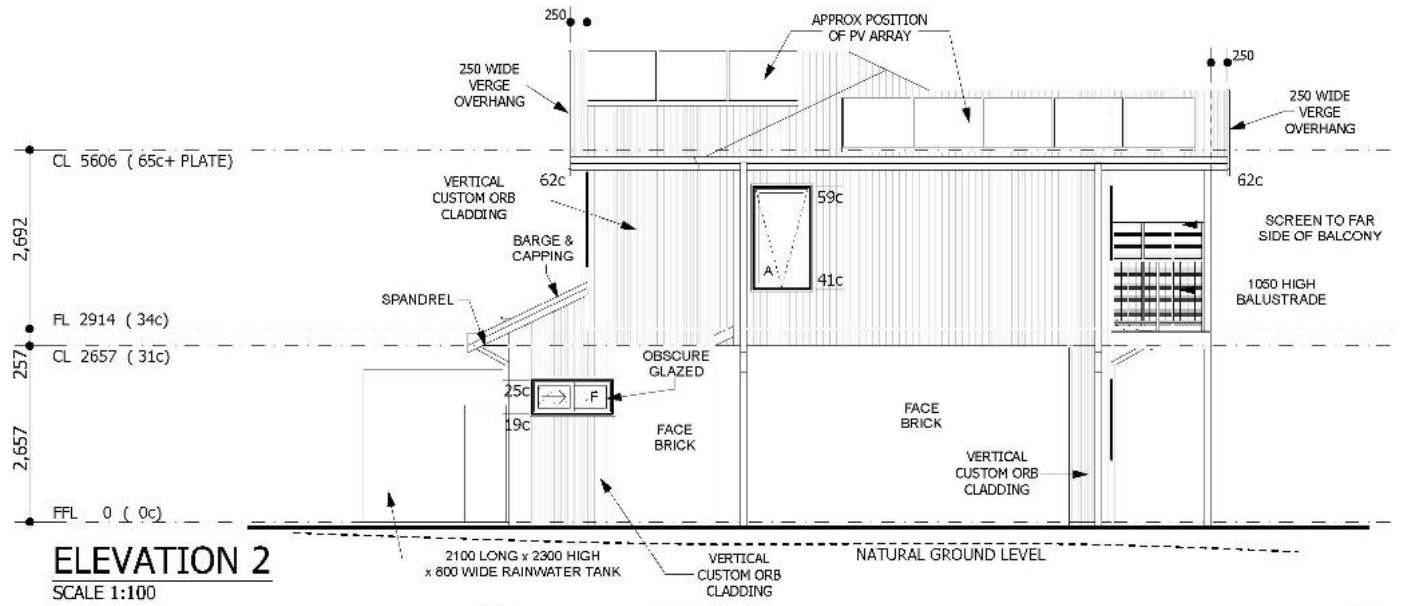
9.3 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419D
SHEET NO: 3 OF 7
DATE: 10-03-2021
REVISION NO: K

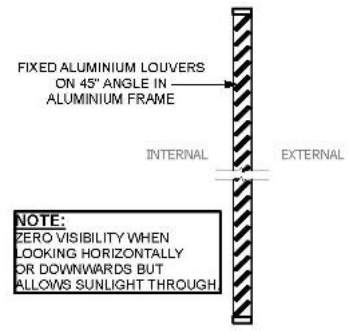
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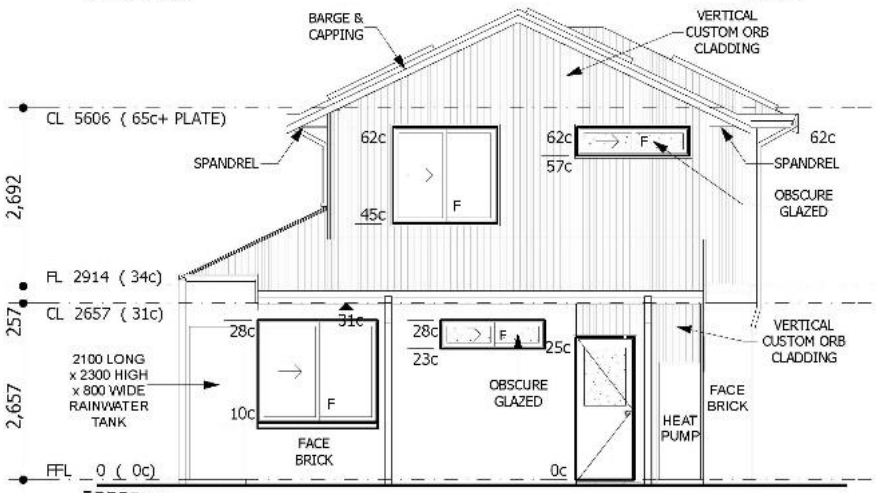
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SCALE 1:100



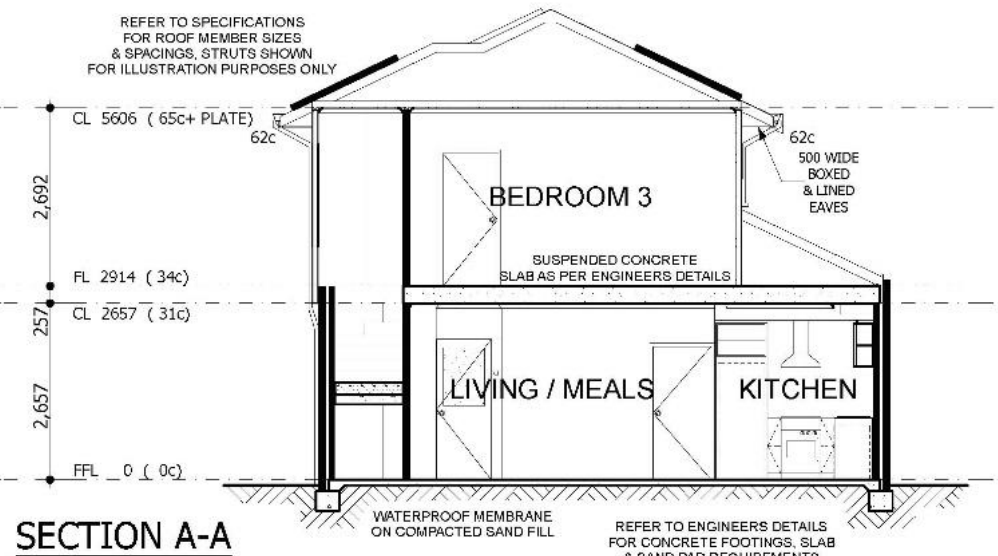
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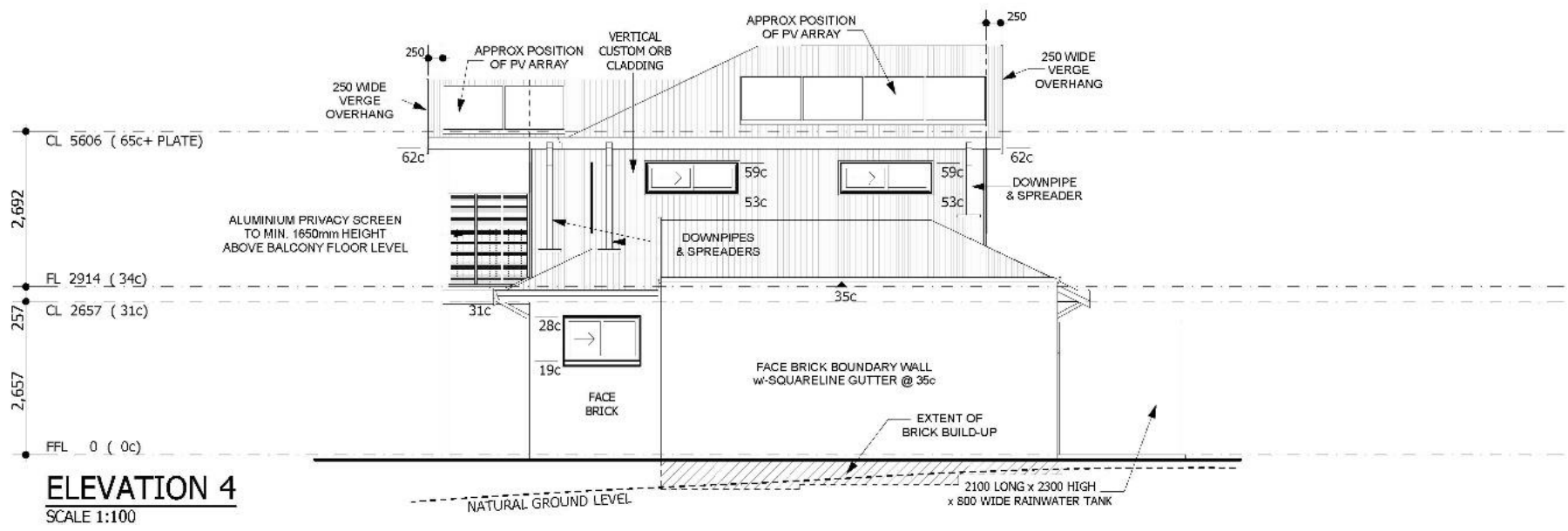
PRIVACY SCREEN DETAIL



ELEVATION 3
SCALE 1:100



SECTION A-A
SCALE 1:100



ELEVATION 4
SCALE 1:100

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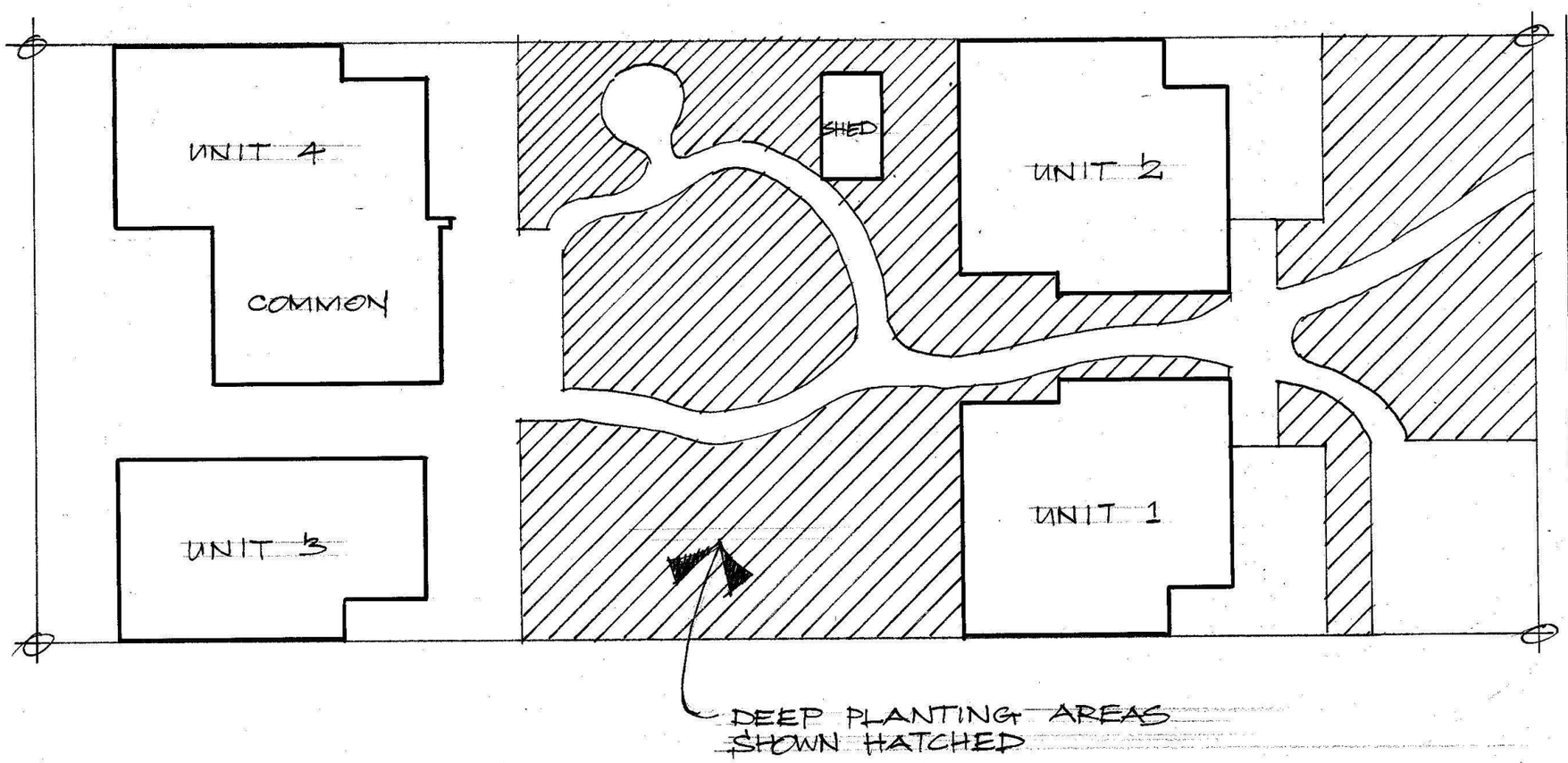
CONTRACT INITIALS:
CLIENT: .....
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BUILDER: .....
DATE: .....

