



# Meeting attachments

## Planning Committee

Wednesday 7 December 2022 6pm



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**PC2212-1 REFERRED ITEM - MANNING STREET, NO. 5 (LOT 28) FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JCL DA0100/22)**

**ATTACHMENT 1 – Amended Development Plans**

# MANNING ST

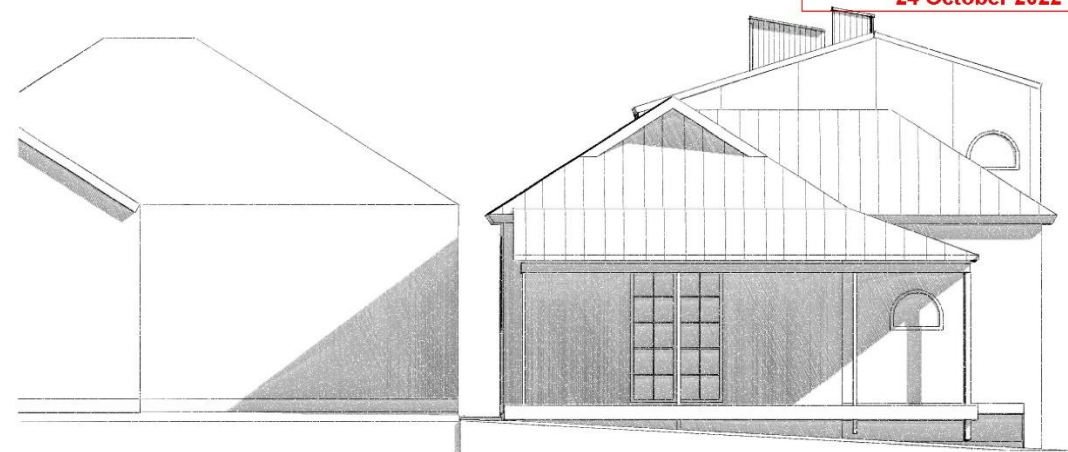
Lot 28 / 5 Manning St, Fremantle, WA 6160

## PROPOSED ALTERATIONS & ADDITION

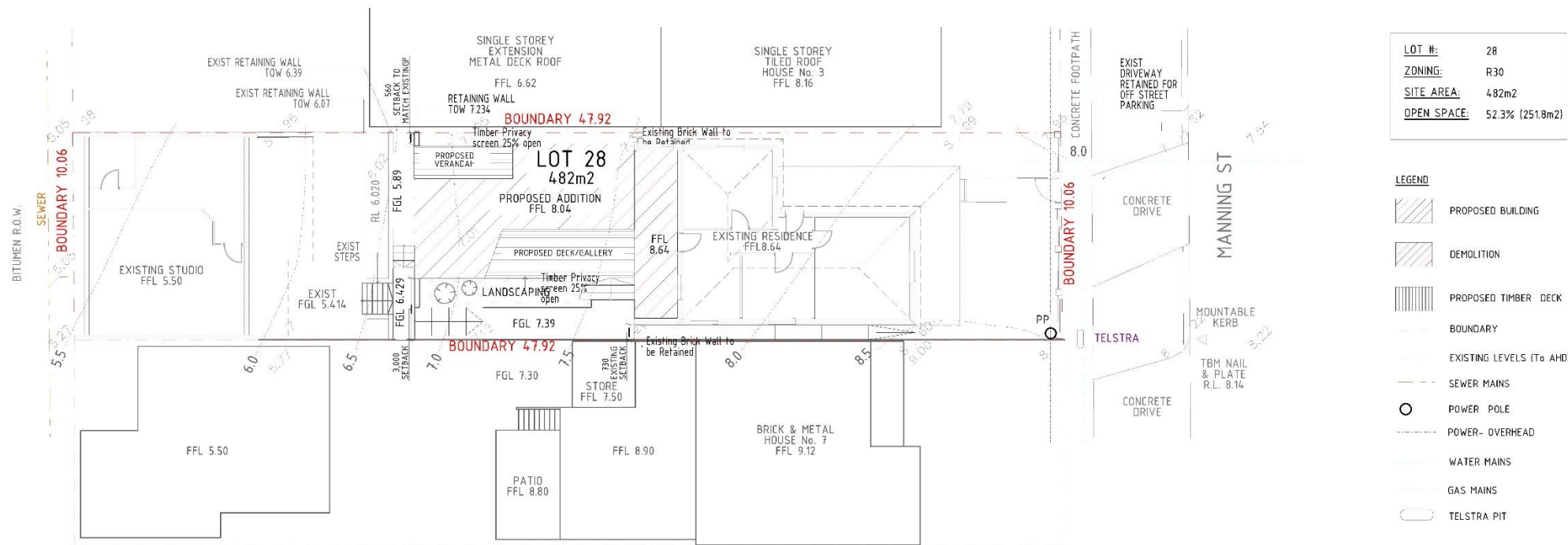
APPLICANT	
Rebecca & Jeremy Carter	0428 522 271
BUILDING DESIGN:	
S.o.B.E. Design & Construction	0439 495 423
PROJECT NUMBER	
2022_06	
ISSUE DATE:	
24/10/22	
ISSUE	

### DEVELOPMENT APPLICATION

**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**DA0100/22**  
**24 October 2022**



View From Manning St



LOT #:	28
ZONING:	R30
SITE AREA:	482m <sup>2</sup>
OPEN SPACE:	52.3% (251.8m <sup>2</sup> )

**LEGEND**

- PROPOSED BUILDING
- DEMOLITION
- PROPOSED TIMBER DECK
- BOUNDARY
- EXISTING LEVELS (To AHD)
- SEWER MAINS
- POWER POLE
- POWER- OVERHEAD
- WATER MAINS
- GAS MAINS
- TELSTRA PIT

1:200

Site Plan

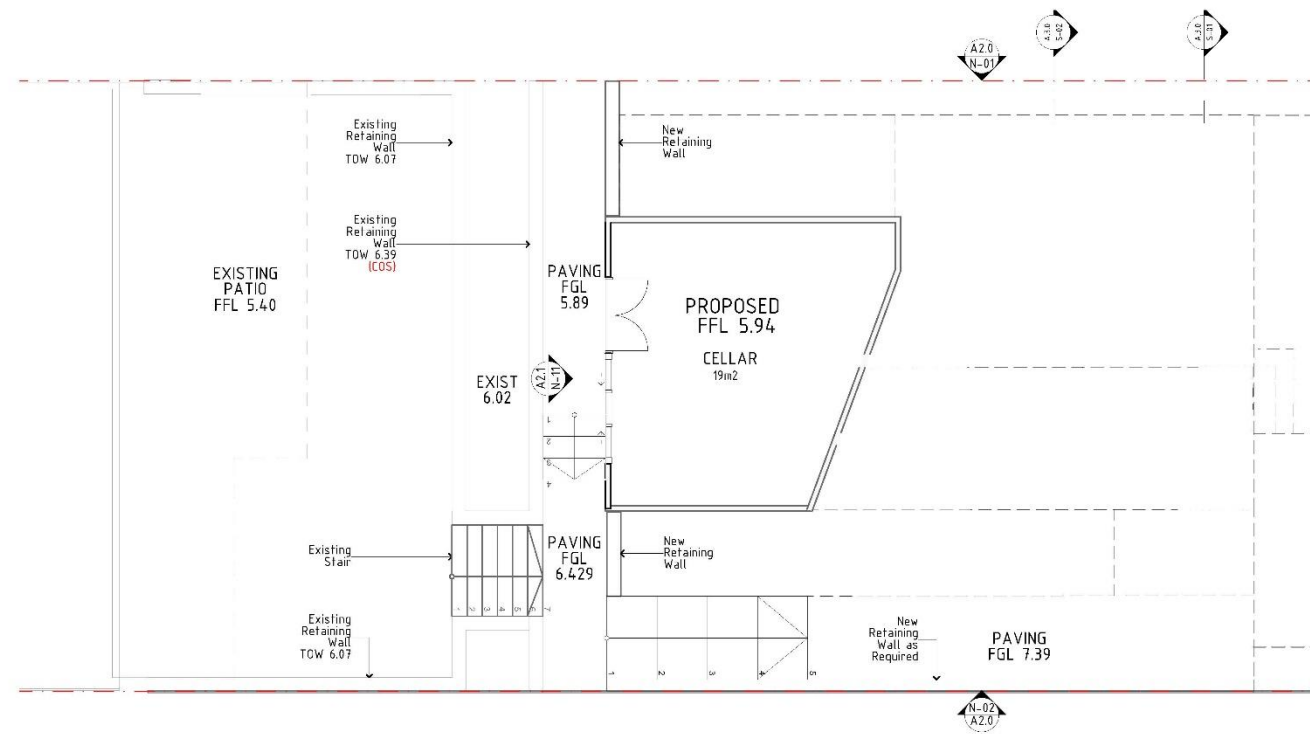
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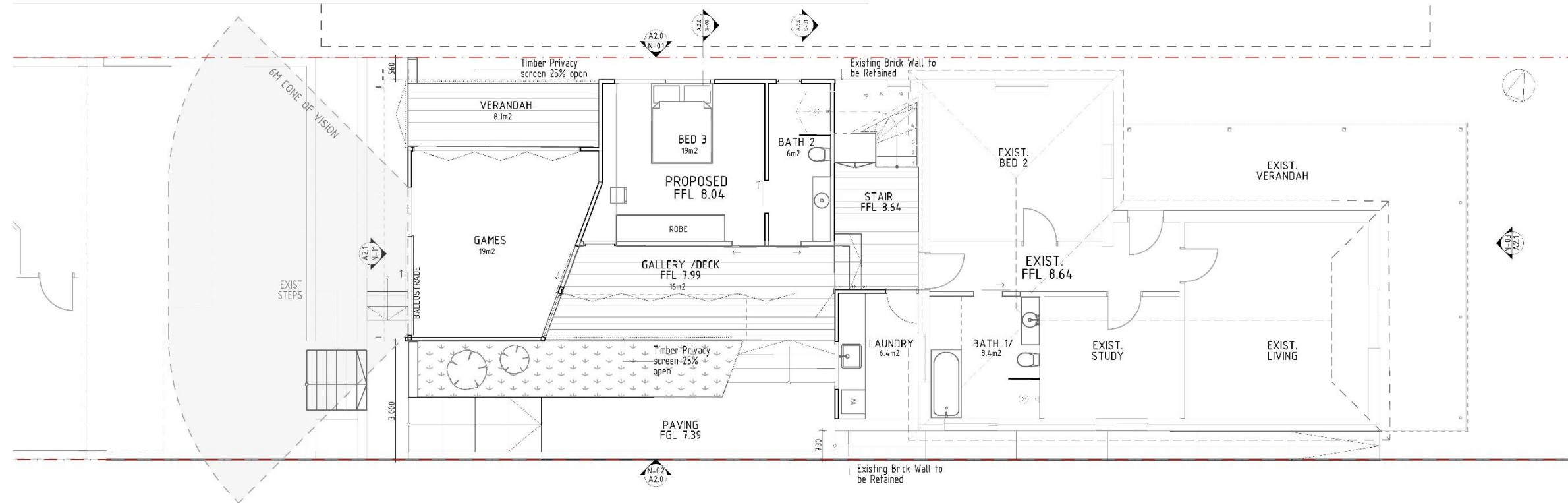
S.o.B.E. DESIGN & CONSTRUCTION  
1/35 High St, Fremantle W.A.  
Shane T 0439 495 435 E julie@sobe.design  
Julie T 0439 495 423 E shane@sobe.construction  
Monique T 0498769455 E monique@sobe.construction



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**24 October 2022**



1:100 Cellar Level 2

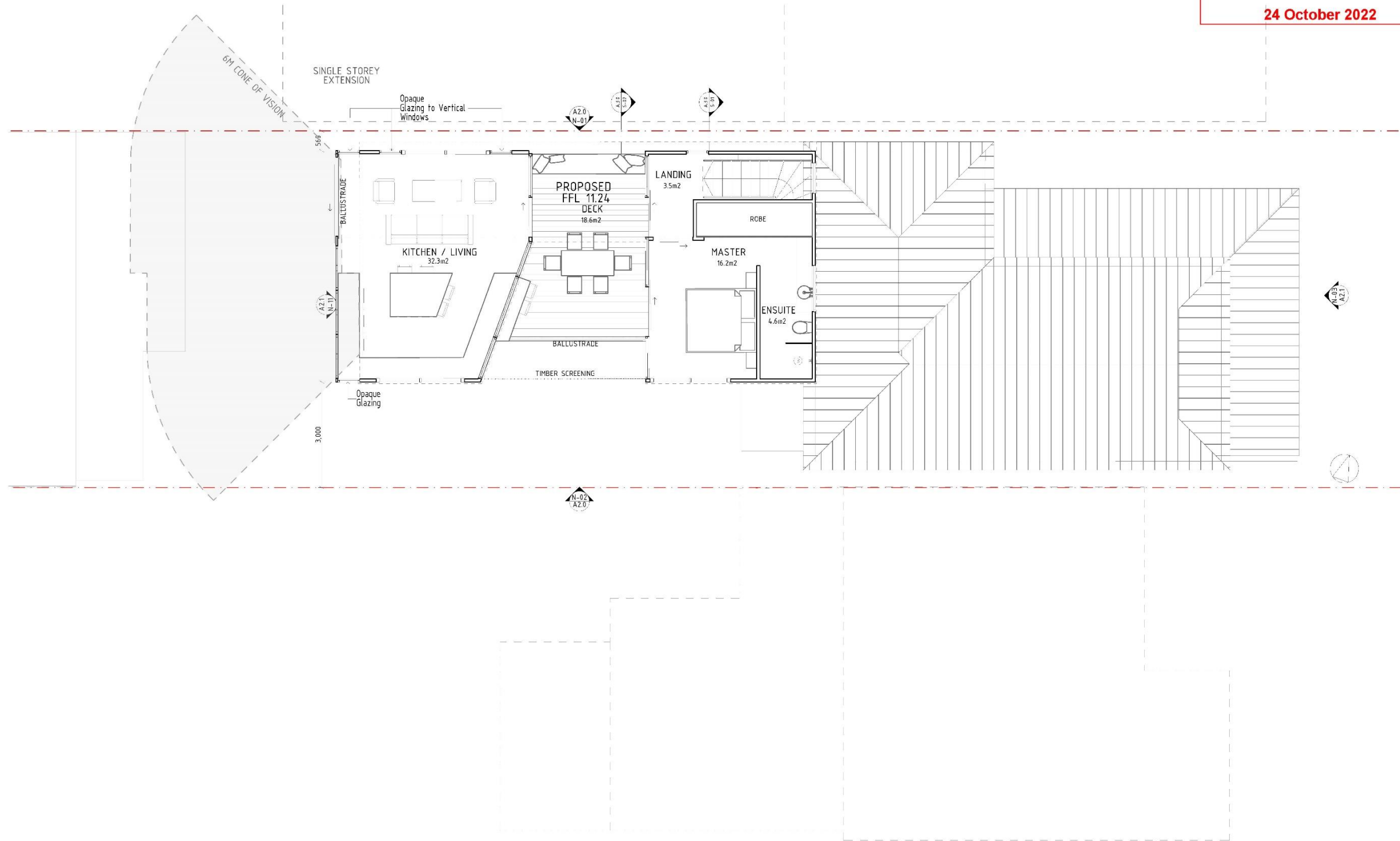


1:100 Ground Floor Plan 1

Project <b>MANNING ST</b> 5 Manning Street Fremantle WA, 6160	Drawing Title <b>A1.0 Ground Floor Plan</b>	Design SB Stage DA	Drawn MA Project No 2022_07	Applicant R & J Page No 2	Plot Date 24/10/22	Scale @ A3 AS SHOWN	Revision No	<p>S.o.B.E. DESIGN &amp; CONSTRUCTION 1/35 High St, Fremantle W.A. Shane T 0439 495 435 E julie@sobe.design Julie T 0439 495 423 E shane@sobe.construction Monique T 0408769455 E monique@sobe.construction</p>
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**DA0100/22**  
**24 October 2022**



1:100

First Floor Plan

1

Project  
MANNING ST  
5 Manning Street  
Fremantle WA, 6160

Drawing Title  
A1.1 First Floor Plan

Design  
SB  
Stage  
DA

Drawn  
MA  
Project No  
2022\_07

Applicant  
R & J  
Page No  
3

Plot Date  
24/10/22

Scale @ A3  
AS SHOWN

Revision No



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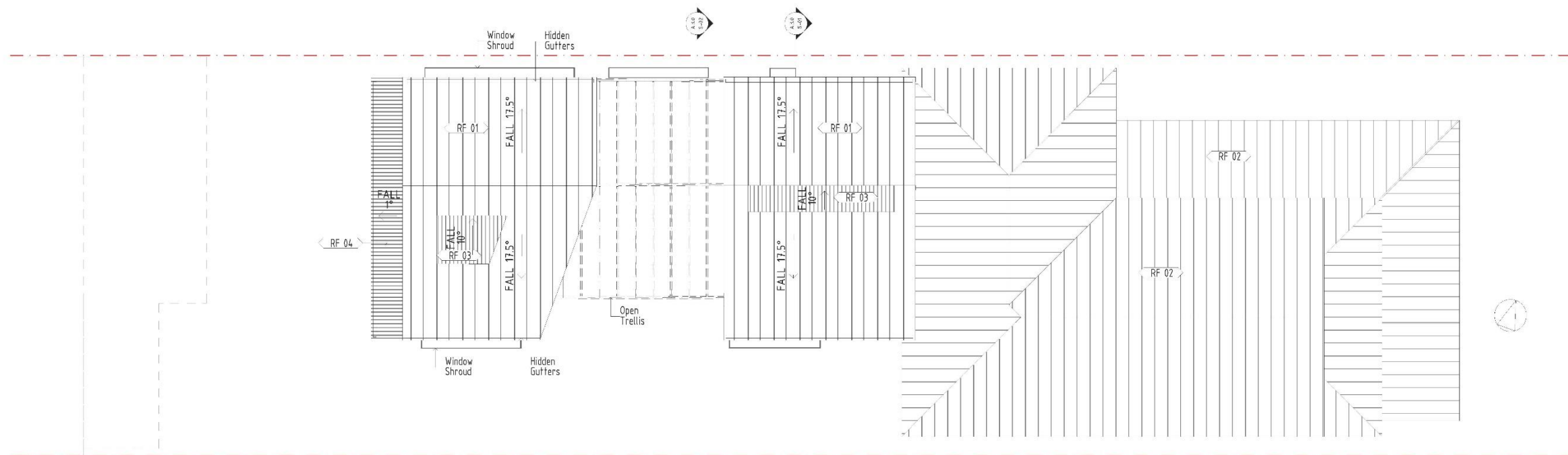
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Julie T 0439 495 423 E shane@sobe.construction  
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**24 October 2022**

**LEGEND**

- RF 01 LONGLINE ROOF PROFILE  
FINISH: WINDSPRAY
- RF 02 LONGLINE ROOF PROFILE  
FINISH: WINDSPRAY TBC
- RF 03 LEXAN THERMOCLIX  
MULTIWALL POLYCARBONATE  
SHEETING  
FINISH: OPAL
- RF 04 ALUBLOCK ROOF PROFILE  
FINISH: WINDSPRAY TBC



1:100

Roof Plan

1

Project  
**MANNING ST**  
5 Manning Street  
Fremantle WA, 6160

Drawing Title  
**A1.2 Roof Plans**

Design  
SB  
Stage  
DA

Drawn  
MA  
Project No  
2022\_07

Applicant  
R & J  
Page No  
4

Plot Date  
24/10/22

Scale @ A3  
AS SHOWN

Revision No



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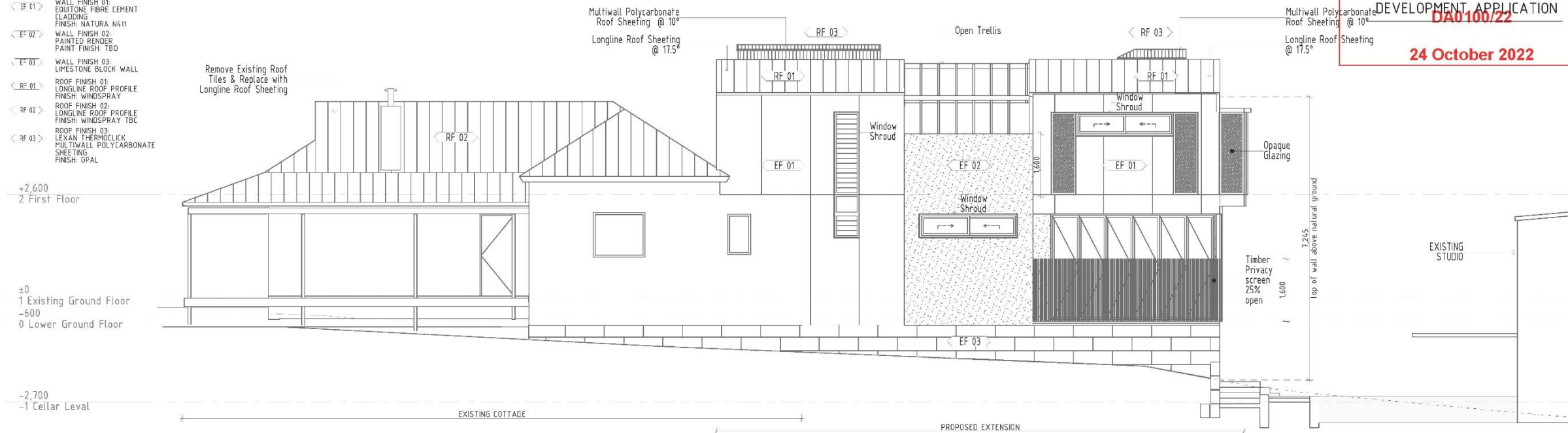
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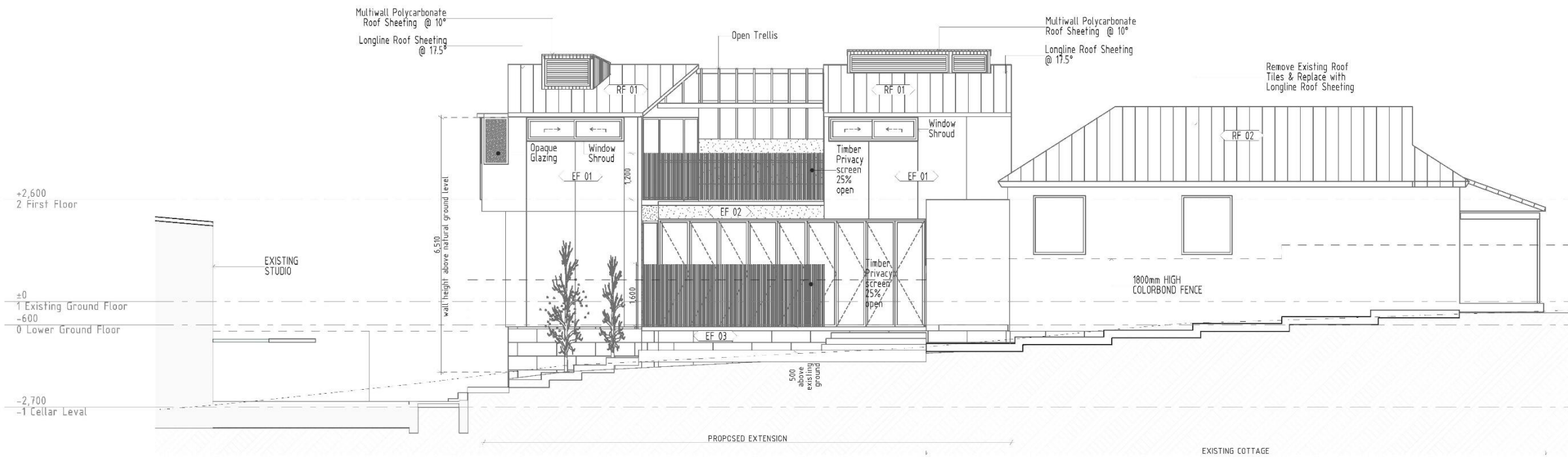
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DA0100/22  
**24 October 2022**

**LEGEND**

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- < EF 02 > WALL FINISH 02: PAINTED RENDER PAINT FINISH: TBD
- < EF 03 > WALL FINISH 03: LIMESTONE BLOCK WALL
- < RF 01 > ROOF FINISH 01: LONGLINE ROOF PROFILE FINISH: WINDSPRAY
- < RF 02 > ROOF FINISH 02: LONGLINE ROOF PROFILE FINISH: WINDSPRAY TBC
- < RF 03 > ROOF FINISH 03: LEXAN THERMOCLIX MULTIWALL POLYCARBONATE SHEETING FINISH: OPAL