DRAWING REVISION RECORD

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J	AMENDMENTS TO CONTRACT DRAWINGS.	JS	10-03-2021
K	CONTRACT VARIATION ORDER #004.	JS	10-03-2021

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9.3 STAR RATING

DRAWING SIZE: A3
JOB NO: J0419D
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DATE: 10-03-2021
REVISION NO: K



DEEP PLANTING AREAS PLAN

0m 5 10

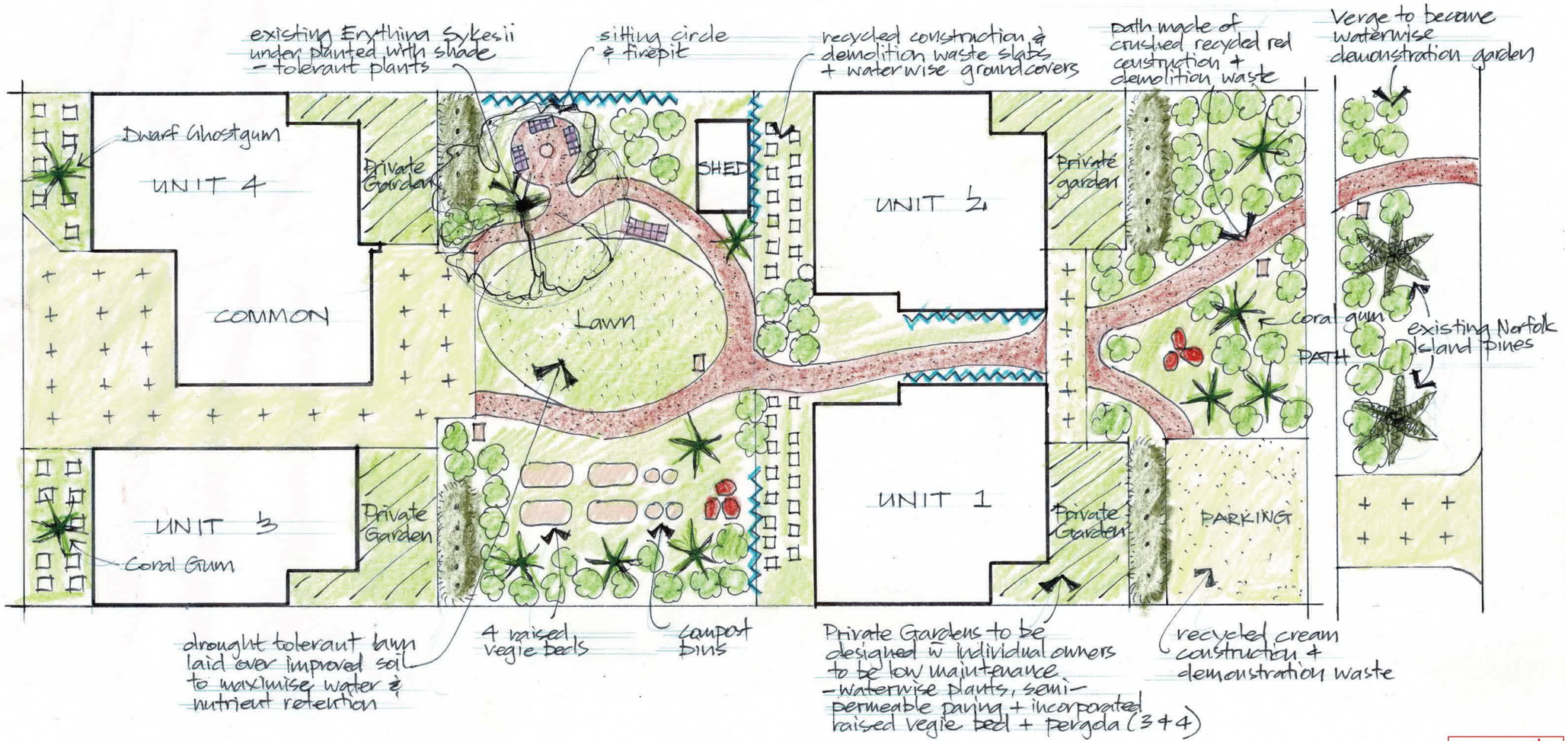
5 Montgomery St, Beaconsfield

PREPARED BY SAM WELLS / ECOTECTURE / THE FOREVER PROJECT

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NOTES:-

1) All plantings to include 'State of the art' soil improvement program to maximise water & nutrient retention & plant health + vigor.



LANDSCAPE PLAN

0m 5 10

LEGEND

- Mature trees selected to thrive in the local conditions
- Trellised Climbing Plants
- Hedge
- ++ Paved Areas
- Plants under 1.5m
- Gabion seating filled with recycled rubble
- Educational signage to showcase key environmental sustainability features w associated online fact sheets
- crushed, recycled red demolition waste
- Feature Rocks - recycled from site works wherever possible

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A MINI COHOUSING COMMUNITY

5 MONTGOMERY ST, BEACONSFIELD WA



Landscape Management Plan

Prepared by Chris Ferreira

The Forever Project

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Introduction:

The Green Swing have been granted approval for the development of a four dwelling mini cohousing community in Beaconsfield. As part of development approval the City of Fremantle require a comprehensive landscape management and the subsequent landscape installation.

The aim of the landscape management plan attached will be to show how the proponent plans to:

- Create a beautiful, climate resilient and locally relevant sustainable landscape for the project site that will compliment the proposed housing structures and facilitate the effective development of a cohesive onsite community
- Showcase for the broader Fremantle community 'state of the art' sustainable landscaping techniques, focusing on the creation of waterwise, fertilise wise landscapes with a strong focus on the use of recycled construction and demolition waste materials for the various proposed 'hard landscaping' components
- Deal with onsite canopy loss with the addition of strategically placed advanced trees
- Create an engaging space where the proponent can, in partnership with the Forever Project, the landscape team and the City of Fremantle provide opportunities to educate the wider Fremantle community on key aspects of sustainable landscaping and as such for the site to become a permanent educational example of such climate resilient landscapes within the City of Fremantle Bioregion

The landscape installation will involve the:

- Amelioration of the site to remove in-situ contaminants and make the site suitable for landscape installation
- Procurement and use of suitable climate resilient and, where ever possible, locally endemic species that conform to CPTED and appropriate 'line of sight' revegetation guidelines
- Substantial improvement of the in-situ soil to facilitate and strong and effective plant establishment (see Appendix 2)

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- Installation of advanced trees to effectively help improve the onsite canopy cover index and to compensate for trees accidentally lost from the site during clearing works
- Development of a balance of planted and 'hard' landscaping to encourage outdoor activity and community use
- Incorporation of a range of community features such as community vegie gardens, compost bins, eco-information educational signage and public meeting spaces and seating

Effective waterwise garden establishment and management:

To ensure maximum planting success, vigor and health in this proposed landscape the following planting principles will be adopted:

Principle One:
Garden designed taking account of local climate, site features and soils.
Only by carefully working out the different characteristics of the site will landscape managers be in a position to *"put the right plants and features in the right place for the right reasons"*. Sandy soils dominate the whole site and will need to be 'amended' to improve water and nutrient retention.
Planting holes will be made at least 4 times the size of the plant root ball and backfilled with a mix of clay, compost, in-situ' sand and wetting agent to create a good planting medium. (see Appendix 2)
Plants will be planted into shallow basins to collect and direct onsite water towards seedling roots

Principle Two:
All plants grouped according to 'hydrozones'.
'Hydrozones' are the various areas of the garden that require different watering regimes. For instance 'water guzzlers' such as veggie seedlings will be grouped together and in a protected area, so that they can have their own more intensive and effective watering system.
Drought tolerant plants will dominate the garden and will be grouped together with their own less intensive watering system.

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Principle Three:
Where ever possible plants chosen will be waterwise.
There are so many wonderful plants available that fit within this category and if carefully chosen and managed will within one year be virtually beyond the need for much summer watering. (see Appendix 1)
It will be important to ensure that any non local waterwise plants chosen have been screened to ensure they have minimal weed potential. This will mean choosing hybrids and ensuring that the nursery the plants are purchased from is accredited with the NGIWA and the Water Corporation.

Principle Four:
The garden will be managed using fertilise wise principles.
A truly ***Great Garden*** is one where the nutrients that fall or are applied there ***stay*** there! This will mean the fertilisers chosen will have 3 key features – they will be slow release (or control release), be organically based and have a suite of trace or micronutrients. They will only be applied when the plants need it, when water repellency has been controlled, not in winter, generally late autumn and early spring, at less than recommended rates and not when rain is forecast!

Principle Five:
Gardens will use waterwise mulches including recycled street tree prunings, recycled rubble mulch in all garden beds.
The garden will display the best quality recycled construction demolition materials (rubble) and street tree pruning mulches. These will be carefully added to all garden beds to maintain soil health, reduce evaporation and suppress winter weeds.
Where ever possible garden and kitchen waste will be recycled and turned into compost for the gardens.

Principle Six:
The Garden will have the latest water efficient irrigation and at least some subsurface irrigation.
The landscapes will need to be a model for water efficient irrigation. There should be little of no evidence of watering and runoff and will be controlled so that it only comes on when the soil moisture level indicates watering is necessary.

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Principle Seven:
Integrated pest, weed and disease management strategies (IPM)
This will mean that any problems in the garden will controlled by:

- organic management of the soil, planting of a range of local plants and increasing garden diversity the biodiversity of the garden improves thus helping to provide 'natural control'.
- Using a range of control and management measures that will provide an integrated management system, this will be based where ever possible on a sound understanding of the life cycle and causes of the particular problem.
- Where ever possible using low toxic environmentally friendly chemicals.
- Only using toxic chemicals as an absolute last resort.

Principle Eight:
All lawn areas will be established using the latest waterwise principles.
The proposed lawn area will be laid over improved soil. Compost, clay and wetting agents will be incorporated into the top 20cm of the soil to make an excellent bedding for the newly laid lawn. The lawn will be carefully managed to minimize water and fertilizer use and maintained wherever possible using organic management principles. The lawn will be irrigated by a carefully designed and installed gear drive system and will be maintained with applications of wetting agents in March, Oct and Dec and with annual top dressing with a blended compost

Reaching out to support the community

The proponent is keen ensure that the proposed landscape can provide an important educational resource for the residents of Fremantle to help them gain the incentive, skills and inspiration to create and or improve their own landscapes to make them more sustainable. For this to occur the proponent proposes the following community education extension strategy:

- Installation of eco- educational signage – this will be strategically placed around the site and on the verge to help inform visitors to the key sustainability features of the garden
- Creation of associated eco-fact sheets and online resources – this will be made available to the City of Fremantle to be put online to help with educational information dissemination

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- Blank Canvas Garden makeover demonstration – the proponent would like to explore the possibility of partnering with the City of Fremantle to host a public open day where residents of Fremantle can come and see the final installation of the garden and be taught key aspects of sustainable gardening including techniques utilized to make the site climate resilient, water and fertilise wise, supportive of local biodiversity and countering Urban Heat Island effect, (see Appendix 3)

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The planting will be largely made up of a mix of waterwise locally endemic plants and pathways made of recycled construction and demolition waste



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Carefully sourced advanced trees will be used to help re-establish canopy cover for the site



The site will comprise a mix of soft and 'hard' landscaping features including hand crafted gabion seating

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Managing existing trees and landscapes

The following steps will help ensure that the gardens can be maintained in a healthy and vigorous state:

- All existing and proposed trees will be 'Canopy thinned' with an aim to keep the trees healthy and stable on the site, this will involve removing weak and diseased limbs
- Wetting agents will be used in all garden beds and lawn areas in late Spring, mid summer and mid autumn to ensure maximum water penetration into soils.
- Street tree mulches will be topped up annually to maintain healthy soil cover
- Shrubs and groundcovers will be carefully pruned after flowering to maintain health and vigor

Sustainable Gardening techniques that will govern the Montgomery St garden installation and management (See appendix 2):

Healthy food comes from healthy soil. The better and 'richer' the soil the more 'nutrient dense' the food. 'Greenwaste' from the kitchen and garden will be used to make premium compost to be sued onsite.

Growing healthy and nutritious food in WA can be tough especially over summer. Where ever possible a 30% shade cloth will cover over the veggie plants in summer to cut back the impact of the relentless summer sun.

Remember your food growing areas should be part of an ecosystem. a suite of plants that can attract wildlife – birds, frogs and insects will be planted to do the bulk of the onsite pest control

Feed the soil to feed your plants. Good quality compost, manures, clay, zeolite, organic slow release fertiliser, rock dust and fish and seaweed solution will be the building blocks of the food growing systems used onsite to ensure healthy and nutritious food production.

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Never leave the soil bare! For the food growing areas a lupin or pea straw will be used to keep the soil and plants protected in the proposed veggies beds.

Fat drops close to the ground! Drip line irrigation or low drippers will be used where ever possible to keep the gardens truly waterwise and productive.

Appendix 1:

Tough Guys For Tough Gardens – a broad selection of suitable plants for the development site

Trees (small 4-12m high) perfect for our smaller yards!

(Remember trees were the first and are still the best 'natural air conditioner' for your home – cooling and shading in summer, protecting and screening in winter)

Agonis flexuosa – WA Peppermint
Banksia attenuata – Candle Stick Banksia
Banksia menziesii – Menzies Banksia
Banksia prionotes – Acorn Banksia
Banksia seminuda
Callitris preissii – Rottnest Island Pine
Casuarina equisetifolia - Drooping Sheoak
Casuarina obesa – Swamp Sheoak
Euc cornata - Yate
Eucalyptus erythrcoorys – Illayarrie
Euc decipiens – Limestone Mallee
Euc foecunda – Fremantle Mallee
Euc spathulata – Swamp Mallet
Euc synandra – Weeping Gum
Euc torquata – Coral Gum
Euc victrex – Dwarf Ghost Gum
Grevillea robusta – Silky Oak
Melaleuca lanceolata – Rottnest Island Tea Tree

Fancy trees

Agonis flexuosa WA Peppermint 'After Dark'
Agonis flexuosa WA Peppermint 'Varigated limelight'
Corymbia ficifolia Dwarf Red Flowering Gum 'Summer Series' (seriously sexy!!)