1:100 North Elevation 1



1:100 South Elevation

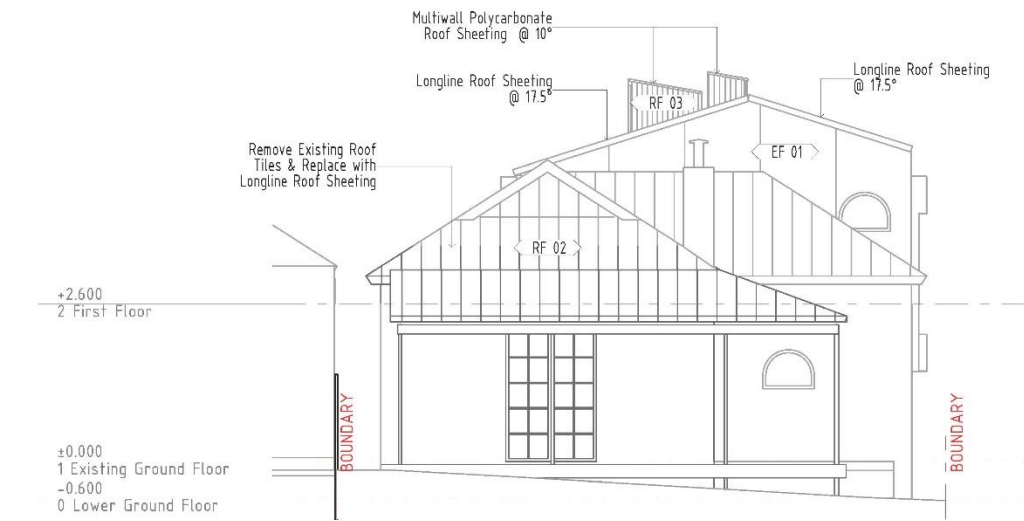
Project: <b>MANNING ST</b> 5 Manning Street Fremantle WA, 6160	Drawing Title: <b>A2.0 Elevations (1)</b>	Design: SB Stope DA	Drawn: MA Project No: 2022_07	Applicant: R & J Page No: 5	Plc Date: 24/10/22	Scale @ A3: AS SHOWN	Revision No:	 <p>S.o.B.E. DESIGN &amp; CONSTRUCTION 1/35 High St, Fremantle W.A. Shane T 0439 495 435 E julie@sobe.design Julie T 0439 495 423 E shane@sobe.construction Monique T 0408769455 E monique@sobe.construction</p>
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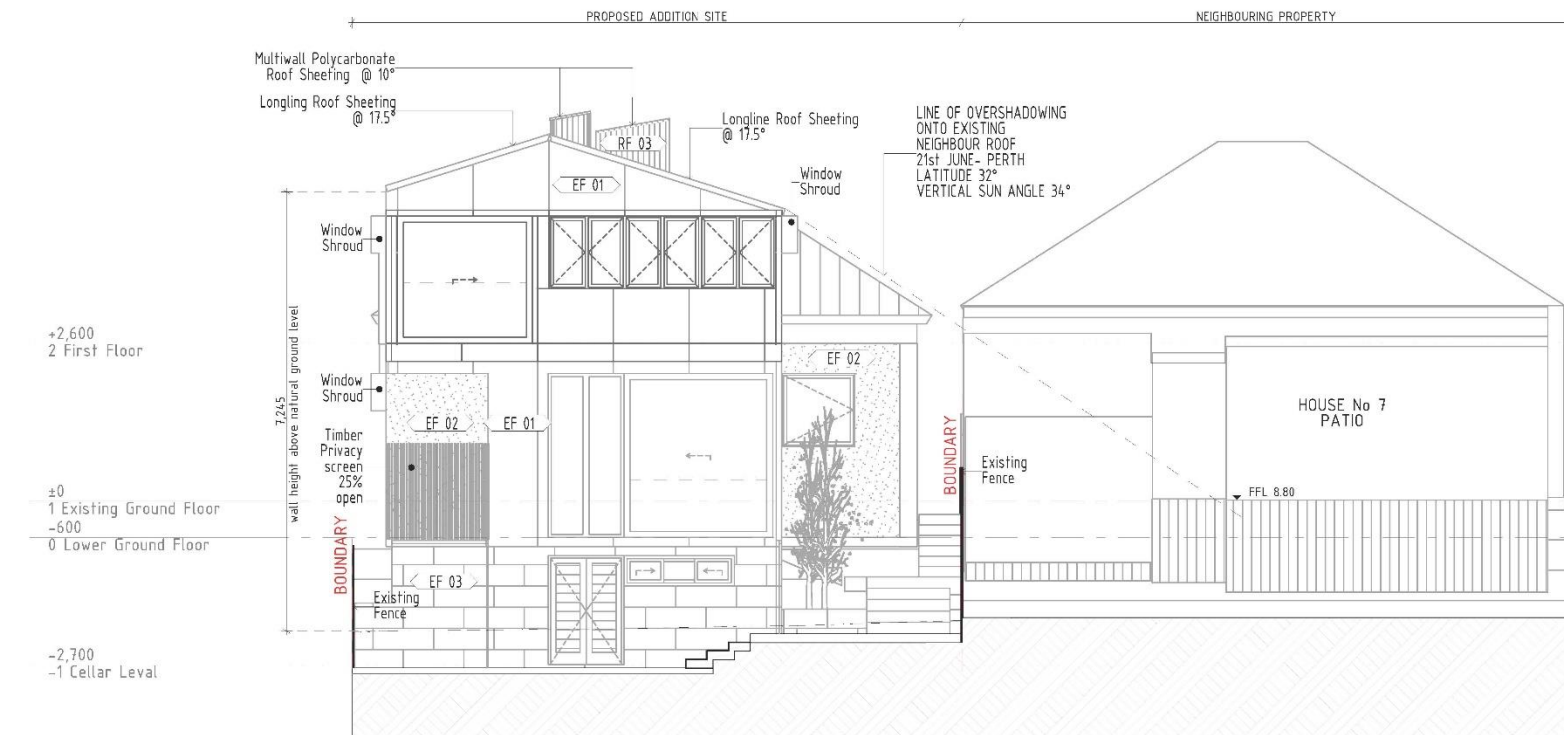
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**DA0100/22**  
**24 October 2022**

**LEGEND**

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FINISH: NATURA N4-11
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PAINT FINISH: TBD
- < EF 03 > WALL FINISH 03: LIMESTONE BLOCK WALL
- < RF 01 > ROOF FINISH 01: LONGLINE ROOF PROFILE  
FINISH: WINDSPRAY
- < RF 02 > ROOF FINISH 02: LONGLINE ROOF PROFILE  
FINISH: WINDSPRAY TBC
- < RF 03 > ROOF FINISH 03: LEXAN THERMOCLICK SHEETING  
FINISH: OPAL



1:100 East Elevation 1



1:100 A2.1

Project  
**MANNING ST**  
5 Manning Street  
Fremantle WA, 6160

Drawing Title  
**A2.1 Elevations (2)**

Design  
SB  
Stage  
DA

Drawn  
MA  
Project No  
2022\_07

Applicant  
R & J  
Page No  
6

Plot Date  
24/10/22

Scale @ A3  
AS SHOWN

Revision No

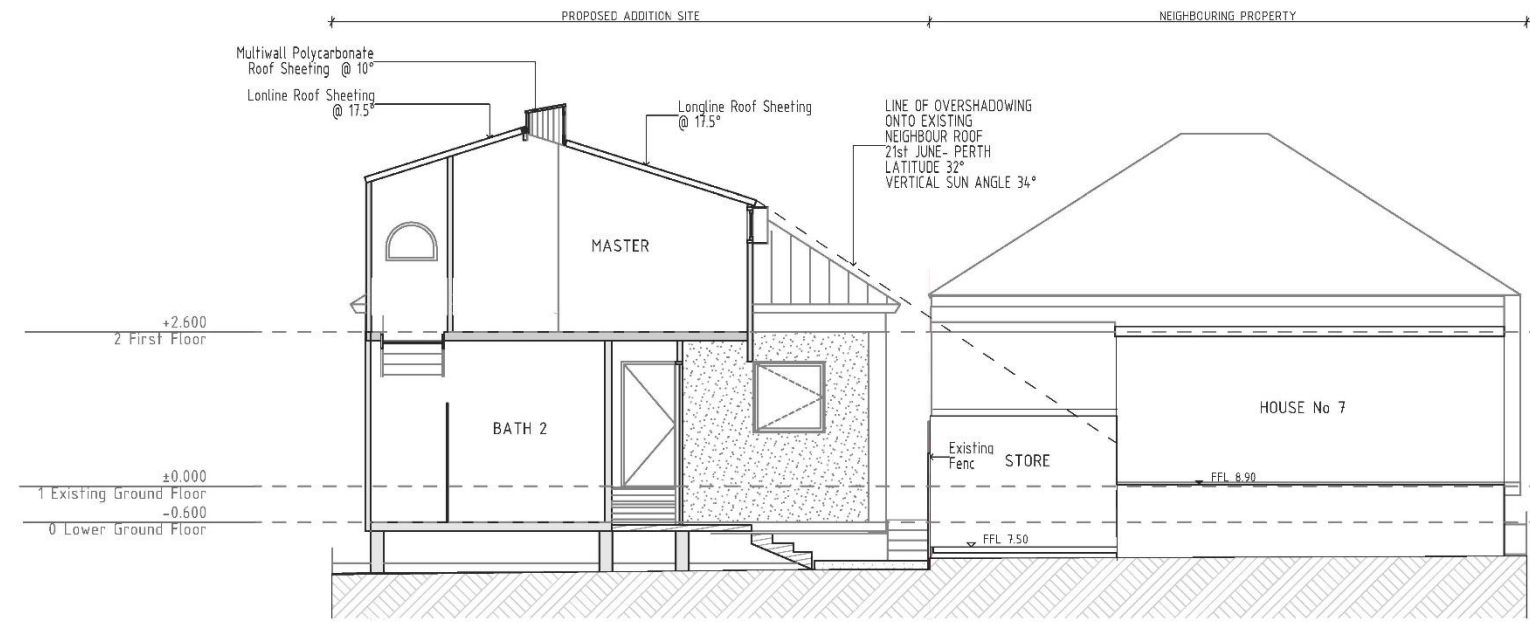


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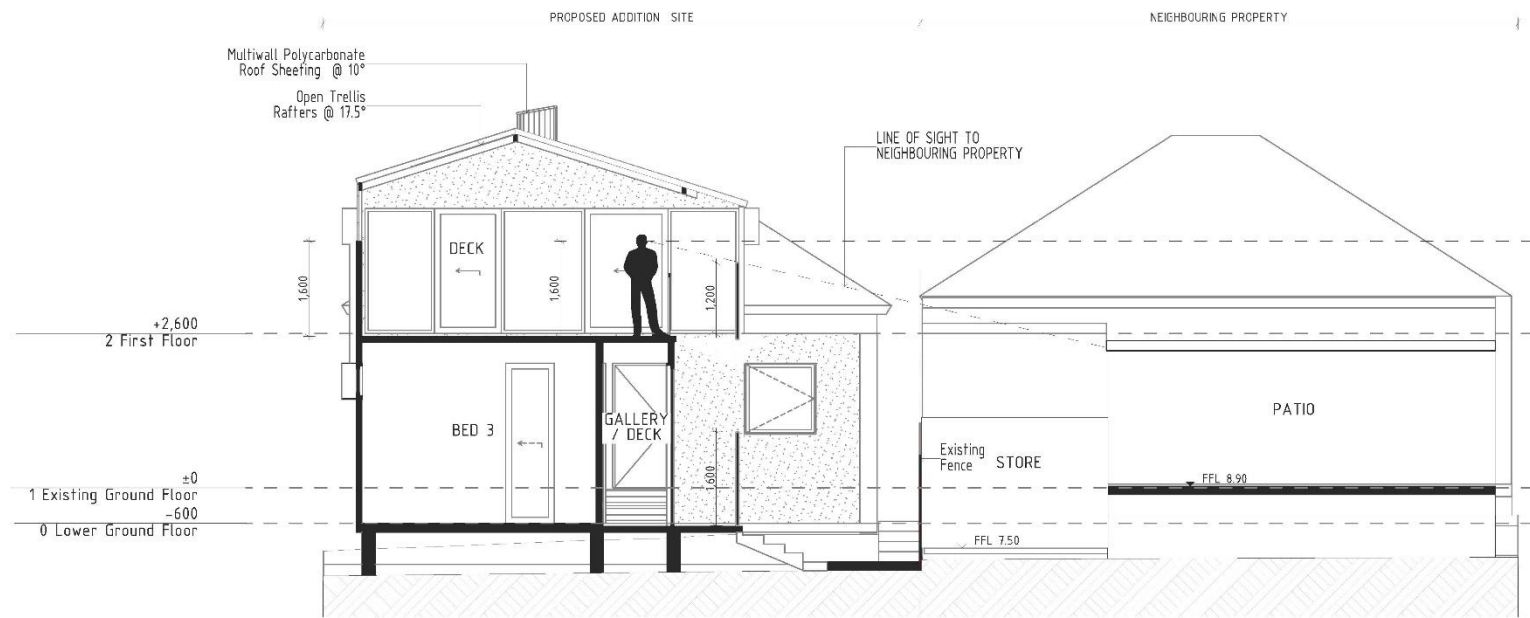
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**DA0100/22**  
**24 October 2022**



1:100 Section 1

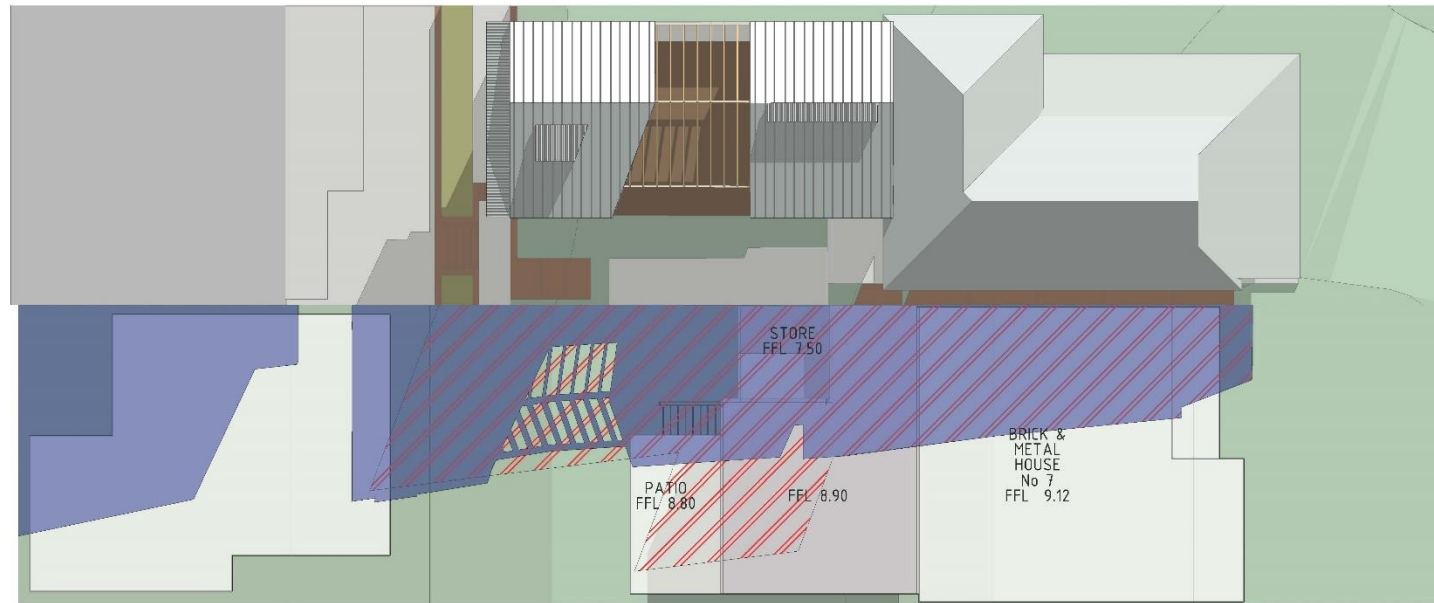


1:100 Section 2


Project <b>MANNING ST</b> 5 Manning Street Fremantle WA, 6160	Drawing Title <b>A3.0 Sections</b>	Design SB S'age DA	Drawn MA Project No 2022_07	Applicant R & J Page No 7	Plot Date 24/10/22	Scale @ A3 AS SHOWN	Revision No	 S.O.B.E. DESIGN & CONSTRUCTION 1/35 High St, Fremantle W.A. Shane T 0439 495 435 E julie@sobe.design Julie T 0439 495 423 E shane@sobe.construction Monique T 0408769455 E monique@sobe.construction
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DEVELOPMENT APPLICATION  
**DA0100/22**  
R35 Overshadowing @ 21st June 12 Noon  
**24 October 2022**



R35 Overshadowing @ 21st June 12 Noon  
Max allowed overshading area to south block: 169m<sup>2</sup>

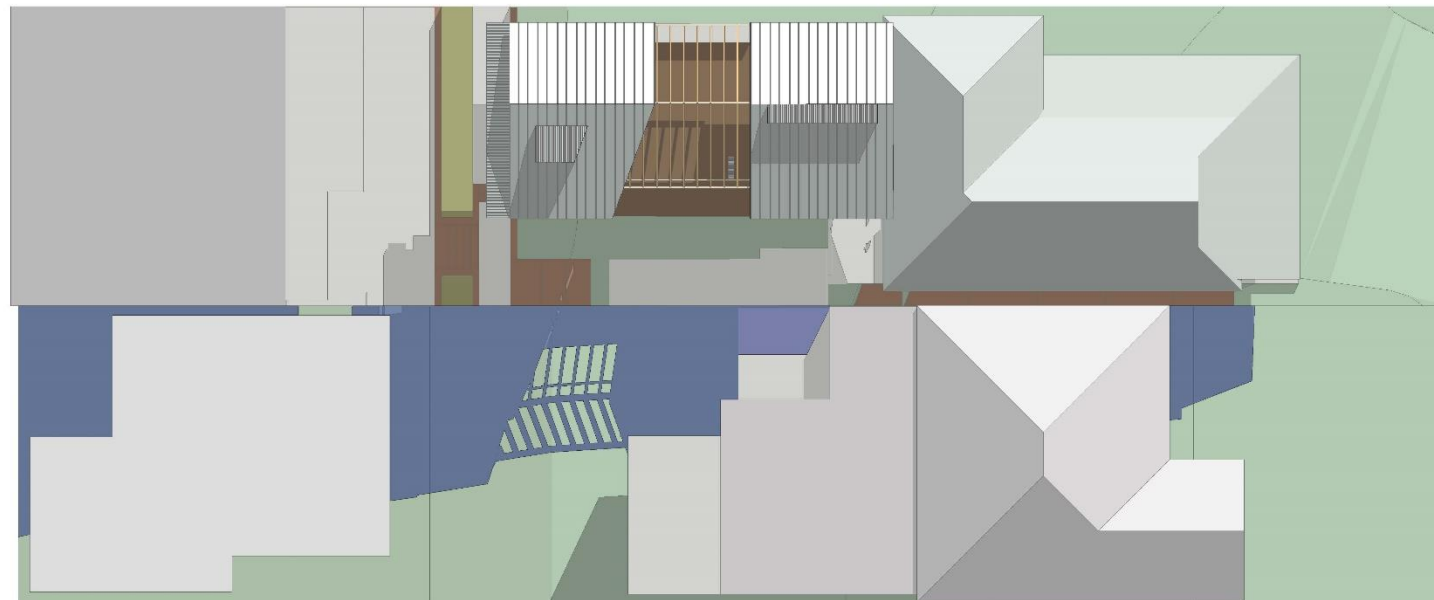
 previous scheme: 208m<sup>2</sup> overshading.  
(39m<sup>2</sup> over allowed)


 new proposed scheme: 190m<sup>2</sup>  
(21m<sup>2</sup> over allowed)

1:200

Overshadowing Diagram A

1



 New proposed scheme @ 21st March 12 noon  
showing shadow fall on neighbouring  
buildings

1:200

Overshadowing Diagram B

2

Project  
MANNING ST  
5 Manning Street  
Fremantle WA, 6160

Drawing Title  
A4.0 Overshadowing (1)

Design  
SB  
Stage  
DA

Drawn  
MA  
Project No  
2022\_07

Applied  
R & J  
Page No  
8

Plot Date  
24/10/22

Scale @ A3  
AS SHOWN

Revision No



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DEVELOPMENT APPLICATION  
**DA0100/22**  
**24 October 2022**



- New proposed scheme @ 21st June 12 noon
- New proposed scheme @ 21st March 12 noon
- New Proposed scheme @ 21st Dec 12 noon



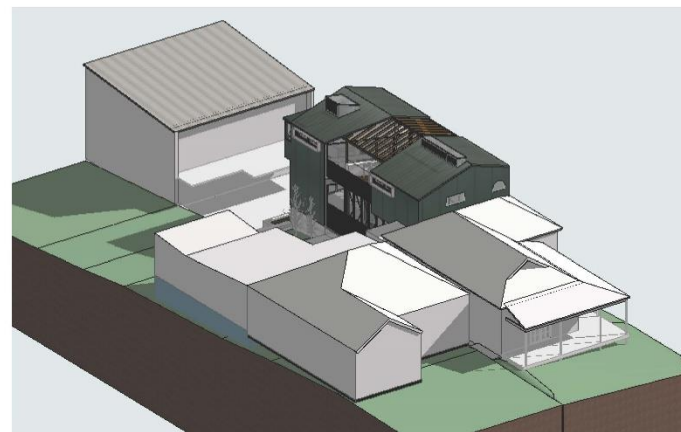
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Axonometry

1

3D Model

2



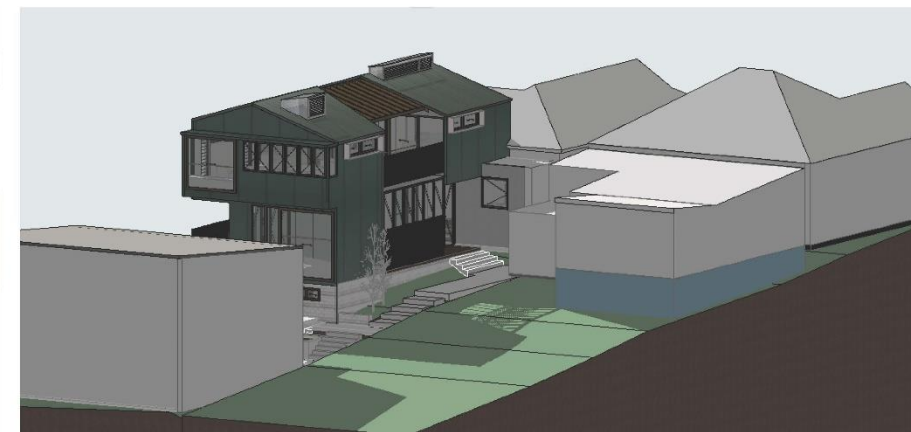
3D Model

3



3D Model

4



3D Model

5

Project:  
**MANNING ST**  
5 Manning Street  
Fremantle WA, 6160

Drawing Title  
**A4.1 Overshadowing (2)**

Design: SB  
Drawn: MA  
Stage: DA  
Applicant: R & J  
Project No: 2022\_07  
Page No: 9

Plot Date: 24/10/22  
Scale @ A3: AS SHOWN  
Revision No:

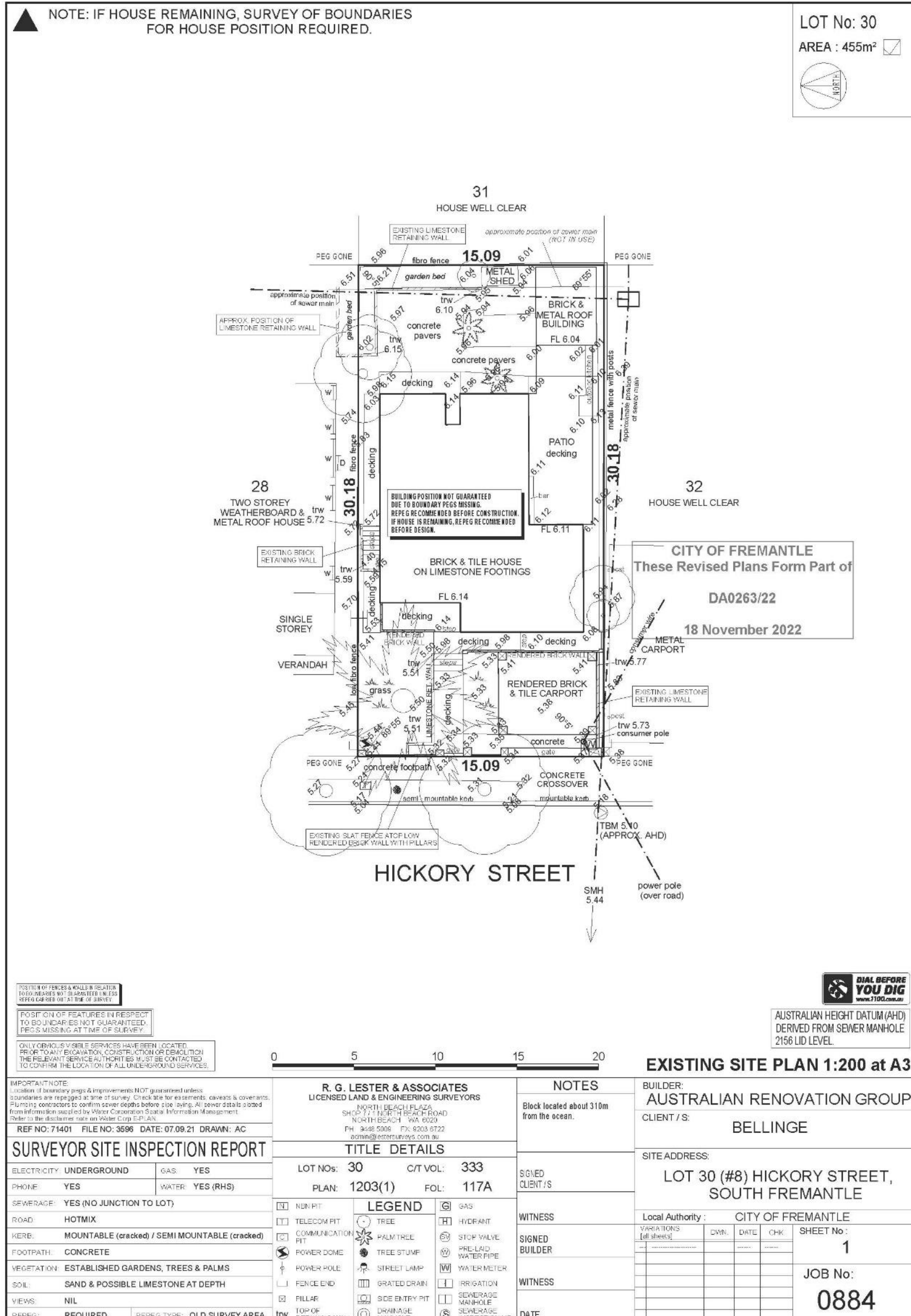


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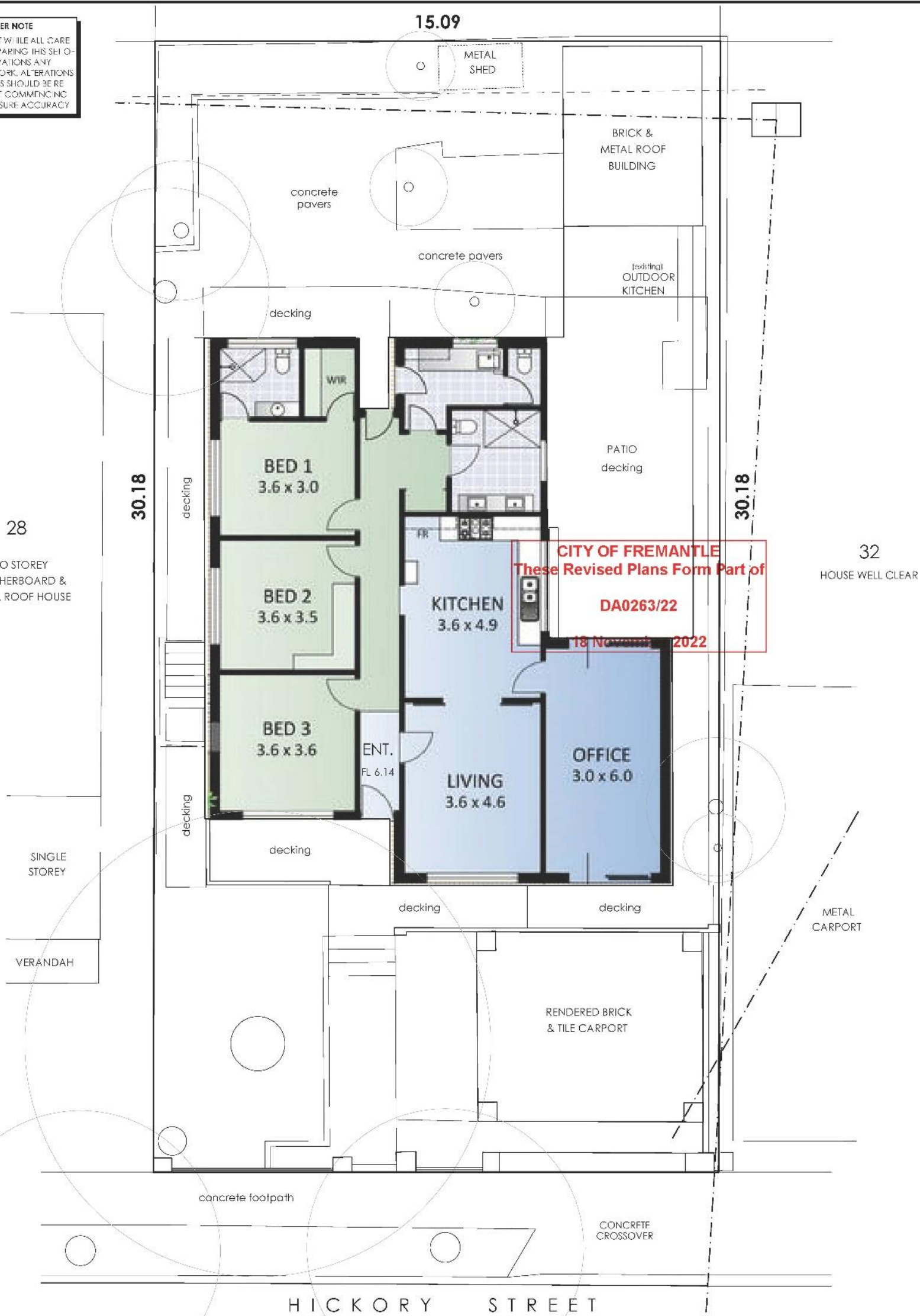
**PC2212-2 HICKORY STREET, NO. 8 (LOT 30), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS INCLUDING A ROOF TOP TERRACE ADDITION TO EXISTING SINGLE HOUSE (ED DA0263/22)**

**ATTACHMENT 1 – Amended Development Plans**





**DISCLAIMER NOTE**  
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RECHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY



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18 November 2022



**EXISTING FLOOR PLAN**  
SCALE 1:100

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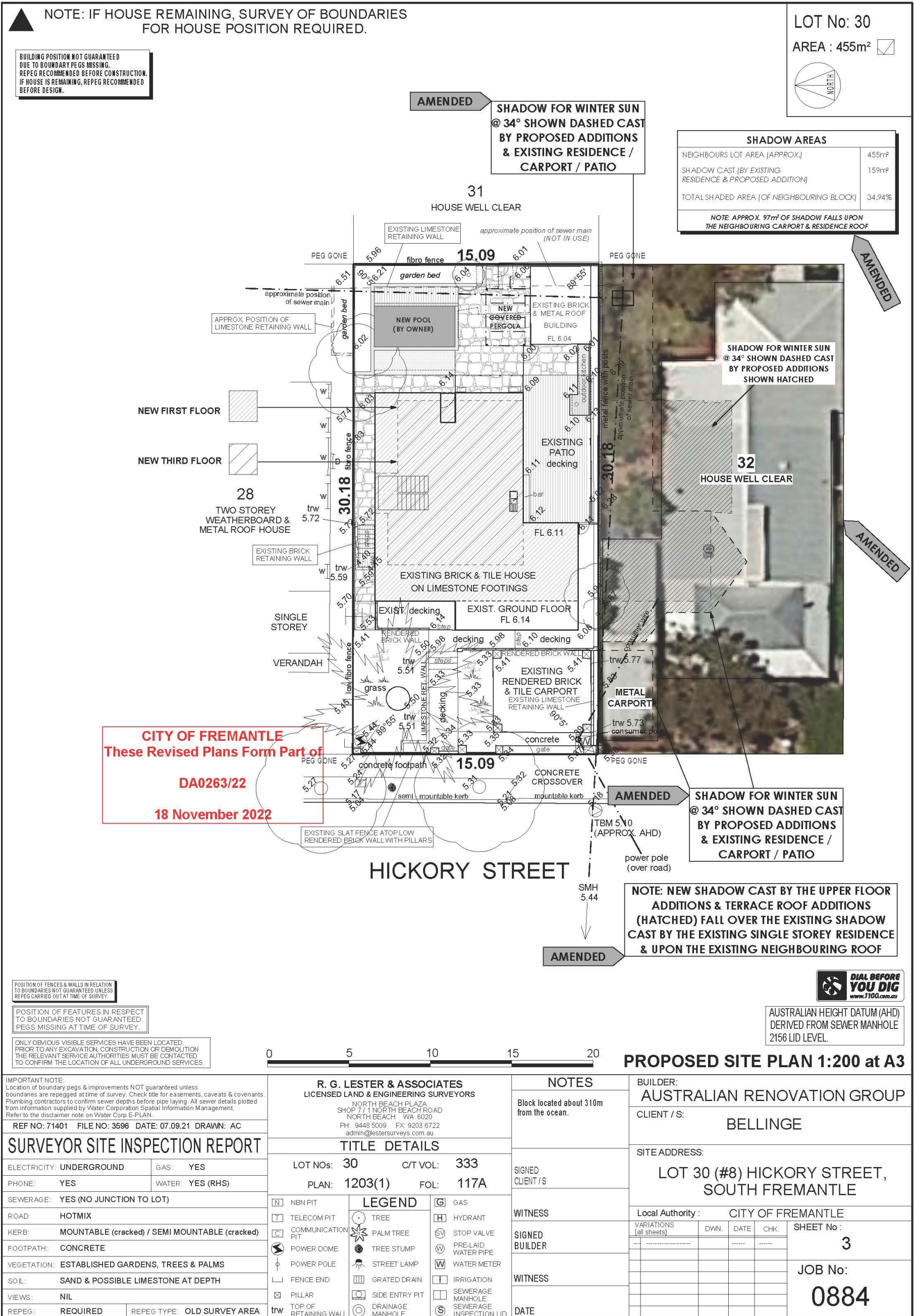


**Australian Renovation Group**  
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PO Box 1528, Osborne Park DC WA 6916  
T : (08) 9244 4462  
E : info@arg.com.au

**PROPOSED BELLINGE ADDITION**  
**AT : LOT 30, #8 HICKORY STREET, SOUTH FREMANTLE**

AMENDED PLANNING

CITY OF FREMANTLE	DRAWN: ARG
ISSUE DATE: 15/11/2022	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 2

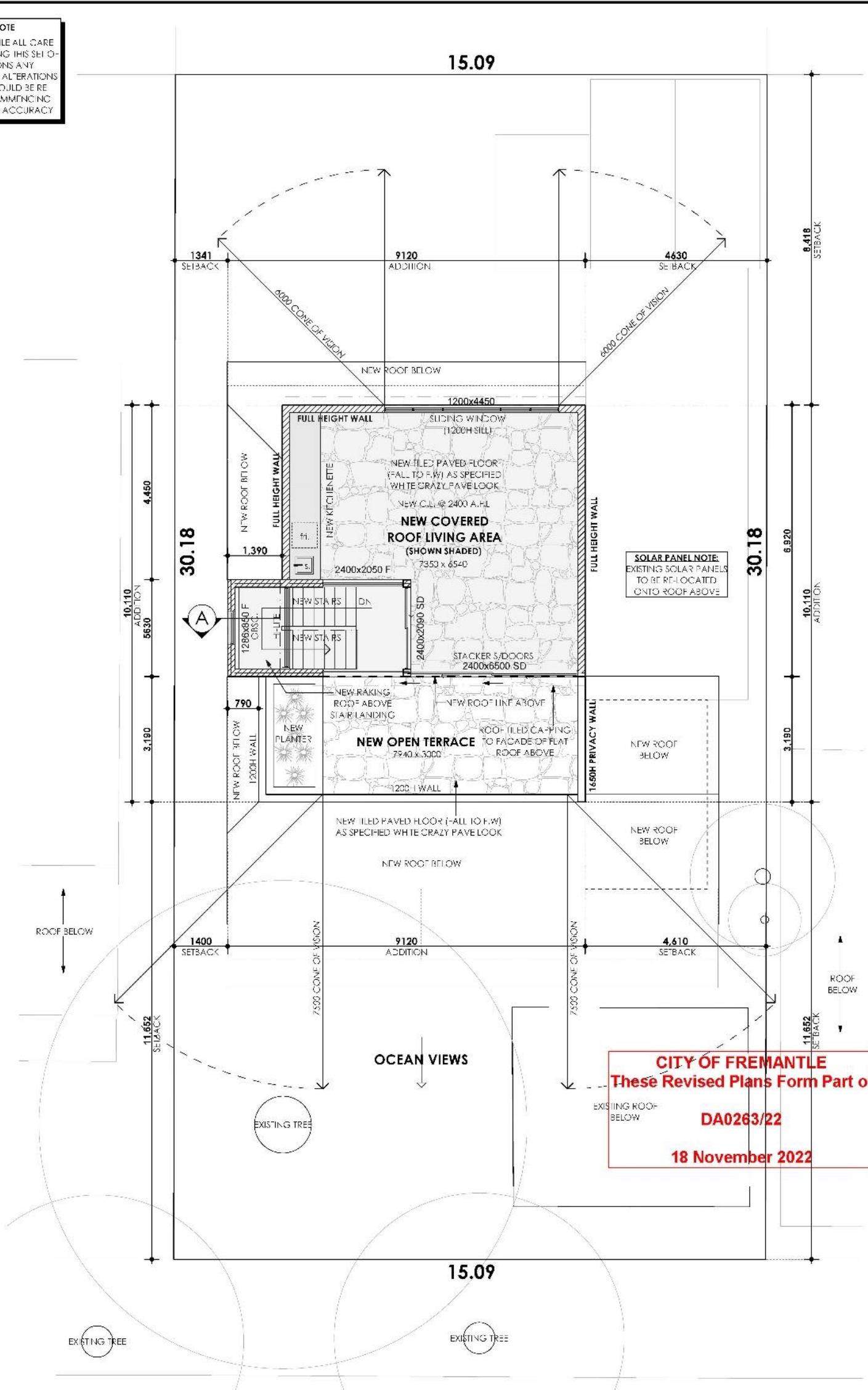








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**PROPOSED THIRD FLOOR PLAN**  
SCALE 1:100  
THIRD FLOOR AREA = 83.50m<sup>2</sup>