Large Shrubs (2-3m) Good for screening walls and ugly neighbors!

Calothamnus quadrifidus – One sided bottlebrush
Chamelaucium uncinatum – Geraldton Wax

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Dodonea viscosa – Hop Bush
Grevillea 'Ellendale Pool' (great next to ponds)
Grevillea longistyla – Showy Grevillea
Grevillea olivacea – Coastal Grevillea
Grevillea olivacea – 'Apricot Glow'
Grevillea thelemaniana – Spidernet Grevillea
Hibbertia cuneformis – Yellow Buttercups
Melaleuca incana – Grey Honey Mrytle
Melaleuca nesophyla – Western Tea Myrtle
Ricinocarpus tuberculatus – Wedding Bush
Spyridium globulosum – Spider Bush

Fancy large shrubs:

Dodonea viscosa purpurea – Burgundy Hop Bush
Macrozamia reidleii – Zamia Palm ** Salvaged' from development sites**
Xanthorrhoea preissii (feature Grass Trees) ** Salvaged' from development sites**

Small Shrubs (1-1.5m) Good for small areas:

Acacia cuneata – Cut leaf wattle
Acacia lasiocarpa –Dune Moses
Banksia blechnifolia– Creeping Banksia
Banksia petiolaris – Creeping Banksia
Banksia repens –
Correa alba – White Correa
Damperia teres – Blue Damperia
Diplolaena angustifolia – Yancep Rose
Eremaea pauciflora – Orange Flowered Eremaea
Eremophilia glabra – Tar Bush
Guitinotia ledifolia
Hibbertia racemosa – Stalked Guinea Flower
Leucophyta brownii – Cushion Bush
Melaleuca seriata
Melaleuca tetragona – Purple Melaleuca
Olearia axillaris – Coastal Daisy
Philotheca spicatus – Pepper and salt
Pimelea ferruginea – Coastal Banje
Thryptomeme saxicola
Verticordia densiflora – Feather Flower
Westringia fructosa – Native Rosemary

Fancy small shrubs:

Acacia 'limelights'
Banksia 'Birthday Candles'
Chamelaucium 'Lady O'
Correa 'Ivory Bells'
Correa 'Dusky Bells'
Correa 'Firebird'
Correa 'Pink Panther'

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Eremophila nivea 'Spring Mist'
Eremophila microtheca – Purple Eromophila
Festuca glauca
Grevillea 'Gild Dragon'
Leucophyta brownii 'Canal Rocks'
Leucophyta brownii 'Little nuggets'
Melaleuca incana 'nana'
Melaleuca nesophyla 'Little Nessie"
Melaleuca 'Claret Tops'
Melaleuca 'sea mist'
Syzygium 'Aussie Rambler'
Thryptomeme 'Tickled Pink'; 'Supernova'
Westringia 'Lilac and Lace'
Westringia 'Wynaddie Gem'
Westringia 'smokie'
Westringia 'Xena'

Ground covers:

Dichondra repens – Kidney Grass (Shady areas)
Evolvulus – Blue Evolvulus
Goodenia hederacea – Ivy Goodenia
Grevillea crimithfolia – White Grevillea
Hemiandra pungens – Snake Bush
Kennedia prostrata – Running Postman
Kunzea ambigua
Eremophila 'Kalbarri Carpet'
Eremophila 'Rottnest Eremophila'
Myoporum – White Myoporum
Myoporum purpurea – Purple Myoporum
Rhaghodia baccata – Berry Saltbush
Scaevola 'Mauve Mist'

Small 'Strap Leaf' Plants (0.3-1m) Great border plants:

Anigosanthus flavidus – Tall Kangaroo Paw
Anigozanthus mangleisi – Red and Green Kangaroo Paw
Carex 'frosted curls'
Conostylis aculeata – Cotton Heads
Conostylis candicans – Grey Cotton Heads
Dianella caerulea – Weeping Dianella
Dianella revoluta – Dianella
Lepidosperma gladiatum – Coastal Sword sedge
Patersonia occidentalis – Flag Iris

Fancy Small 'Strap leaf' plants Great border plants:

Anigosanthos Bush Gems 'Bush Haze' 'Big Red' 'Orange Blaze'
Dianella 'little Jess'
Dianella revoluta (variegated) 'Silver Streak'

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Lomandra'taneka'
Lomandra'stanhope'
Poa 'Eskdale'

Funky Rushes and sedges (0.5-1m) Great as mass plantings:

Ficinia nodosa – Knotted Club Rush
Juncus kraussii – Shore Rush
Lepidosperma gladiatum – Coastal Sword Sedge
Meebldina cana

Climbers great for fences:

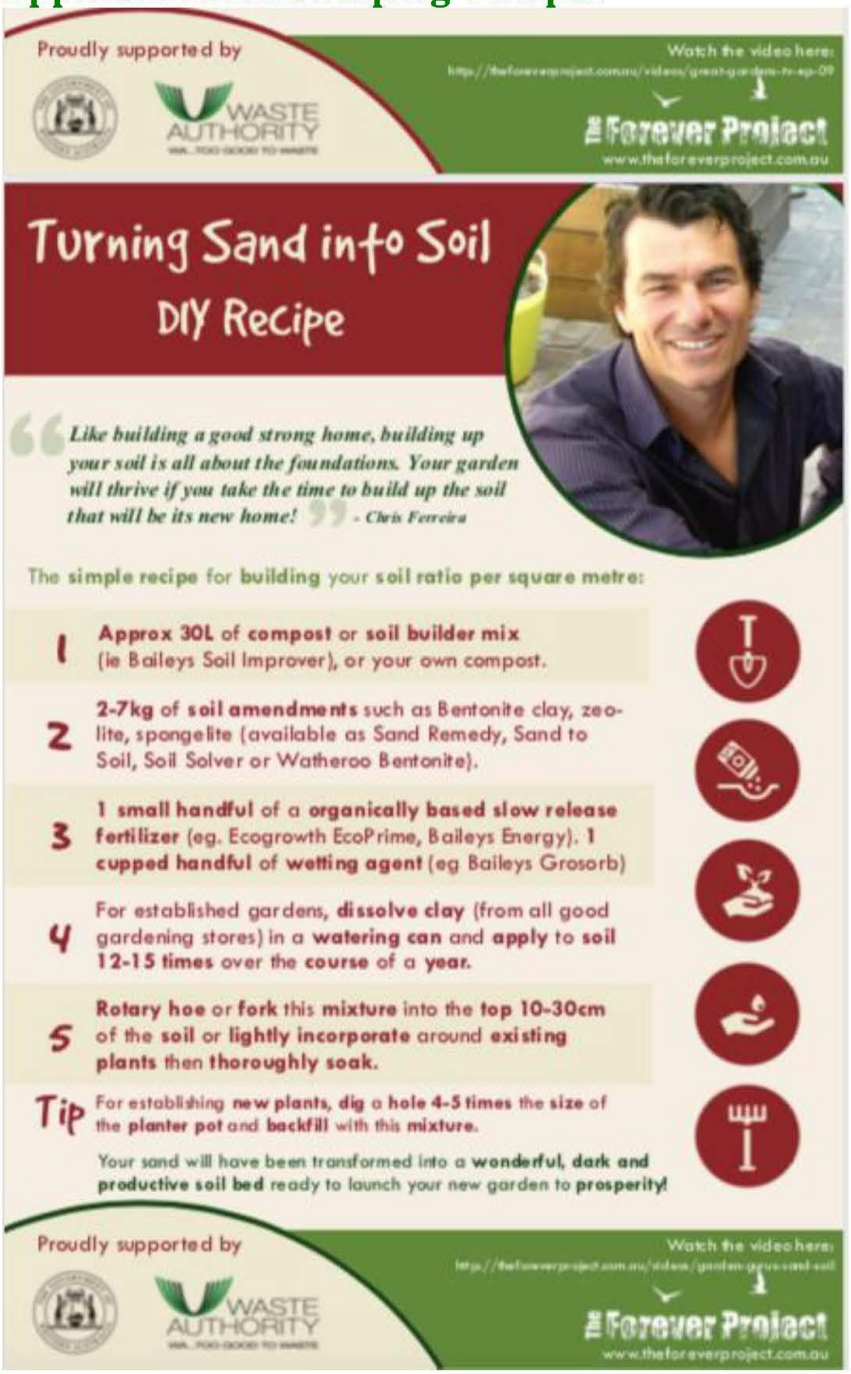
Hardenbergia comptoniana – Native Wisteria
Hardenbergia ' Free and Easy'
Hardenbergia 'Happy Wanderer'
Hibbertia scandans –Snake Vine
Sollya hetrophylla – Native Bluebells

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Appendix 2: Landscaping 'Recipes'



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Organic Veggie Bag DIY Recipe



"Growing your own beautiful, nutritious and organic food at home is easier than you think with this easy to follow recipe" - Steve Wood

Mix a blend of 50% Coco Peat (Coir) and 50% potting mix into a 30L Grow Bag (available through Dawson's Garden Centres, Green Life Soil Company, Environment House).

Coir is best purchased in **60 litre blocks,** look for the potting grade variety. **Soak it in a wheelbarrow and mix with Baileys Premium Potting Mix,** or use your own compost.



And **mix well. Plant 3 to 4 seedlings per bag. Water** in well and **place in a sunny position.**

Liquid feed weekly with **Powerfeed and Seasol,** or your own 'worm juice'!

Fill each 30 litre bag with the above soil blend and add:
- **One handful** (approx. 50 grams) **of blood and bone fertilizer** (choose a brand that contains sulphate of potash and trace elements)
- **Two handfuls** (approx. 100 gams) **of pelletised chicken manure**

Now you can enjoy **delicious organic home grown veggies!**
Healthy food, healthy body, healthy environment!

WATER CORPORATION

WASTE AUTHORITY WA...TOO GOOD TO WASTE

Our Supporters

Watch the video here:
http://theforeverproject.com.au/videos/great-gardens-tv-ep-09

The Forever Project
www.theforeverproject.com.au

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Appendix 3



An example of a proposed 'Blank Canvas Garden makeover' undertaken by landscaping partner The Forever Project

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

Meeting attachment 1 – Development/Demolition plans

LOT 1179

Latitude: 32°04'19"6S Longitude 115°46'56"3E

LEGEND

SPC	Dome
	Power Pole
PP	Phone Pits
WC	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

▲DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

▲DISCLAIMER:
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▲DISCLAIMER:
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▲DISCLAIMER:
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Scale 1:200
0 2 4 6 8
Scale 1:200 Date: 11 Dec 20

PARAGON
RESIDENTIAL DESIGN & DRAFTING
P: (08) 6102 2781 E: hello@paragonresidential.com.au

WORKING DRAWINGS
COVER PAGE

SHEET: 01 of 04 | DRAWN: LC | REV: 01
DATE: JAN '21 | SCALE: 1:100

NARROW LOT Homes

CLIENT :

CONTRACT / JOB NO

MAP REF. 431 B9

SITE SURVEY

LOT 1179

COASTAL NO

(Scaled from StreetDirect Directory Only - Confirm With Rates)

OLD AREA

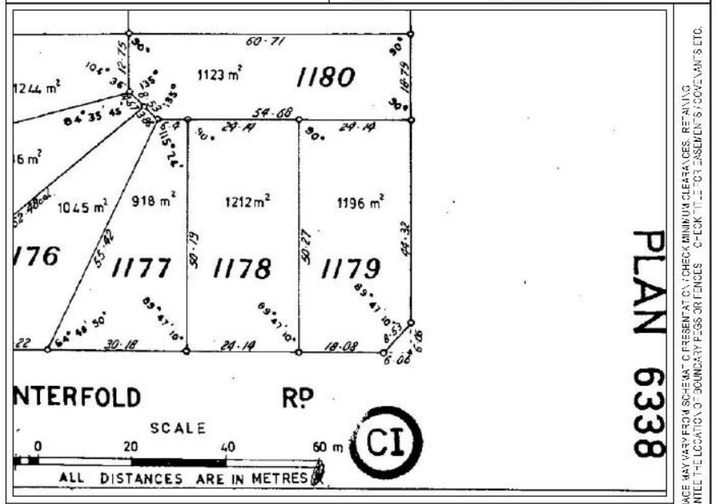
#91 Paget Street

Suburb Hilton

Loc.Auth. CITY OF FREMANTLE

Plan 6338 Volume 1187 Folio 880

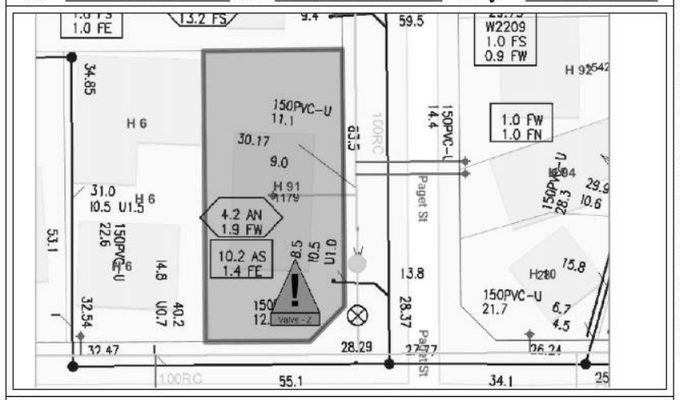
Location Check Title



Elec. O/Head | Water Yes | Sewer Yes

Gas Yes | Phone Comms. Yes | Footpath Concrete

Road Bitumen | Kerb Mountable / Semi Mountable / Non Mountable | Drainage Good



NOTE : EARTHWORKS/SET-OUT DIMENSIONS MAY VARY ON SITE. A BUILDER SHOULD CHECK ALL SEWER/DRAINAGE MAY VARY FROM SCHEMA. CHECK ALL BOUNDARY PEGS OR FENCES BEFORE COMMENCING ANY WORKS. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF SEWERS OR DRAINS. NO RESPONSIBILITY IS ACCEPTED FOR ANY DISCREPANCIES WHICH MAY BE DISCLOSED BY A DETAILED SURVEY. NO CONTRACT INCLUDED