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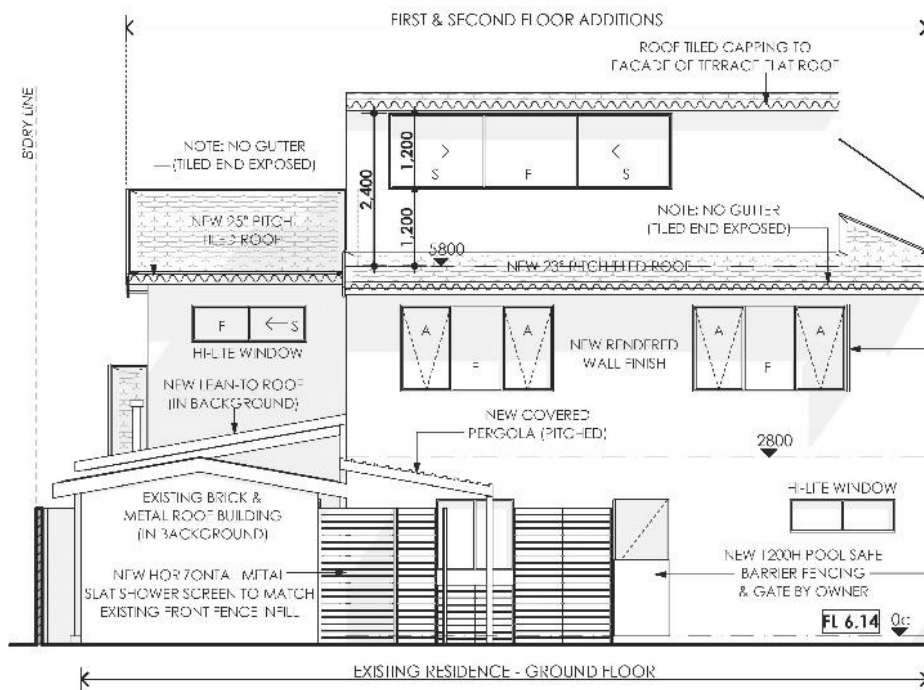
**PROPOSED BELLINGE ADDITION**  
AT : LOT 30, #8 HICKORY STREET, SOUTH FREMANTLE

AMENDED PLANNING

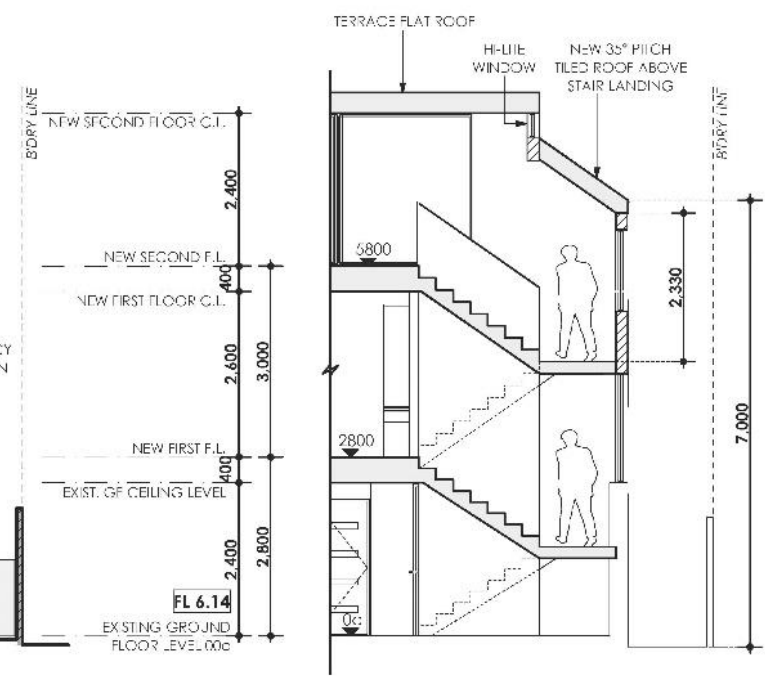
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ISSUE DATE: 15/11/2022	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 6



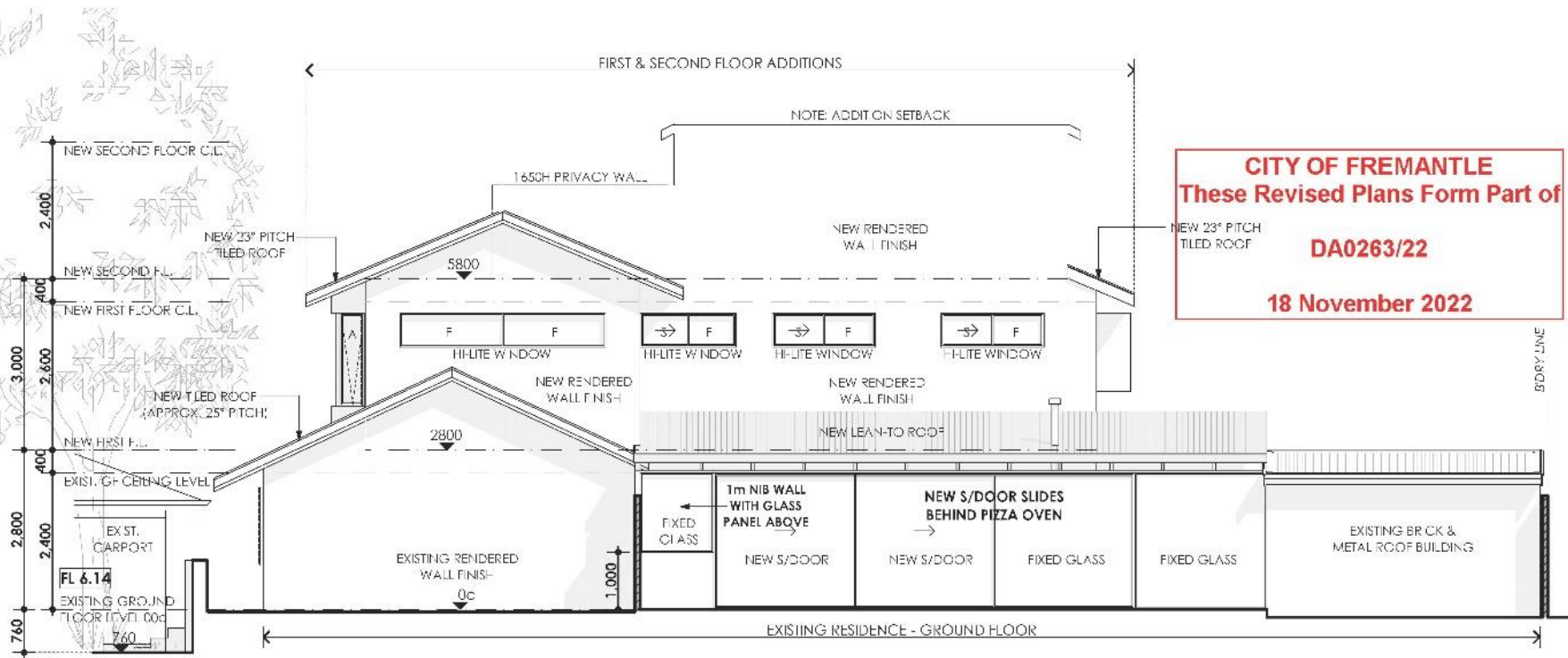
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PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY



**ELEVATION 3 - EAST**  
SCALE 1:100



**SECTION A**  
SCALE 1:100



**ELEVATION 4 - SOUTH**  
SCALE 1:100

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18 November 2022

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**PROPOSED BELLINGE ADDITION**  
AT : LOT 30, #8 HICKORY STREET, SOUTH FREMANTLE

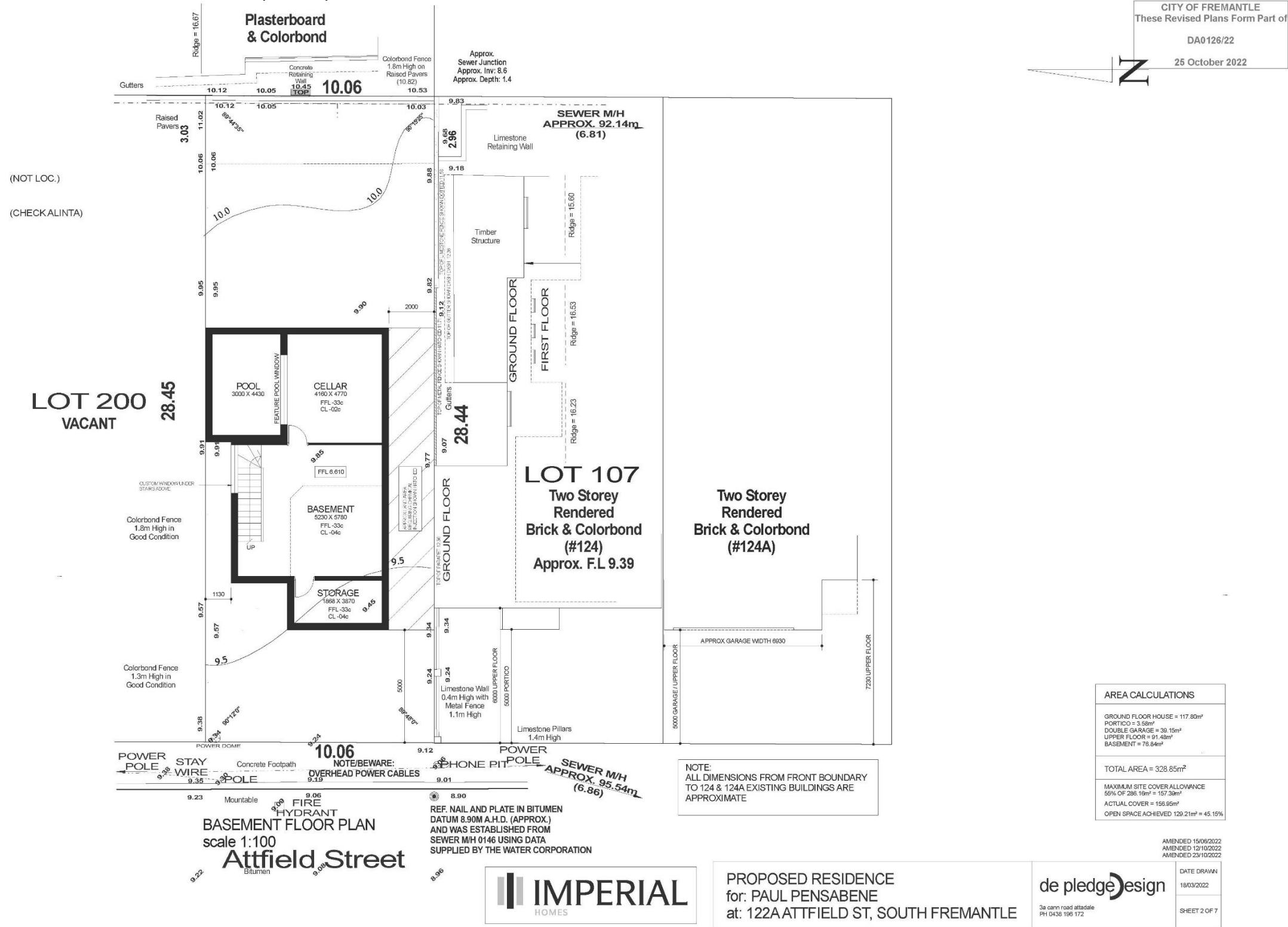
AMENDED PLANNING

CITY OF FREMANTLE	DRAWN: ARG
ISSUE DATE: 15/11/2022	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 8



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

**ATTACHMENT 1 – Amended development plans**



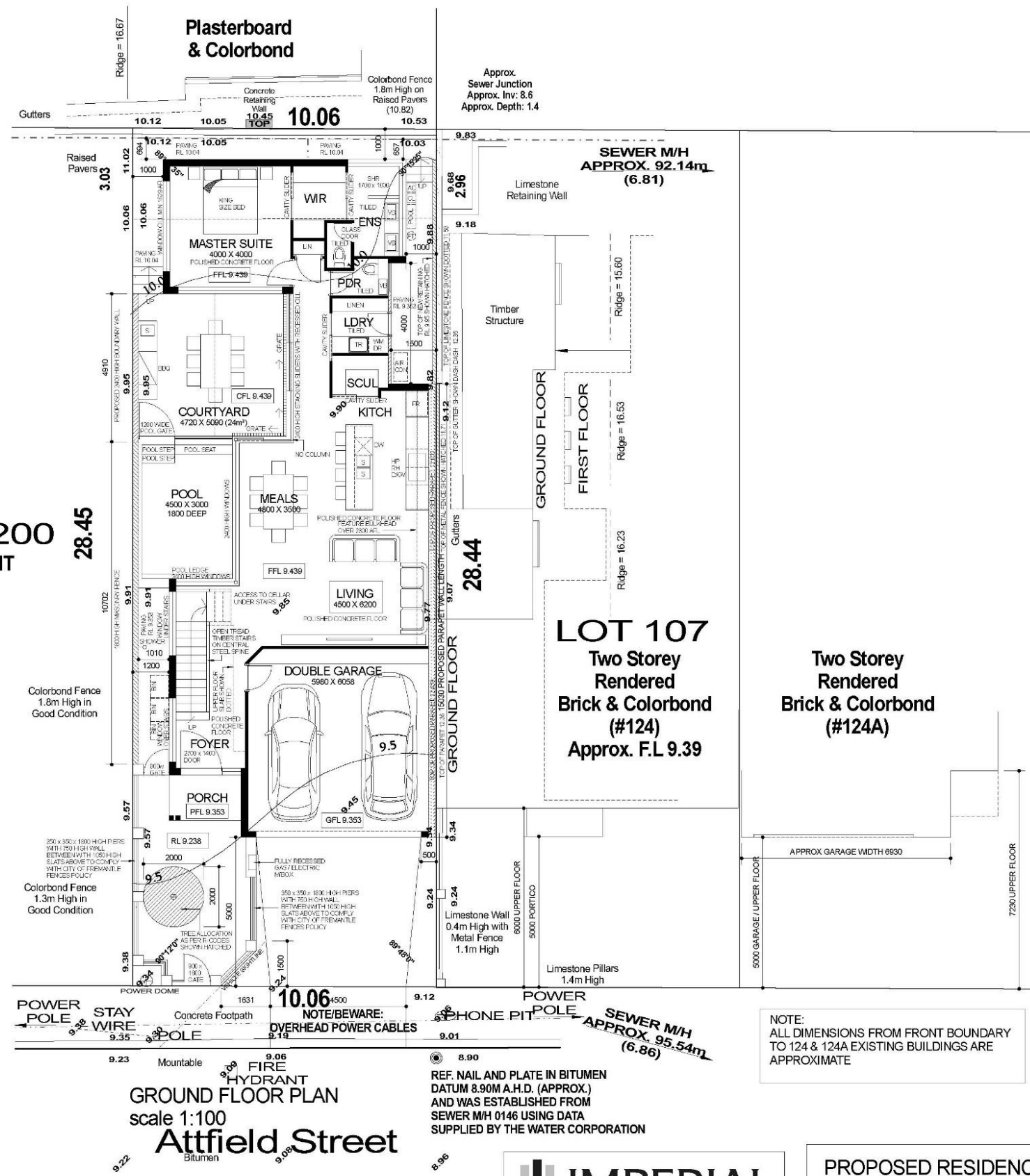


CITY OF FREMANTLE  
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DA0126/22  
25 October 2022



(NOT LOC.)  
(CHECK ALINTA)

LOT 200  
VACANT



AREA CALCULATIONS	
GROUND FLOOR HOUSE	= 117.80m <sup>2</sup>
PORTICO	= 3.58m <sup>2</sup>
DOUBLE GARAGE	= 38.15m <sup>2</sup>
UPPER FLOOR	= 91.45m <sup>2</sup>
BASEMENT	= 78.84m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 328.85m<sup>2</sup></b>
MAXIMUM SITE COVER ALLOWANCE 55% OF 286.18m <sup>2</sup>	= 157.30m <sup>2</sup>
ACTUAL COVER	= 156.95m <sup>2</sup>
OPEN SPACE ACHIEVED	129.21m <sup>2</sup> = 45.15%

NOTE:  
ALL DIMENSIONS FROM FRONT BOUNDARY  
TO 124 & 124A EXISTING BUILDINGS ARE  
APPROXIMATE

GROUND FLOOR PLAN  
scale 1:100  
Attfield Street

REF. NAIL AND PLATE IN BITUMEN  
DATUM 8.90M A.H.D. (APPROX.)  
AND WAS ESTABLISHED FROM  
SEWER M/H 0146 USING DATA  
SUPPLIED BY THE WATER CORPORATION



PROPOSED RESIDENCE  
for: PAUL PENSABENE  
at: 122A ATTFIELD ST, SOUTH FREMANTLE



AMENDED 15/06/2022  
AMENDED 12/10/2022  
AMENDED 23/10/2022  
DATE DRAWN  
18/03/2022  
SHEET 3 OF 7

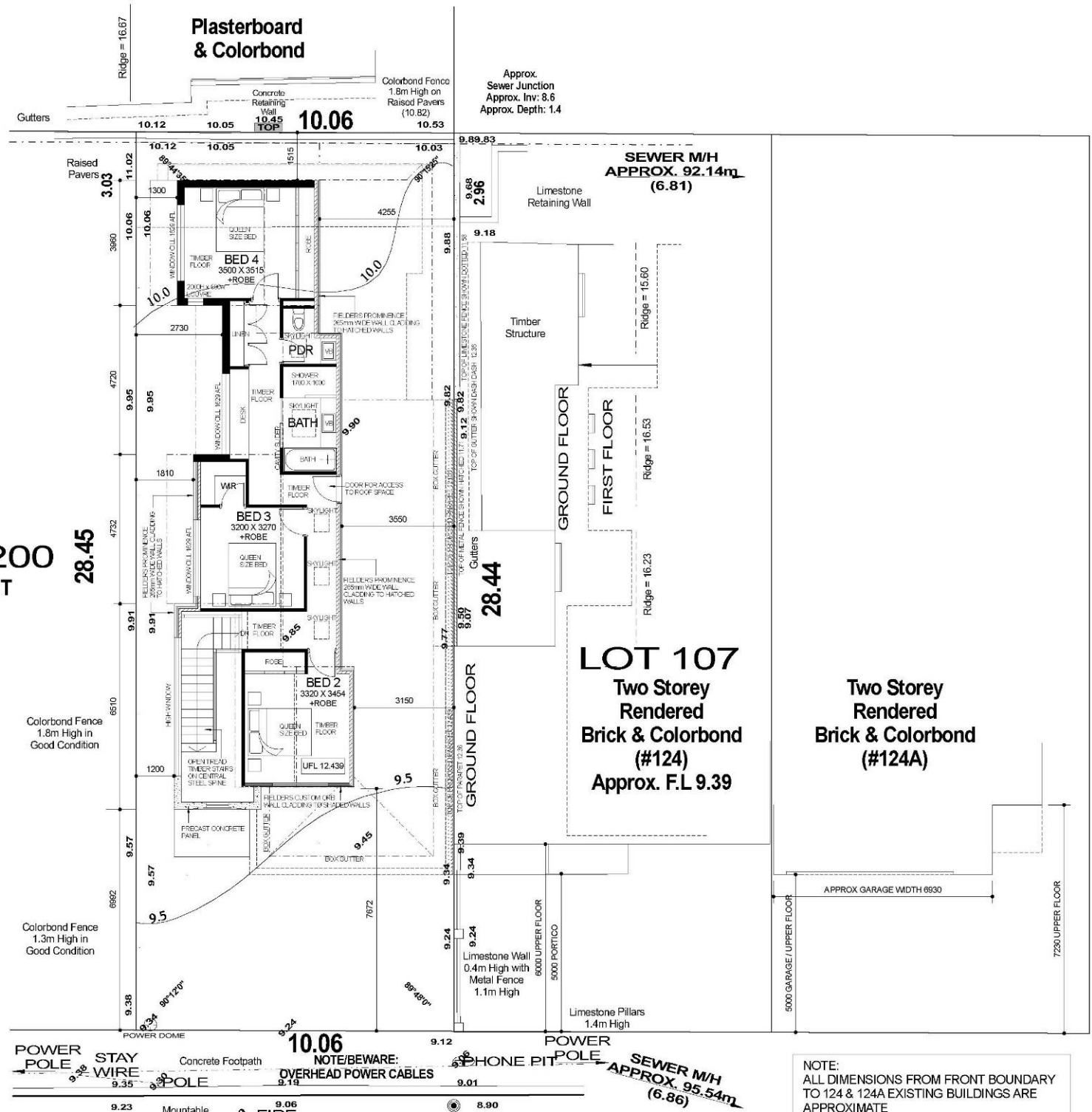


CITY OF FREMANTLE  
These Revised Plans Form Part of  
DA0126/22  
25 October 2022



(NOT LOC.)  
(CHECK ALINTA)

LOT 200  
VACANT



UPPER FLOOR / OVERSHADOW PLAN  
scale 1:100

Attfield Street

NOTE/BEWARE:  
OVERHEAD POWER CABLES  
REF. NAIL AND PLATE IN BITUMEN  
DATUM 8.90M A.H.D. (APPROX.)  
AND WAS ESTABLISHED FROM  
SEWER M/H 0146 USING DATA  
SUPPLIED BY THE WATER CORPORATION

NOTE:  
ALL DIMENSIONS FROM FRONT BOUNDARY  
TO 124 & 124A EXISTING BUILDINGS ARE  
APPROXIMATE

AREA CALCULATIONS	
GROUND FLOOR HOUSE	= 117.80m <sup>2</sup>
PORTICO	= 3.55m <sup>2</sup>
DOUBLE GARAGE	= 39.15m <sup>2</sup>
UPPER FLOOR	= 91.42m <sup>2</sup>
BASEMENT	= 78.84m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 328.85m<sup>2</sup></b>
MAXIMUM SITE COVER ALLOWANCE 55% OF 286.16m <sup>2</sup>	= 157.39m <sup>2</sup>
ACTUAL COVER	= 156.95m <sup>2</sup>
OPEN SPACE ACHIEVED	129.21m <sup>2</sup> = 45.15%

AMENDED 15/09/2022  
AMENDED 12/10/2022  
AMENDED 23/10/2022



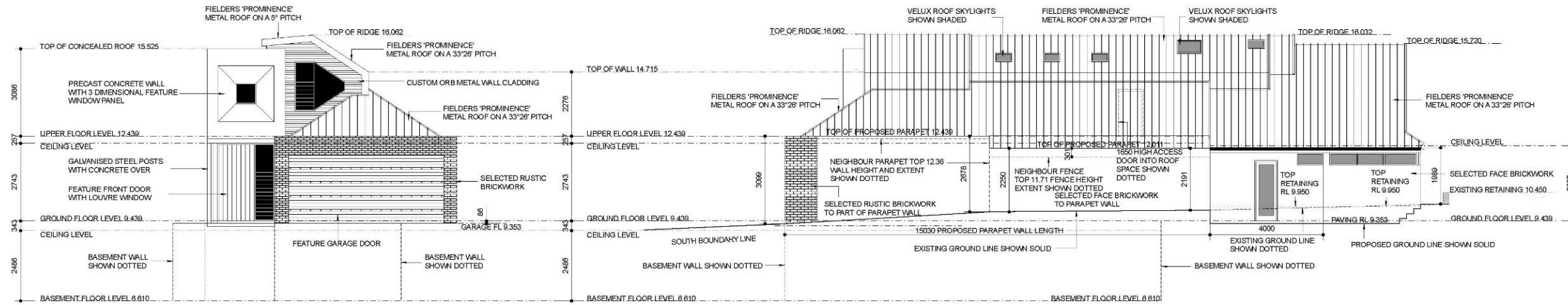
PROPOSED RESIDENCE  
for: PAUL PENSABENE  
at: 122A ATTFIELD ST, SOUTH FREMANTLE



DATE DRAWN  
18/03/2022  
SHEET 4 OF 7

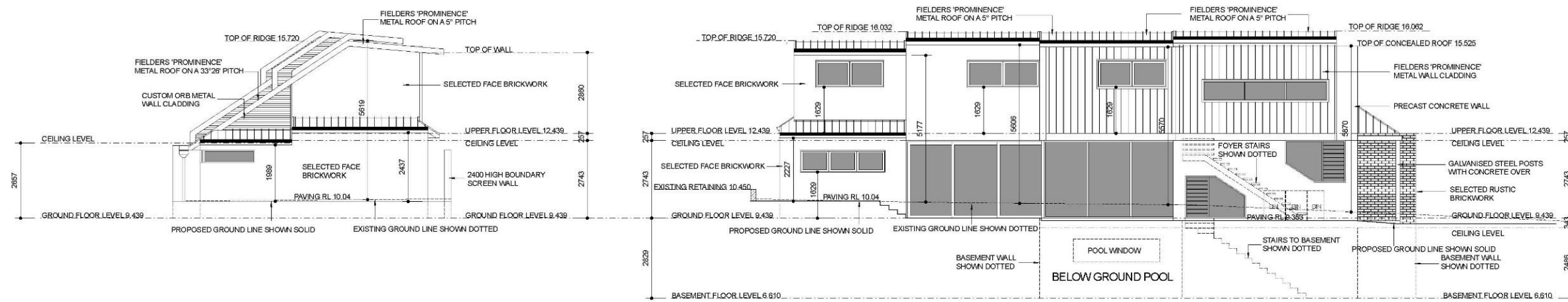


CITY OF FREMANTLE  
These Revised Plans Form Part of  
DA0126/22  
25 October 2022