COTTAGE & ENGINEERING SURVEYS
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87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/No: 48816 Drawn: C. Weightman

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J/N:	DATE:	SCALE:	DRAWN:
488116	11 Dec 20	1:200	C. Weightman

Builder : Narrow Lot Homes
CLIENT :
LOT 1179 #91 Paget Street, Hilton

OLD AREA

Plan6338

LEGEND

	SEC Dome
	Power Pole
	Phone Pits
W	Water Conn.
[TP10.00]	Top Pillar/Post
[TW10.00]	Top Wall
[TR10.00]	Top Retaining
[TF10.00]	Top Fence

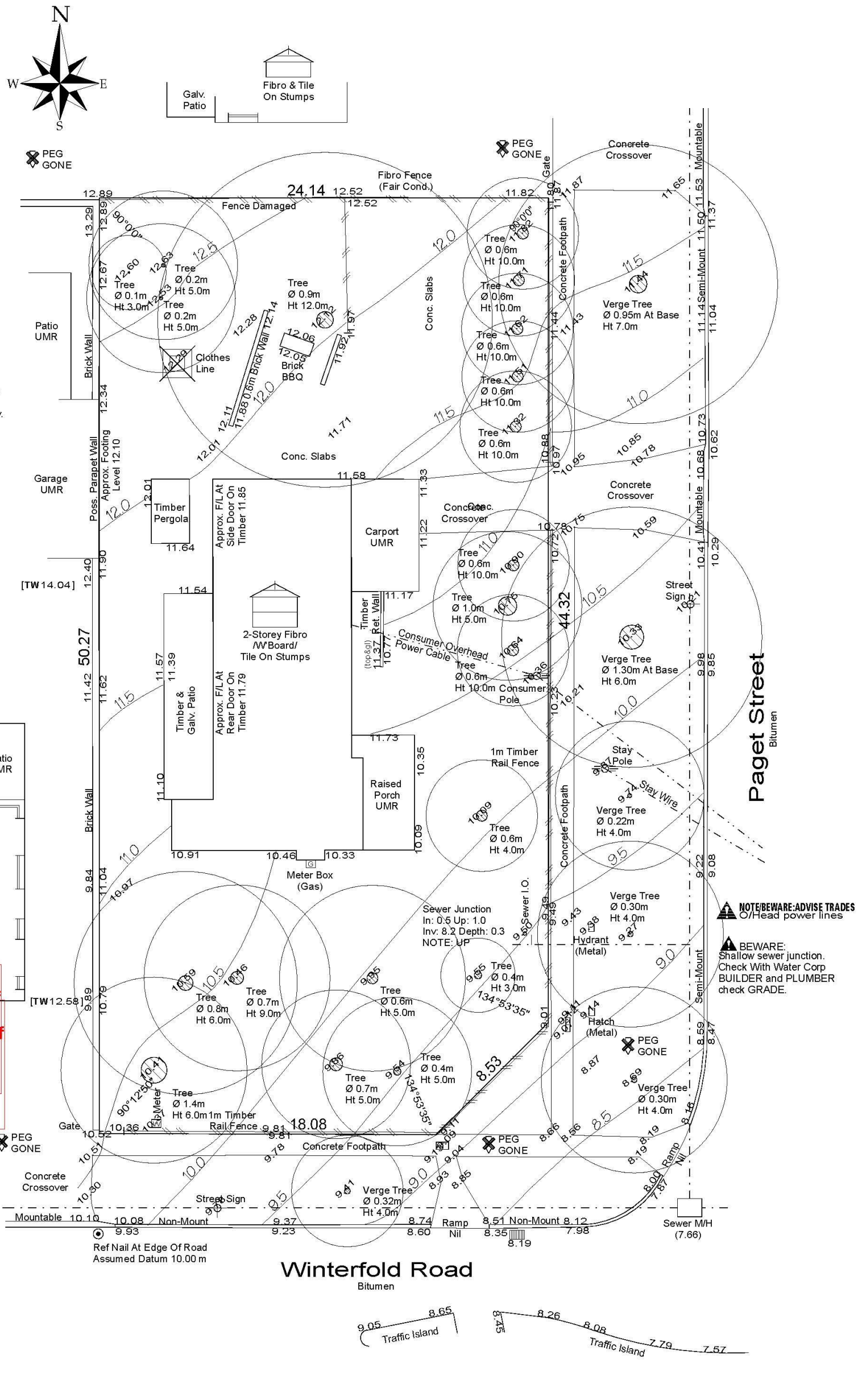
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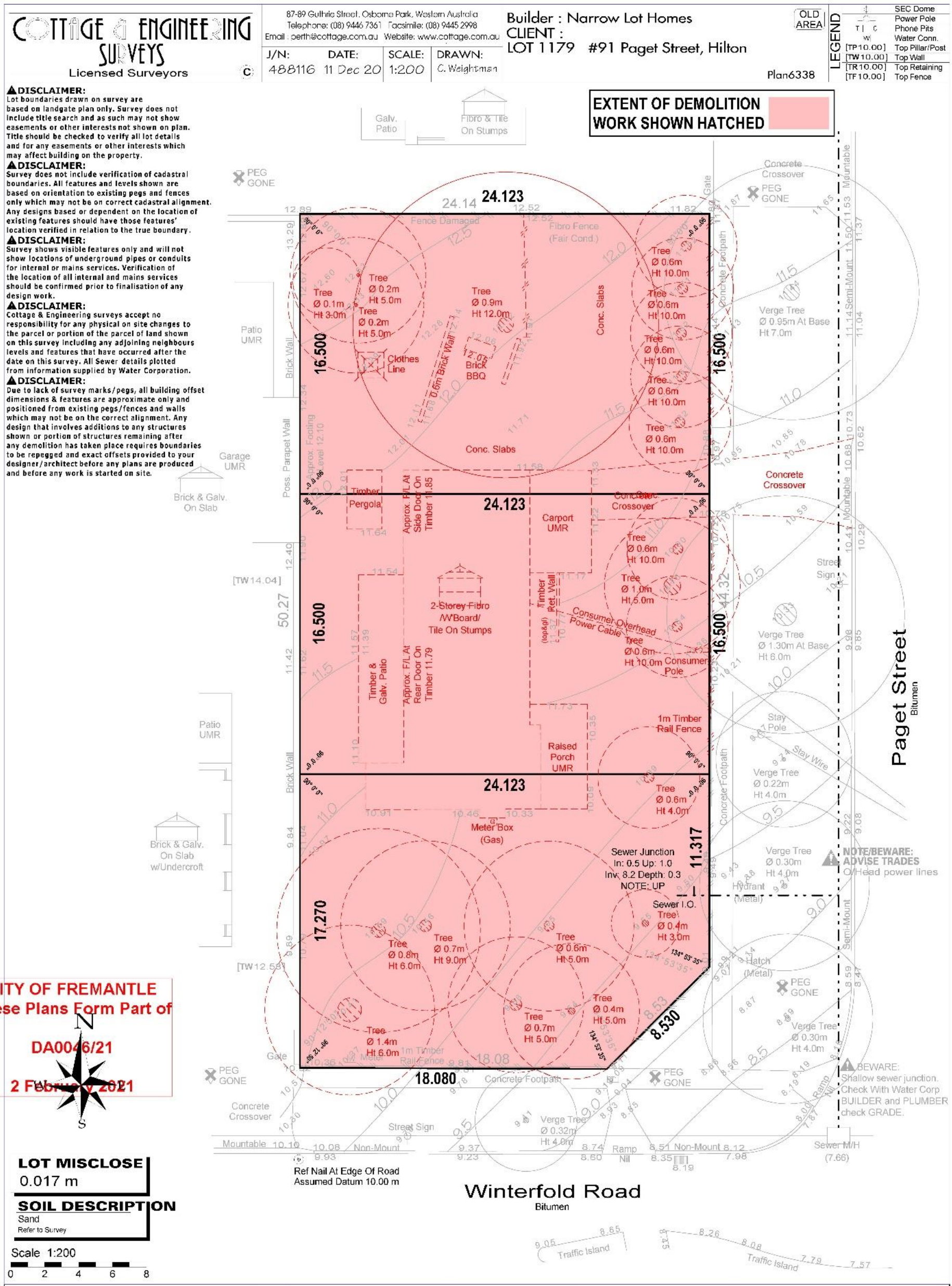
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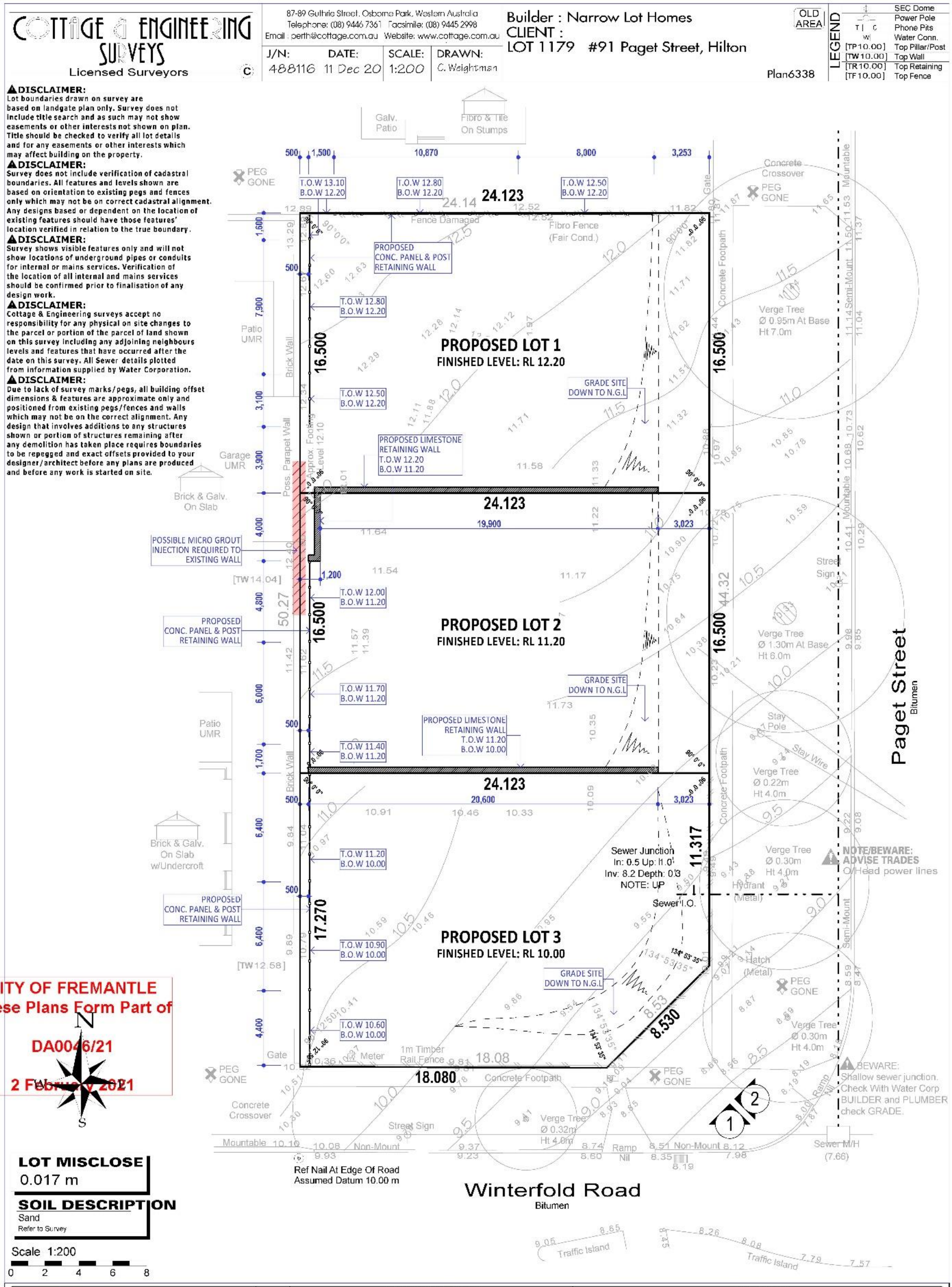
SOIL DESCRIPTION
Sand
Refer to Survey

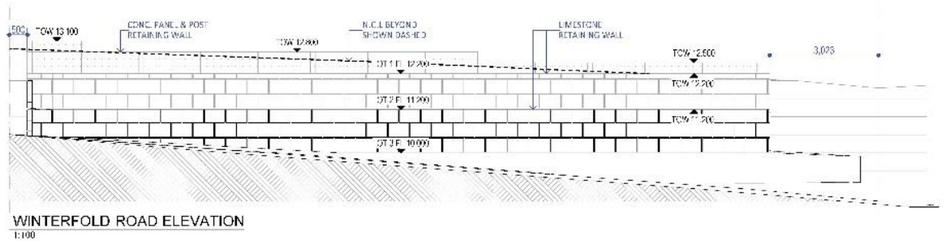
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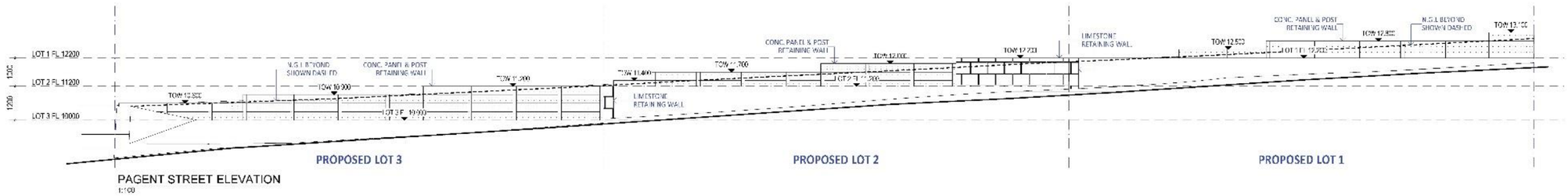
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OLD AREA
LEGEND
SEC Dome
Power Pole
Phone Pits
Water Conn.
[TP10.00] Top Pillar/Post
[TW10.00] Top Wall
[TR10.00] Top Retaining
[TF10.00] Top Fence
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EXTENT OF DEMOLITION WORK SHOWN HATCHED
Galv. Patio
Fibro & Tile On Stumps
PEG GONE
24.123
24.14
Fence Damaged
Fibro Fence (Fair Cond.)
Concrete Crossover
Gate
Mountable
Tree Ø 0.1m Ht 3.0m
Tree Ø 0.2m Ht 5.0m
Tree Ø 0.9m Ht 12.0m
Tree Ø 0.6m Ht 10.0m
Clothes Line
0.6m Brick Wall
2.0m Brick BBQ
Conc. Slabs
Concrete Footpath
Verge Tree Ø 0.95m At Base Ht 7.0m
16.500
Patio UMR
Brick Wall
Poss. Parapet Wall
Approx. Footing Level 12.10
Garage UMR
Brick & Galv. On Slab
Timber Pergola
Approx. F/L At Side Door On Timber 11.85
Carport UMR
Concrete Crossover
Tree Ø 1.0m Ht 5.0m
[TW14.04]
50.27
2-Storey Fibro /W'Board/ Tile On Stumps
Timber Ret. Wall
Consumer Overhead Power Cable
Consumer Pole
44.32
Timber & Galv. Patio
Approx. F/L At Rear Door On Timber 11.79
1m Timber Rail Fence
Raised Porch UMR
Patio UMR
Brick & Galv. On Slab w/Undercroft
Meter Box (Gas)
Sewer Junction In: 0.5 Up: 1.0 Inv: 8.2 Depth: 0.3 NOTE: UP
11.317
Sewer I.O.
17.270
Tree Ø 0.8m Ht 6.0m
Tree Ø 0.7m Ht 9.0m
Tree Ø 0.6m Ht 5.0m
Tree Ø 0.4m Ht 5.0m
Tree Ø 1.4m Ht 6.0m
Tree Ø 0.7m Ht 5.0m
8.530
[TW12.59]
Gate
1m Timber Rail Fence
18.08
18.080
Concrete Footpath
Concrete Crossover
Street Sign
Mountable 10.10
Non-Mount
Ramp Nil
Verge Tree Ø 0.32m Ht 4.0m
Verge Tree Ø 1.30m At Base Ht 6.0m
Verge Tree Ø 0.22m Ht 4.0m
Verge Tree Ø 0.30m Ht 4.0m
Stay Pole
Stay Wire
Hydrant (Metal)
Hatch (Metal)
Sewer M/H (7.66)
Paget Street
Bitumen
NOTE/BEWARE: ADVISE TRADES O/Head power lines
BEWARE: Shallow sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
Ref Nail At Edge Of Road
Assumed Datum 10.00 m
Winterfold Road
Bitumen
Traffic Island
CITY OF FREMANTLE
These Plans Form Part of
DA0046/21
2 February 2021
N
S
LOT MISCLOSE
0.017 m
SOIL DESCRIPTION
Sand
Refer to Survey
Scale 1:200
0 2 4 6 8
PARAGON & NARROW LOT Homes
RESIDENTIAL DESIGN & DRAFTING
E: hello@paragonresidential.com.au
P: (08) 6182 2784
WORKING DRAWINGS
BAYLISS PROJECT
ADDRESS:
LOT 1179 (#91) PAGENT STREET, HILTON
LOCAL GOVERNMENT:
CITY OF FREMANTLE
DEMOLITION PLAN
JOB #: N/A
SHEET: 02 of 04
DRAWN: LC
DATE: JAN '21
SCALE: 1:200
REV: 01


COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au
J/N: 488116 DATE: 11 Dec 20 SCALE: 1:200 DRAWN: C. Weightman
Builder : Narrow Lot Homes
CLIENT :
LOT 1179 #91 Paget Street, Hilton
Plan6338
OLD AREA
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DA0046/21
2 February 2021
LOT MISCLOSE
0.017 m
SOIL DESCRIPTION
Sand
Refer to Survey
Scale 1:200
0 2 4 6 8
PROPOSED LOT 1
FINISHED LEVEL: RL 12.20
PROPOSED LOT 2
FINISHED LEVEL: RL 11.20
PROPOSED LOT 3
FINISHED LEVEL: RL 10.00
24.123
16.500
17.270
8.530
18.080
24.14
T.O.W 13.10 B.O.W 12.20
T.O.W 12.80 B.O.W 12.20
T.O.W 12.50 B.O.W 12.20
T.O.W 12.80 B.O.W 12.20
T.O.W 12.50 B.O.W 12.20
T.O.W 11.70 B.O.W 11.20
T.O.W 11.40 B.O.W 11.20
T.O.W 12.00 B.O.W 11.20
T.O.W 11.20 B.O.W 10.00
T.O.W 10.90 B.O.W 10.00
T.O.W 10.60 B.O.W 10.00
PROPOSED CONC. PANEL & POST RETAINING WALL
PROPOSED LIMESTONE RETAINING WALL T.O.W 12.20 B.O.W 11.20
PROPOSED LIMESTONE RETAINING WALL T.O.W 11.20 B.O.W 10.00
POSSIBLE MICRO GROUT INJECTION REQUIRED TO EXISTING WALL
GRADE SITE DOWN TO N.G.L
Sewer Junction In: 0.5 Up: 11.0 Inv: 8.2 Depth: 0.3 NOTE: UP
Sewer I.O.
Fence Damaged
Fibro Fence (Fair Cond.)
Galv. Patio
Fibro & Tile On Stumps
Concrete Crossover
Concrete Footpath
Verge Tree Ø 0.95m At Base Ht 7.0m
Verge Tree Ø 1.30m At Base Ht 6.0m
Verge Tree Ø 0.22m Ht 4.0m
Verge Tree Ø 0.30m Ht 4.0m
Verge Tree Ø 0.32m Ht 4.0m
Street Sign
Stay Pole
Stay Wire
Hydrant (Metal)
Hatch (Metal)
Gate
Meter
1m Timber Rail Fence
Mountable
Semi-Mount
Non-Mount
Ramp
Sewer M/H (7.66)
Patio UMR
Brick Wall
Garage UMR
Brick & Galv. On Slab
Brick & Galv. On Slab w/Undercroft
Poss. Parapet Wall
Approx. Footing Level 12.10
[TW14.04]
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BEWARE: Shallow sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
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CITY OF FREMANTLE
SITE PLAN
JOB #: N/A
SHEET: 03 of 04
DRAWN: LC
DATE: JAN '21
SCALE: 1:200, 1:1
REV: 01



WINTERFOLD ROAD ELEVATION
1:100



PAGENT STREET ELEVATION
1:100

CITY OF FREMANTLE
These Plans Form Part of

DA0046/21

2 February 2021

PARAGON & NARROW LOT Homes

WORKING DRAWINGS

BAYLISS PROJECT	ELEVATIONS				
ADDRESS: LOT 179 (#9) PAGENT STREET, HILTON	JOB #: N/A	SHEET: 04 of 04	DRAWN: LC	DATE: JAN '21	SCALE: 1:100
LOCAL GOVERNMENT: CITY OF FREMANTLE					REV: 01

PC2104-8 INFORMATION REPORT – APRIL 2021

Meeting attachment 1 – Schedule of applications determined under delegated authority

1. Solomon Street, No. 156 (Lot 11), Beaconsfield - Second Storey Additions And Alterations To Existing Single House – (NB DA0517/21)

2. Elizabeth Street, No.10 (Lot 29), White Gum Valley – Home Occupation (Pilates) - (CS DA0468/20)

3. Deering Street, No. 14, Beaconsfield - Additions to existing Single House (TG DA0056/21)

4. Mouquet Vista, No.9 (Strata Lot 5), White Gum Valley- Two Storey Grouped Dwelling - (JL DA520/20)

5. Michael Street, No. 11a (SL 2), Beaconsfield – Outbuilding Addition To An Existing Grouped Dwelling – (NB DA0566/20)

6. Watkins Street, No. 94 (Lot 11) White Gum Valley - Two Storey grouped Dwelling (TG DA0561/20)

7. Bolton Place, No.35 (Lot 35), Fremantle - Additions and alterations to existing Single house (JL DA0546/20)

8. Forsyth Street No68-78 (Lot 42), O'Connor – Signage (Pylon) - (JL DA0544/20)

9. Daly Street, No.17 (Lot 2), South Fremantle – Second Storey Addition, and alterations and additions to existing Single house - (CS DA0352/20)

10. Lee Avenue, No. 27A (SL 1), Hilton – Single Storey Single House – (NB DA0540/20)

11. Doepel Street, No. 1/2 - Vergola addition to existing multiple dwelling (TG DA0070/21)

12. Collick Street, No.53 (Lot 1333), Hilton – Two lot survey strata subdivision - (NB WAPC 59-20)

13. Forsyth Street, No. 4/59 O'Connor - Change of Use to Health Studio (TG DA0061/21)

14. Sweetman Street, No. 3 (Lot 74) White Gum Valley - Front Fence and Retaining walls (TG DA0032/21)

15. Norfolk Street, No. 14 (Lot 3), Fremantle – Internal Alterations To Existing Small Bar (JL DA0041/21)

16. Collick Street, No. 62 (Strata Lot 2) Hilton – Single Storey Single House – (TG DA0010/21)

17. High Street, No. 324 (Lot 560), Fremantle - Outbuilding addition to existing Single house - (JCL DA0024/21)

18. High Street, No. 334a (Lot 2), Fremantle -Single storey Grouped dwelling - (JL DA0067/21)

19. Fifth Avenue, No.54 (Lot 31), Beaconsfield – Additions And Alterations To Existing Single House - (JL DA0006/21)

20. Grigg Street, No. 22 (Lot 2), Hilton - Additions And Alterations To Existing Grouped Dwelling - (JCL DA0427/20)

21. Henderson Street, No. 7 (Lot 6), Fremantle - Patio addition to existing Grouped dwelling - (JCL DA0030/21)

22. Solomon Street, no.126 (lot 2), Beaconsfield – Carport and Outbuilding addition to an existing Single house - (JL DA0565/20)

23. Shepherd street, no.47 (lot 120), Beaconsfield – three single storey grouped dwellings - (JL DA0037/21)

24. McCabe Street, Nos. 19-21 (Lot 19), North Fremantle - Alterations To The Existing Building, New Viewing Tower And Signage – (NB DA0068/21)

25. Samson Street, No. 161 (Lot 1), White Gum Valley - Additions to existing Grouped Dwelling - (JCL DA0005/21)

26. South Street, No. 189A, (SL 1), Beaconsfield – Demolition of Grouped Dwelling – (NB - PW0002/21)

27. Edgar Court, Nos. 1-9/5 (Lot 50), Beaconsfield – Demolition of Grouped Dwelling – (NB - PW0003/21)

28. Doig Place, No. 1 (Lot 57), Beaconsfield – Demolition of Grouped Dwelling – (NB - PW0004/21)

29. Bellevue Terrace, No. 15 (Lot 251), Fremantle – Outbuilding Additions And Alterations To Existing Single House – (JL DA0174/20)

30. Bradbury Way No.29 (Lot 63), SAMSON - Unauthorised Deck Addition and screening Additions to Existing Single House - (JL DA0529/20)

31. Hines Road No.63 (Lot 888), O'Connor – Carport Addition to existing Single house - (JL DA0556/20)

32. Wood Street, No. 29 (Lot 25), Fremantle - Variation To DA0577/17 (Three Storey Mixed Use Development (Multiple Dwellings, Health Studios, Restaurant) – (VA0001/21)

33. Reveley Court, No.4 (Lot 364), Samson – Carport alterations to existing Single house - (JL DA0536/20)

34. Carrington Street, No. 202A (SL 2) Hilton - Two Storey grouped dwelling (TG DA0035/21)

35. Moran Court, No.42 (Strata Lot 2), Beaconsfield – Second storey addition and alterations to existing Single house - (JL DA0535/20)

36. Attfield Street, No. 123 (Lot 18), South Fremantle - Unauthorised works to convert a studio to an Ancillary dwelling – (NB DA0043/21)

37. Quarry Street, No. 21a (Lot 5), Fremantle - Outbuilding addition to existing Grouped dwelling - (JCL DA0052/21)

38. Strang court, no. 17 (lot 106) Beaconsfield - change of use to motor vehicle repair (DA0023/21)

39. Attfield Street, No. 104 (Lot 7), South Fremantle - Vergola addition to existing Single house - (JCL DA0079/21)

40. Instone Street, No. 2A (Lot 1521), Hilton – Two lot survey strata subdivision with common property – (NB WAPC244-21)

41. Short Street, No. 6 (Lot 201), Fremantle - Lift addition to an existing building – (NB DA0074/21)

42. Mather Street, No. 23 (Lot 25), Beaconsfield - Two storey Single house - (JCL DA0065/21)

43. Hampton Road, No. 1/145 (Lot 1), South Fremantle – Patio and partial enclosure addition to existing Grouped dwelling - (JCL DA0014/21)

44. Bracks Street, No. 22 (Lot 251), North Fremantle – Demolition Of Existing Building - (CS DA0547/20)

45. Gibson Street, No. 67 (lot 174) Beaconsfield - Subdivision (TG WAPC288-21)

46. Holland Street, No. 11/170 Fremantle - Patio addition to existing Grouped Dwelling (TG DA0104/21)

47. James Street, No.8, 12 and 14 (Lots 857 and Strata Lot 1 and 2), Fremantle – Additions and Alterations existing Small Bar - (JL DA0507/20)

48. Cadd Street NO.7A (Lot 251), Single Storey Single House (JCL DA0558/20)

49. Stirling Highway, No.111 (Lot 701), North Fremantle – Conservation works to existing Building - (JL DA0087/21)

50. Parry Street, No. 29 (SL 6), Fremantle - Carport Addition to Existing Grouped Dwelling – (NB DA0017/21)
51. Parry Street, No. 27 (SL 7), Fremantle - Carport Addition to Existing Grouped Dwelling – (NB DA0018/21)

52. Carrington Street, No. 169 (Lot 9), White Gum Valley - Carport And Primary Street Fence Addition To Existing Single House – (NB DA0028/21)

53. Francisco Street, No.10 (Lot 13) South Fremantle - Additions to existing Single house (TG DA077/21)

54. Jeffrey Street, No. 33 (lot 24) Beaconsfield – Unauthorised patio addition to existing Single house (TG DA0113/21)

55. Hope Street, No. 7 (Lot 1299), White Gum Valley - Two Storey Addition And Alterations To Existing House – (NB DA0008/21)

56. Morris Street, No. 10 (Lot 101), Beaconsfield - Two Single Storey Grouped Dwellings – (NB DA0036/21)

57. High Street, No.88 (Lot 23), Fremantle – Alterations And Additions To Existing Building - (JL DA0092/21)

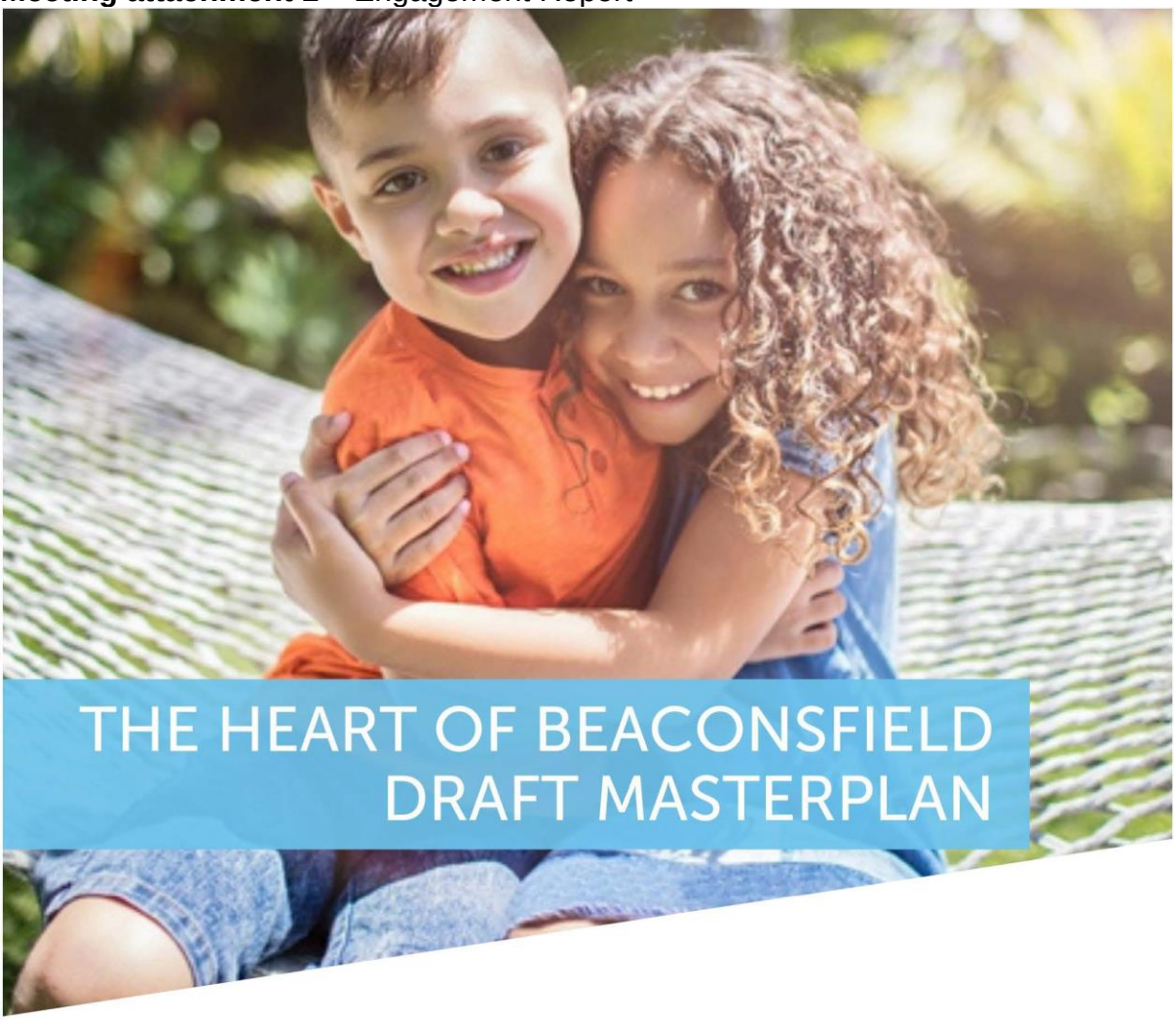
58. Duffield Street, No. 24a (Lot 2), Beaconsfield - Single storey Grouped dwelling - (JCL DA0080/21)

59. Amherst Street, No.3 (Lot 142), Fremantle – Additions To Existing House - (CS DA0007/21)

60. Chester Street, No. 25 (Lot 8), South Fremantle – Single Storey Single House – (NB DA0066/21)

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

Meeting attachment 1 – Engagement Report



Community Engagement Report

March 2021

This document is available in alternative formats on request.

City of Fremantle

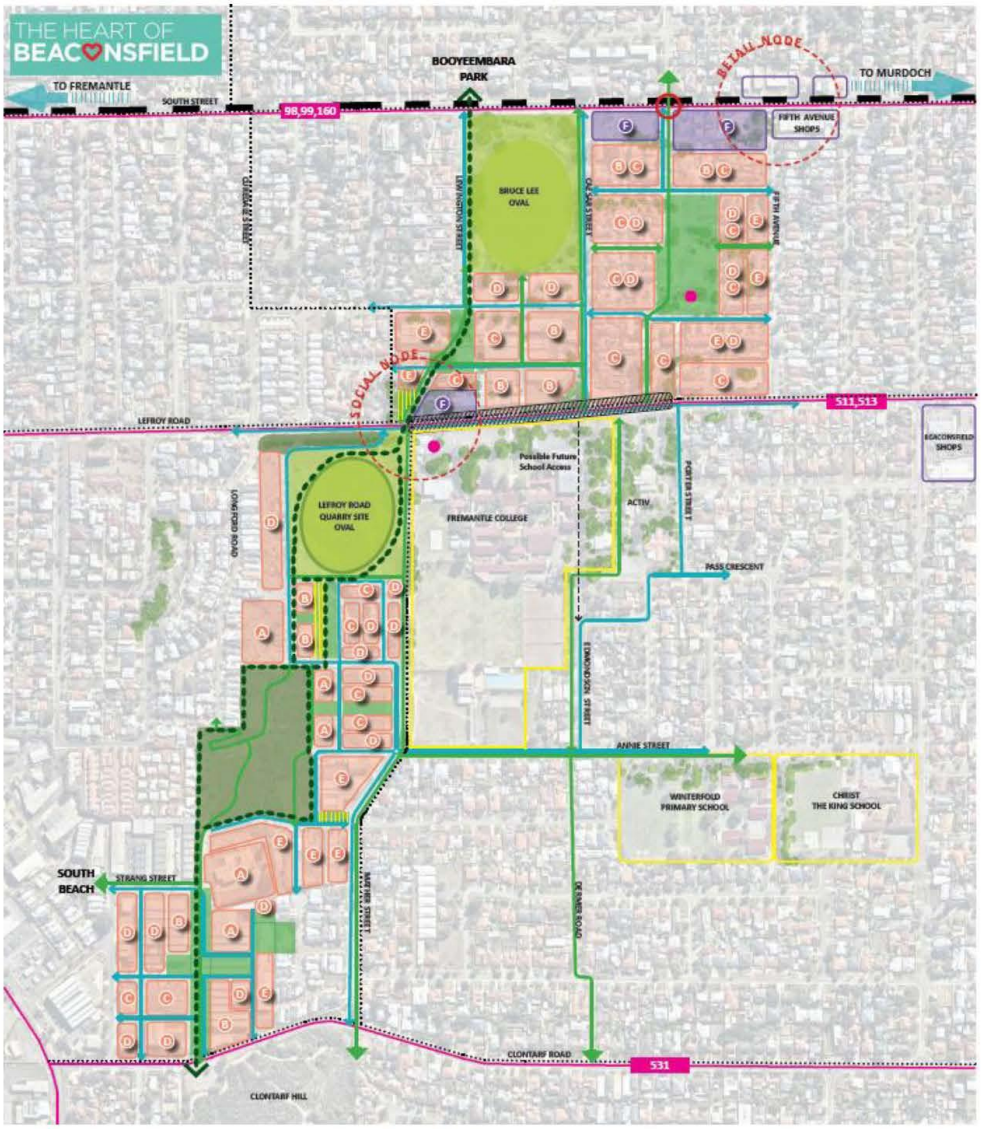
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Introduction 3
Community Engagement 4
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Online – My Say Freo 4
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Direct email 10
Next Steps 11

Introduction

During 2017 and 2018 community members participated in visioning and concept workshops, attended open days and shared their thoughts with us online about what should be included in a masterplan for Beaconsfield. From the valuable contributions we received, the key ideas were grouped into three broad themes which the plan sought to address:

1. Tree retention and open space provision
2. Housing choice and diversity of population
3. Sense of place and community facilities



Community Engagement

The current stage of engagement was to seek feedback on the draft masterplan, which was developed as a result of the earlier work with the community. Engagement methods used were:

- Online submissions on My Say Freo.
- Pop up 'Talk to a Planner' session at the Freo Farmers Market (within the project site).

Awareness and promotion was undertaken via:

- Direct email to previous participants (over 200 people) and local precinct group.
- Inclusion in My Say Freo e-newsletter January 2021.
- Posters distributed to local newsagencies, bakery and food store late January 2021.
- Poster in noticeboard at City office.
- Promotion through City's social media channels and Freo Weekly newsletter.

Findings

From 19 January to 15 February 2021 the My Say Freo page was visited over 2,060 times. There were 82 submissions (total).

Key findings:

- There is general concern with the proposed heights of dwellings, the number of dwellings and the flow-on effects such as increased traffic and potential for anti-social activity.
- In particular people felt the height of proposed buildings at the western edge of the quarry was unsuitable given the interface with single residential dwellings on the Salentina Ridge line.
- There is general support for the open and green spaces that have been provided, particularly the proposed green link.
- There is concern about the impact of proposed changes to traffic and congestion.
- Response to the proposed new oval was mixed, although greening of the quarry site is supported.

Online – My Say Freo

From 19 January to 15 February 2021 the My Say Freo page was visited over 2,060 times and 59 contributors made a total of 63 submissions using the online form.

A number of respondents felt the plan was good and supported its intention. One stated that it reflected the community information session they had attended and would improve the amenity of the area. Two respondents felt the plan was too high level to make comment on.

Comments have been grouped broadly into the key themes that emerged:

- Height/density and housing
- Transport and connectivity
- Open and green space
- Community facilities/social

Due to the volume of input received comments cannot be reflected in this report in full, but all comments are being considered in reviewing the plan.

Height/density and housing

Just over half of submitters commented on the height and/or density shown in the plan. The majority of these did not support the heights or type of dwelling proposed, many stating that 8 stories was too high, and 12 not supporting height above 5 stories specifically. Reasons for not supporting the proposed density included:

- A belief the proposed heights do not fit the existing character and built form of the area
- Concern with the subsequent increase in population and impact on services and amenities, particularly traffic
- Concerns about disrupting the family/community feel of the neighbourhood
- Concerns with increasing social housing and a desire to avoid recreating existing/past social issues
- Concerns with sustainability and tree canopy
- Visual impact and disturbing the aesthetic
- A belief that the plans do not align with community sentiment
- A belief that it's not a desirable area for high-rise development and that there are already adequate apartments available in Fremantle.

> *"The overall plan looks great. I am however concerned about the proposed development area 'A' as indicated on the latest Draft Masterplan Concept. This land is designated for high rise apartments of more than 8 stories and is directly adjacent to several existing properties fronting onto Longford Road. I don't think it would make sense to obstruct the sight lines from these existing properties to the east by introducing high rise apartments in this area."*

Density proposed at the western edge of the quarry (Longford Road and along the ridge line) was particularly unsupported with 11 respondents raising it specifically. Submitters felt that height in this area would result in decreased amenity for existing residents (reduced sunlight and privacy), possibly destabilise existing housing, devalue property and raise contamination issues during construction. Some respondents felt that height along the ridge line would be visually oppressive/dominating, impact on neighbourhood atmosphere and was not respectful of the character of the area.

Comments on housing included:

- Support for the concept of diverse housing, and that the choices given were reasonable
- Queries around the number of dwellings and expected increase in population
- Preference for different styles of dwellings, such as 'Would prefer small blocks/family homes or townhouses'
- Concerns that while the concepts and ideas of the masterplan are good, it may still result in poor quality housing being built and good design should remain key
- Expression of interest in creating a housing co-op
- Support for density as it will enrich the community and help local business
- Like that these plans will make housing in the area more affordable
- Sustainability should be required, not 'where possible'
- Concern that not enough social housing is being provided given the current amounts
- A need for better consideration of aged care accommodation access
- Comments about height in other specific areas:
    - Strang Street to Clontarf Road
    - 5-8 storeys near Bruce Lee Oval
    - Area on Fifth Ave near South Street
    - Height on TAFE site would overshadow school

Transport and connectivity

Many respondents noted that traffic congestion is already an issue or were concerned that the proposed density would exacerbate it. A small number of respondents also made comment on the need for provision of adequate parking across the site.

"Traffic management with so many new dwellings will be a nightmare. Le Froy (sic) Road is already congested with the College and one new exit onto an already busy South Street won't solve the issue."

Regarding the traffic lights, 3 respondents did not support them in the proposed position and 2 did support them.

Comments on specific areas included:

- Difficulty turning across or onto South Street from various points
- Concerns with the T intersection at Mather and Clontarf
- Congestion particularly on South Street, Lefroy Road and near Fremantle College
- Concern with proposed height on Strang & Naylor and cars entering via Clontarf or Hampton Roads
- The need for a Transport Impact Assessment and considering access and acoustic attenuation of new housing along South Street
- Do not support extension of Butterworth Place to the north.

Two respondents wanted to know whether public transport would be increased and there was one comment on considering extending the CAT network.

There were also comments on cycling and pedestrian routes and connectivity:

- Need for more emphasis on east/west cycle traffic
- Specific comments on the need for paths and access ways including areas on or near Annie Street, Curedale St and links to west Beaconsfield
- Improvements needed for safety, including at Hampton Road/South Street junction and Lefroy Road
- Ensuring that paths through the Davis Park area have amenity – that they are wide, well-lit, well-paved, fenced and have bollards to prevent vehicle access.

Open and green space

Many respondents appreciated the provision of green and open space, in particular the green link. Only 3 respondents thought that more open/green space should be provided.

"Im (sic) really pleased with the emphasis on maintaining/creating green spaces and a flow through between south and north Beaconsfield for Clontarf to Lefroy."

A number of respondents mentioned the urban canopy and the need to retain or plant trees. Particular sites mentioned for tree retention included Fremantle College, Bruce Lee Oval, South Street, Lefroy Road, and more generally areas used by black cockatoos.

A number of respondents supported the new oval and open space proposed at the quarry site, and many generally supported the concept of greening the quarry. Other submitters did not support a new oval; reasons for this included:

- A belief that there are already enough sporting facilities in the area
- A desire for green-space that is not sport-focussed, as it is seen as limiting and restrictive in use
- Querying whether the area could support active recreation, based on the previous local structure plan
- Consider the use of Fremantle College oval instead.

A popular alternative use for the quarry was retaining the existing contours and using it for walking trails and informal open green space, similar to Booyeembara Park. Other possible uses suggested for the quarry included a pool or recreation centre, amphitheatre, outdoor climbing wall, athletics track, water feature, mountain bike trails, an outdoor café, a central 'square', and leasing it to private enterprise.

There were a number of comments on Bruce Lee Oval, including:

- A desire to retain the areas south of the oval for riding and skating
- Concern with loss of tree canopy from proposed housing at sites on the south
- Queries around whether parking is intended to be removed and that any sports fixtures in this area would lead to parking issues for surrounding residents
- Consider upgrades such as improvements to the playground/fitness equipment and providing five-aside soccer pitches.

Community facilities/social

A small number of respondents said more community facilities were needed or made reference to community facilities or social values. Respondents reiterated the popularity and importance of the Fremantle Farmers Market and several spoke about provision of parking for it into the future.

"Old tafe site should be redeveloped as soon as possible. Quarry should be made suitable for community use if housing is not an option. More community facilities such as a rec centre/ pool while ambitious could be great for both individual and community health."

A number of respondents questioned the proposed social node or did not think it was adequate. Respondents referred to developing various facilities such as a pool or recreation centre, cafes, an environment centre, indoor climbing gym and hospitality hub. Other comments included:

- Comments about retail areas, including that they need more attention, the proposed retail hub is already difficult to cross on foot, and that it's hard enough to patron existing shopping areas
- Consider paid access to Fremantle College swimming pool after hours
- Reinstate and make the TAFE operational
- Redevelop the TAFE site as a priority
- Developer contributions should be used at Davis Park recreation area.

Stall at Freo Farmers Market

As part of the engagement process, City strategic planning staff attended a stall held at the Fremantle Farmers Market on Sunday 31 January 2021 from 8am – 12pm. This stall was attended by approximately 150-200 people who had the opportunity to view the master plan, ask technical questions, and make a submission in-person.

16 hard-copy submissions were received, including one that was later submitted via email. A diverse range of comments were made at this session, however some of the key points are captured below.

General comments in support of plan:

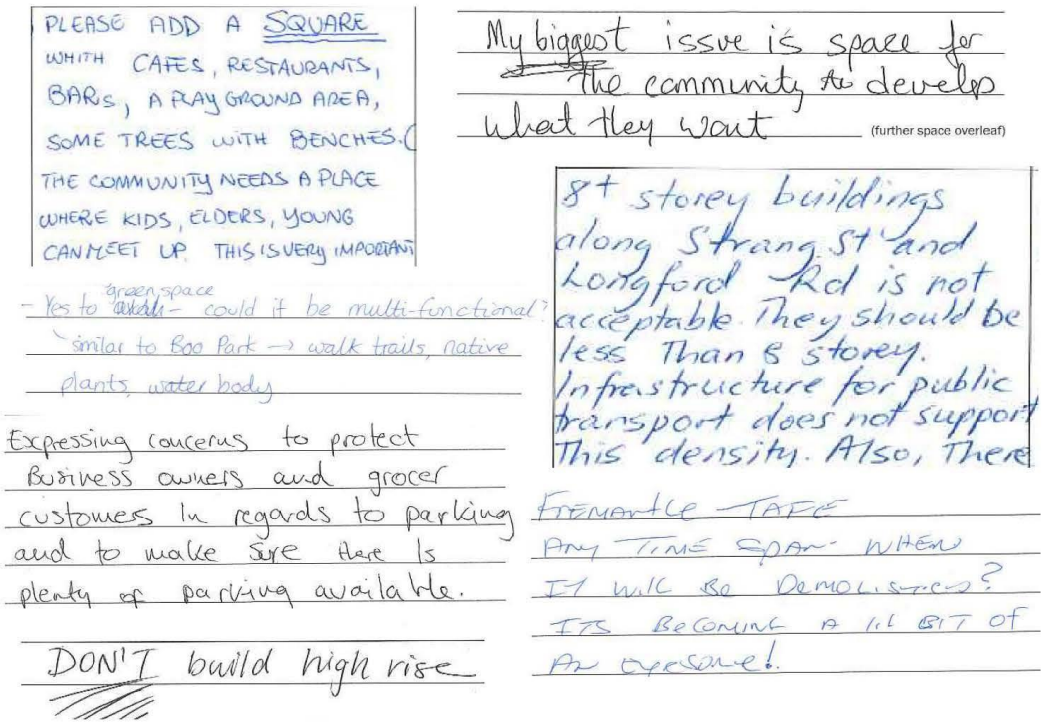
- General support for project existence and general objectives
- Strong support for improved public transport and open space
- Support for improved pedestrian and cycle connections and infrastructure
- Support for green link and improvements to existing parks e.g. Davis Park
- Strong support for demolition and redevelopment of TAFE site.
- Strong support for further community facilities of some description.

Concerns with the plan:

- Concern about excessive density, traffic and building height, particularly on the Quarry site.
- Concern about impact of taller buildings on character, amenity, views and privacy (particularly for owners along Longford Place adjacent to Quarry)
- Concern about the potential for additional social housing. Some assumed that high density sites equates to 'Homeswest' and others assumed all sites would include social housing.
- Concern about adequate parking particularly for the markets when TAFE site redevelops
- Concern about antisocial behaviour stemming from TAFE site and Davis Park.

Other/specific comments raised:

- Need greater priority for cyclists. On-street facilities on South Street poor (particularly past Yoga Centre where limestone frequently falls on road – Ref to Engineers)
- Suggestion there should be greater promotion of non-car-based travel options e.g. to markets
- Queries about management of Quarry development, remediation, levels and health
- Various queries about Dept. of Communities policy on social housing, 1:9 guideline etc.
- Butterworth Place residents (x3) thought through connection should be provided to Wool Agency site from Keedy Place and not to north. Concern existing subdivision not functional as roads too narrow and frequently blocked by bins, parking etc. No more traffic please!
- Mather Street / Clontarf intersection is unsafe with poor sight lines due to vegetation etc (ref to Engineers). Suggests lights or roundabout if volumes increase.
- Suggestion area more suitable for family housing given school presence.
- Suggestion new oval include quarry performance space.
- Suggestion that community garden be accommodated in PAW off Longford unless and until its connected.
- Greater promotion of sustainable built form desired. More trees / urban forest.
- Suggestion there should be greater promotion of non-car-based travel options e.g. to markets.
- Queries about timeframes.



Above: a number of excerpts from submissions made at the Freo Farmer's Market.

Direct email

A total of three submissions were made via direct email, with comments including:

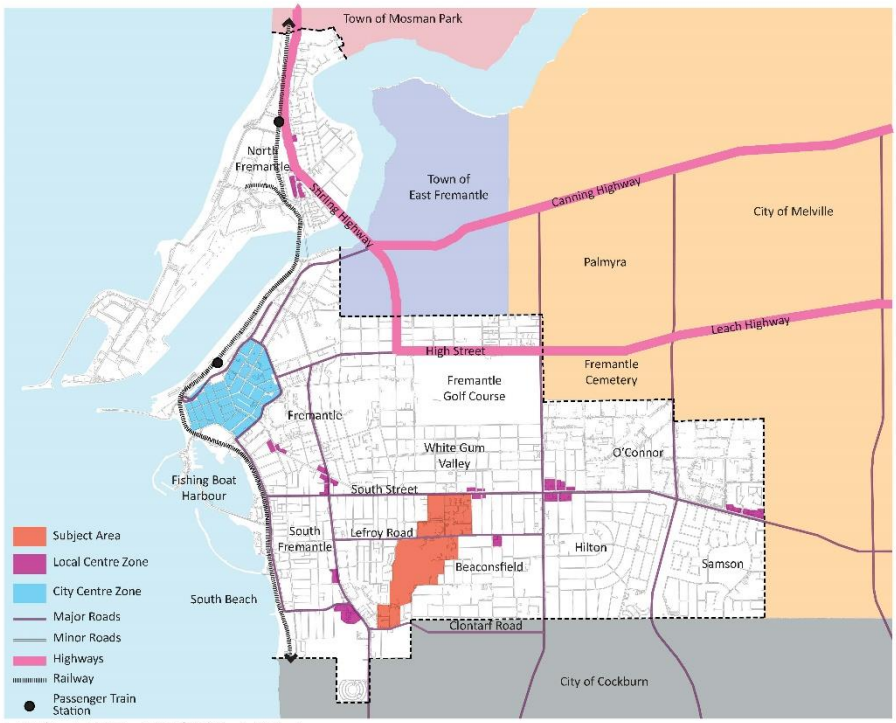
- The Quarry should accommodate an Opera house and/or other performing arts related facilities.
- Queries regarding the amount of public housing proposed within Beaconsfield, particularly within the Davis Park precinct.
- Tree retention should be a vital component of any redevelopment. Building works will likely result in the removal of native vegetation.
- Support extra oval and public open spaces
- Opposition to the building height proposed in excess of 5 storeys, particularly on the old TAFE Site.
- Objection to the removal of car parking at Bruce Lee Oval.
- Opposition to the prospect of a new supermarket on South Street given the prevalence of many local shops and supermarkets.
- Improvements to traffic management and car parking are needed within the area.
- Change the name of the Davis Park precinct as it causes confusion with the Davies Street community.

- Concerns regarding the ongoing management of future development (e.g. disruptions from construction, noise, dust).
- Land should be put aside for the creation of some sort of multi-functional community hub and a facility that can cater for not-for-profit activity e.g. a laundromat combined with a book exchange. Council should set aside land for this purpose and let the community assist with its development from concept into reality.

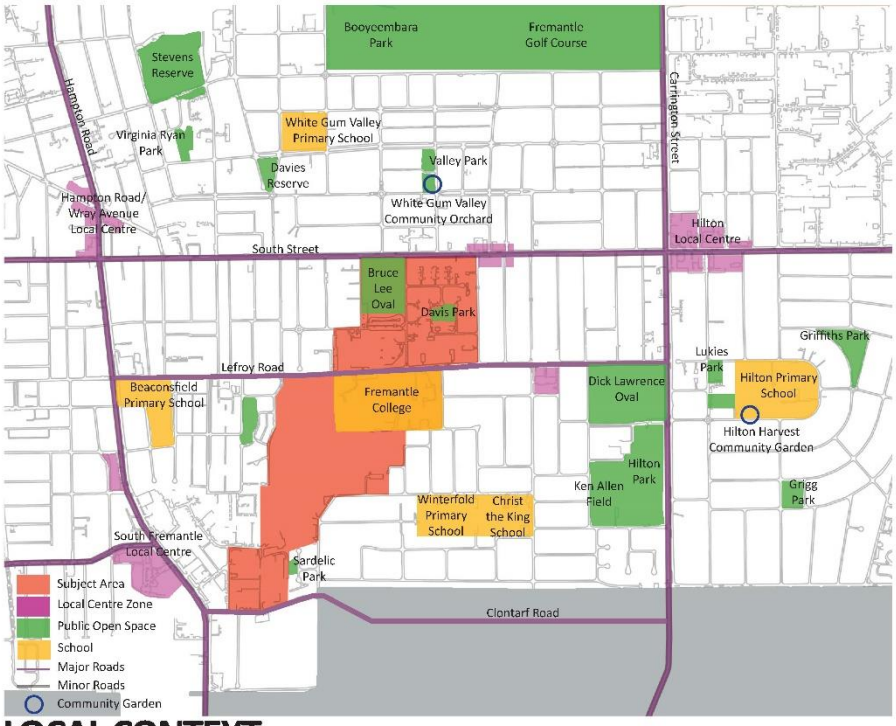
Next Steps

The above feedback will be used to modify the masterplan to better reflect community feedback. This revised masterplan will then be presented to Council for consideration/adoption along with detailed responses to the feedback raised. All registered participants will be informed of the Council meeting date.

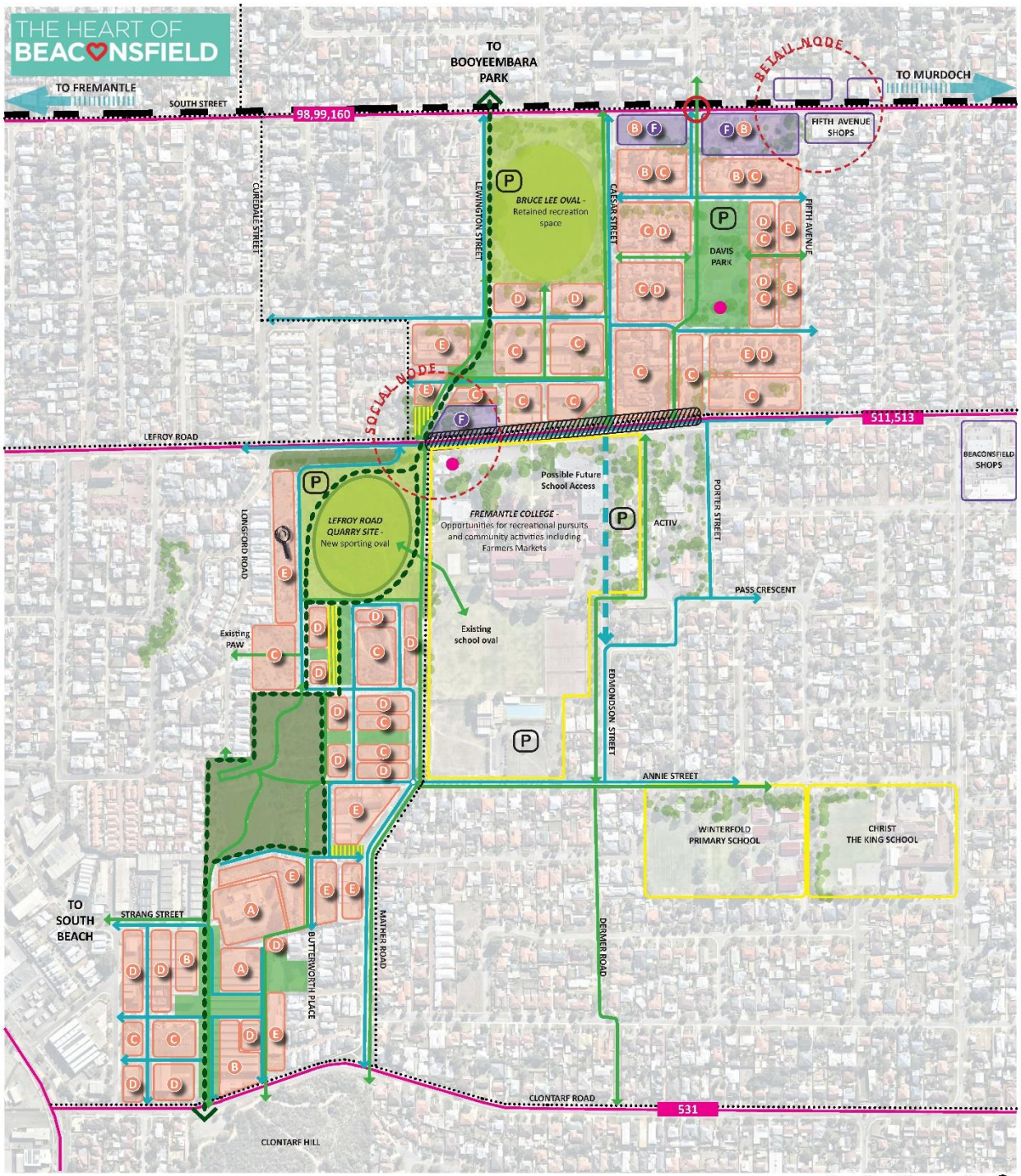
Meeting attachment 2 – Final Masterplan Concept (Including context and ideas plans)



DISTRICT CONTEXT



LOCAL CONTEXT



MASTERPLAN CONCEPT

This masterplan provides an indication of how multiple sites in the 'Heart of Beaconsfield' might develop over time to capitalise on the suburb's great attributes, and to facilitate further improvements along the way. It was formulated in consultation with key landowners and the community, providing a vision for how various community objectives might be met over time.

The plan includes improved connections throughout the area (particularly for cyclists and pedestrians), a greater range of housing types, retention of existing parks and community focal points as well as the creation of new ones (including a new sporting oval), and protection of trees where possible. Delivery of the plan would occur in stages as different landowners redevelop, and details may change through further design and approval processes, however the Masterplan seeks to provide an overarching concept of how different elements can work together.

THE HEART OF BEACONSFIELD IS A CITY OF FREMANTLE PROJECT IN PARTNERSHIP WITH

City of Fremantle · Government of Western Australia Department of Communities · Department of Education · Department of Planning, Lands and Heritage · DevelopmentWA · activ

Available in alternative formats on request

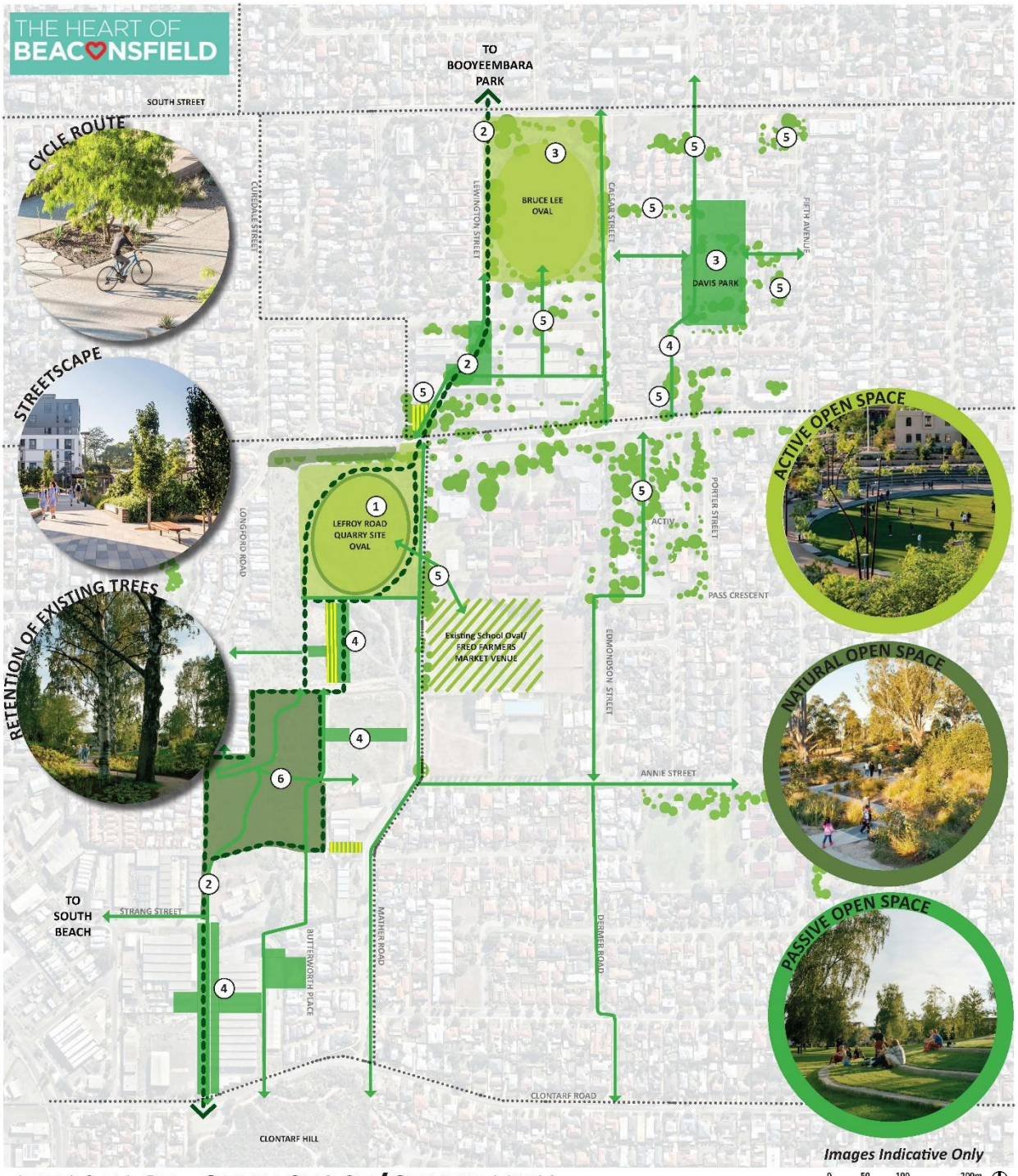
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LEGEND

- A High rise apartments up to 8-12 storeys
- B Medium rise apartments 5-8 storeys
- C Low rise apartments 3-5 storeys
- D Townhouses and maisonettes 2-3 storeys
- E Family houses 1-2 storeys
- F Mixed use/community facility
- Schools
- Existing Childcare Centre
- Traffic calming and school drop-off
- Nodes - social/ retail
- Existing trees
- Development subject to further site investigations

Public open space
- Natural open space
- Recreation/ passive open space
- Active open space/ Sports
- Drainage/passive open space & integrated urban water management

- Green Link
- Pedestrian link
- Vehicle access (including footpath)
- Transit corridor Link
- Cycle network (Bike Plan 2019-24)
- Bus routes
- Possible future traffic signals subject to approval from MRWA
- P Additional parking opportunities



IDEAS PAGE - **OPEN SPACE/GREEN LINK**

1. **New sporting oval**
   New Oval is proposed to the north of the Lefroy Road Quarry site to accommodate projected long-term demand. Additional community facilities to be provided subject to Community Sport and Recreation Facilities Plan (under development).
2. **North-South Green Link**
   Green link is identified in Greening Fremantle Strategy. It seeks to connect areas of open space, and enhance tree canopy. The green link comprises of active and passive open spaces, streetscapes and pedestrian links.
3. **Retention of key recreation areas**
   Retention of key areas for outdoor recreation including Bruce Lee Oval and Davis Park. Davis Park is proposed to be retained and expanded upon; this outcome was strongly sought during the engagement process.
4. **Connection between open spaces**
   Pedestrian links are also identified that provide opportunity for further connections between open spaces, outdoor recreation areas and community facilities.
5. **Tree Retention**
   Trees contribute greatly to sense of place and walkability. Existing trees to be retained wherever possible especially in relation to identified green link and proposed pedestrian links connecting from north to south, and in areas of additional open space.
6. **Nature Open Space**
   A nature open space is proposed in the Lefroy Road Quarry site to align with North-South green link.

LEGEND

Public open space
- Active open space/ Sports
- Natural open space
- Recreation/ passive open space
- Drainage/passive open space & integrated urban water management

Green Link
Pedestrian link
Cycle network
Existing trees



IDEAS PAGE - HOUSING DIVERSITY

1. **Diverse Housing Typologies**
   Providing different styles and 'typologies' of housing to reflect the diverse population of Beaconsfield and different household sizes and types.

2. **Innovative Housing**
   Opportunities to explore alternative or more sustainable forms of housing, such as 'innovative housing precinct' in the Davis Park Precinct Structure Plan.

3. **Respect Beaconsfield Character (Built form)**
   Careful consideration has been given to existing built form and ensuring that new development provides a transition to the established scale and character of Beaconsfield.

4. **Retail Node & Social Node**
   Areas of mixed / community use and development are identified along South Street and Lefroy Road to provide non-residential focal points for the suburb, which could act as important meeting places for the local community.

5. **Sustainable Building forms**
   More sustainable building form and techniques promoted where possible, through approved structure plans.

LEGEND

- A High rise apartments up to 8-12 storeys
- B Medium rise apartments 5-8 storeys
- C Low rise apartments 3-5 storeys
- D Townhouses and maisonettes 2-3 storeys
- E Family houses 1-2 storeys
- F Mixed use / community facility
- Potential Aged Accommodation (non definitive)
- Development subject to further site investigations