PROPOSED ATTFIELD STREET ELEVATION  
scale 1:100

PROPOSED SOUTH ELEVATION  
scale 1:100



PROPOSED EAST ELEVATION  
scale 1:100

PROPOSED NORTH ELEVATION  
scale 1:100

AMENDED 15/09/2022  
AMENDED 12/10/2022  
AMENDED 23/10/2022



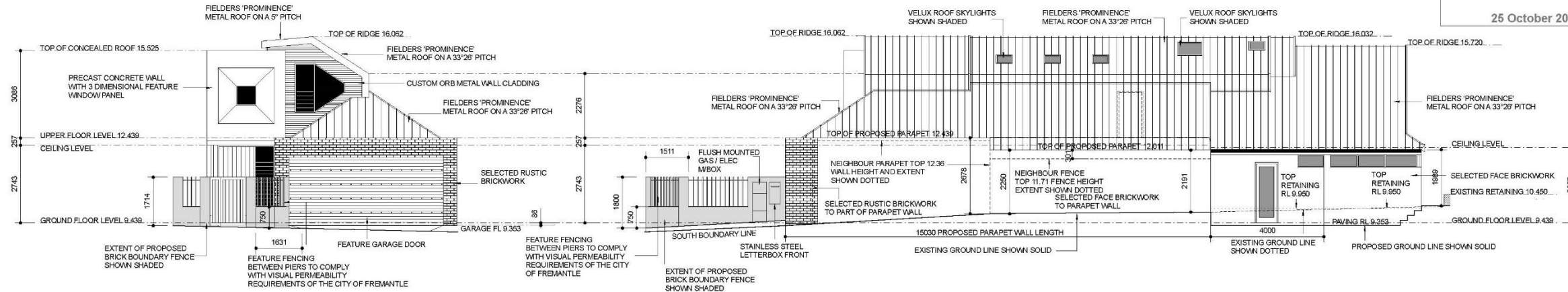
PROPOSED RESIDENCE  
for: PAUL PENSABENE  
at: 122A ATTFIELD ST, SOUTH FREMANTLE



DATE DRAWN  
18/03/2022  
SHEET 5 OF 7

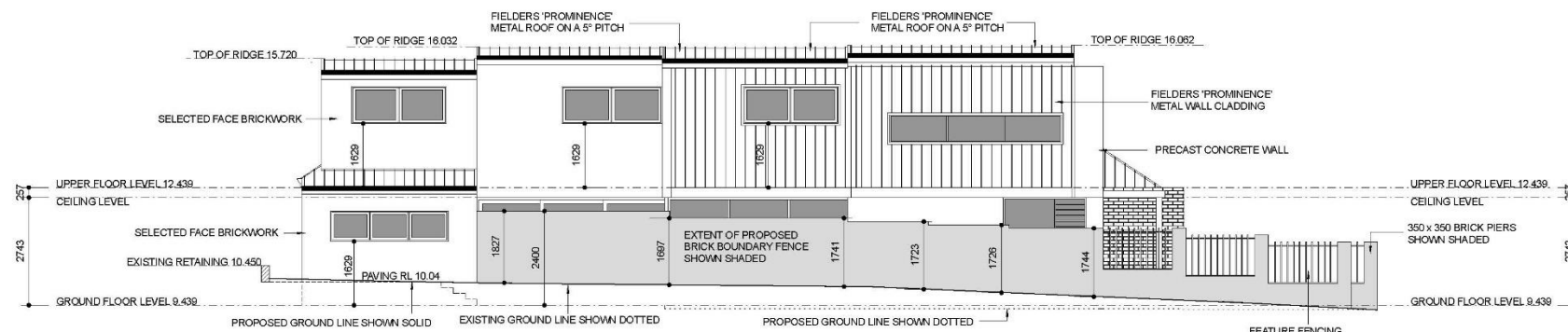


CITY OF FREMANTLE  
These Revised Plans Form Part of  
DA0126/22  
25 October 2022

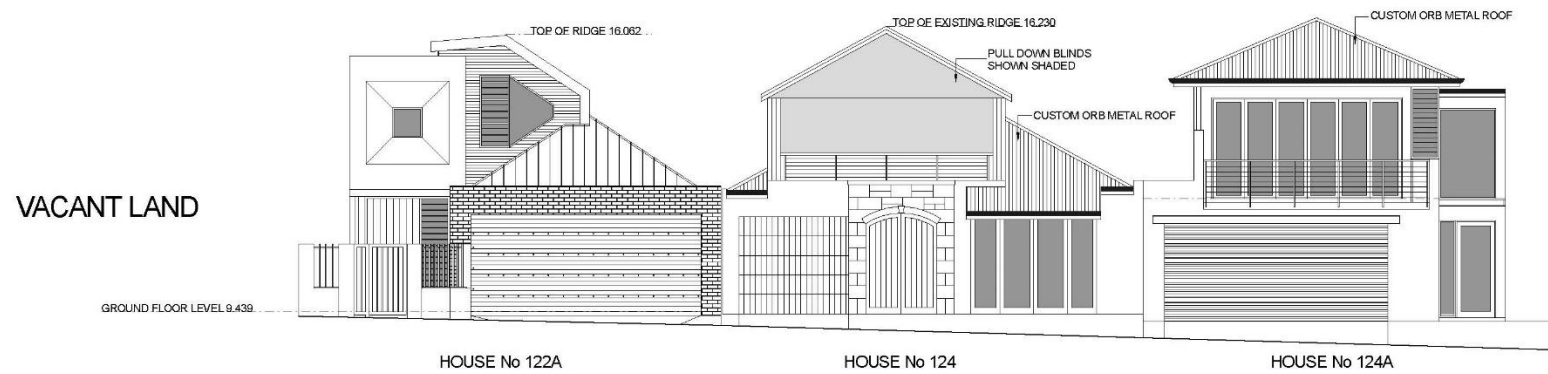


PROPOSED ATTFIELD STREET FENCE ELEVATION  
scale 1:100

PROPOSED SOUTH FRONT FENCE ELEVATION  
scale 1:100



PROPOSED NORTH FENCE ELEVATION  
scale 1:100



ATTFIELD STREET STREETScape  
scale 1:100



PROPOSED RESIDENCE  
for: PAUL PENSABENE  
at: 122A ATTFIELD ST, SOUTH FREMANTLE

de pledge design  
3a cann road attadale  
PH 0438 196 172

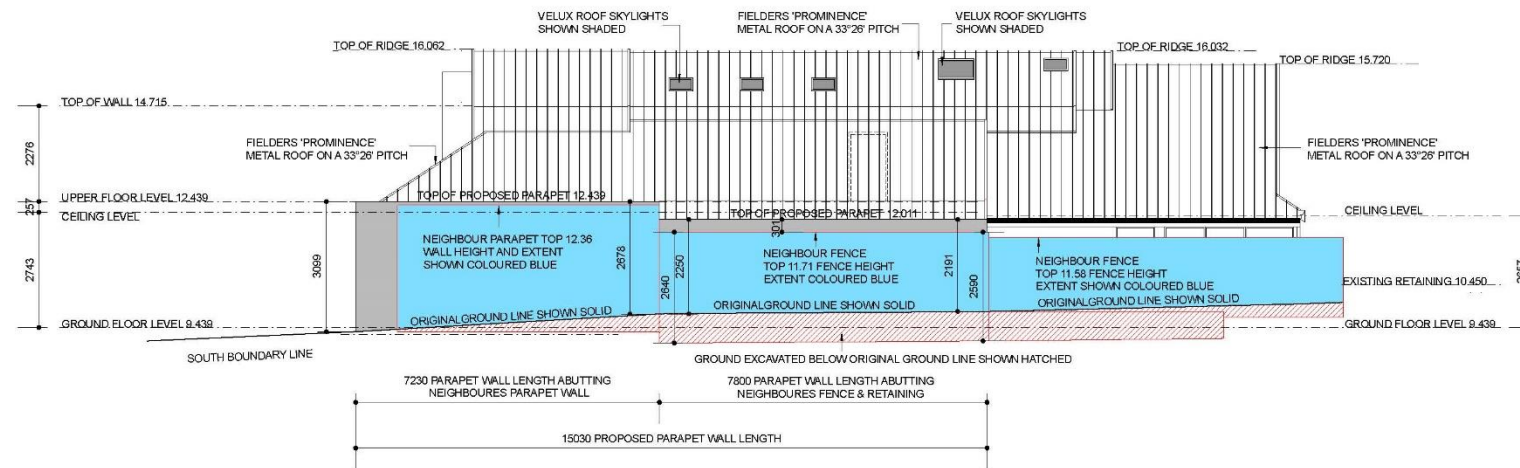
AMENDED 15/06/2022  
AMENDED 12/10/2022  
AMENDED 23/10/2022

DATE DRAWN  
18/03/2022  
SHEET 6 OF 7





CITY OF FREMANTLE  
These Revised Plans Form Part of  
DA0126/22  
25 October 2022



- INDICATES EXTENT OF GROUND EXCAVATED BELOW THE ORIGINAL GROUND LEVEL
- INDICATES EXTENT OF EXISTING FENCE AND PARAPET WALL ABOVE THE ORIGINAL GROUND LEVEL
- INDICATES EXTENT OF PROPOSED PARAPET WALL BEYOND THE EXISTING PARAPET WALL AND FENCE.

SOUTH ELEVATION INDICATING EXTENT OF EXCAVATED GROUND LEVELS AND EXISTING FENCE HEIGHTS AND PARAPET WALL HEIGHT OF 124 ATTFIELD STREET, SOUTH FREMANTLE  
scale 1:100



PROPOSED RESIDENCE  
for: PAUL PENSABENE  
at: 122A ATTFIELD ST, SOUTH FREMANTLE



3a carrn road attadale  
PH 0438 196 172

DATE DRAWN  
18/03/2022  
SHEET No 8



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

**ATTACHMENT 1 – Amended development plans**

ID	DRAWING TITLE	REVISION	ISSUED DATE
A00	3D VIEW - STREET PERSPECTIVE	B	14/06/2022
A01	LOCATION PLAN	C	25/10/2022
A02	SITE SURVEY	00	31/08/2022
A03	BOUNDARY SITE PLAN	C	25/10/2022
A100	PROPOSED GARAGE PLAN	C	25/10/2022
A101	PROPOSED GROUND PLAN	C	25/10/2022
A102	PROPOSED UPPER PLAN	C	25/10/2022
A103	PROPOSED ROOF PLAN	C	25/10/2022
A200	ELEVATIONS - F-01 & F-02	C	25/10/2022
A301	ELEVATIONS - E-03 & E-04	C	25/10/2022
A400	SECTIONS - S-01 & S-02	C	25/10/2022
A401	SECTIONS - S-03 & S-04	C	25/10/2022
A402	SECTIONS - S-05, S-06, S-07 & S-08	C	25/10/2022
A500	OVERSHADOWING - SUMMER	C	25/10/2022
A501	OVERSHADOWING - WINTER	C	25/10/2022
A600	DOOR & WINDOW SCHEDULES	00	31/08/2022



3D VIEW - CONCEPT MODEL  
NORTH EAST PERSPECTIVE - ARTISTS IMPRESSION



3D VIEW - CONCEPT MODEL  
NORTH WEST PERSPECTIVE - ARTISTS IMPRESSION

CITY OF FREMANTLE  
These Revised Plans Form Part of  
DA0316/22  
26 October 2022



3D VIEW - CONCEPT MODEL  
STREET PERSPECTIVE - ARTISTS IMPRESSION

**TEMPO STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The client is responsible for all dimensions and location site plan construction. Verify any errors, discrepancies or omissions to the architect. Refer to other documents only. Do not scale drawings. Drawings are not to be used for construction purposes until reviewed for construction. This drawing, official design, by Tempo Studio PTY LTD and is to be used only for workman authorized by Tempo Studio PTY LTD.

All construction and materials are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements to site and locations of a type or size prior to construction.

All documents here within are subject to Australian Copyright laws.

**Project Consultants**  
Refer to construction documents when directed  
• BOS Consulting - 90001111  
• Rosie@tempostudio.com.au - 90001111  
• 90001111 - 90001111

Drawn | Checked: Rosie Norris  
Plot Date: [2205]  
Project NO: FOR DISCUSSION ONLY - WIP  
Project Status:  
Client: Paul & Rossey Cumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

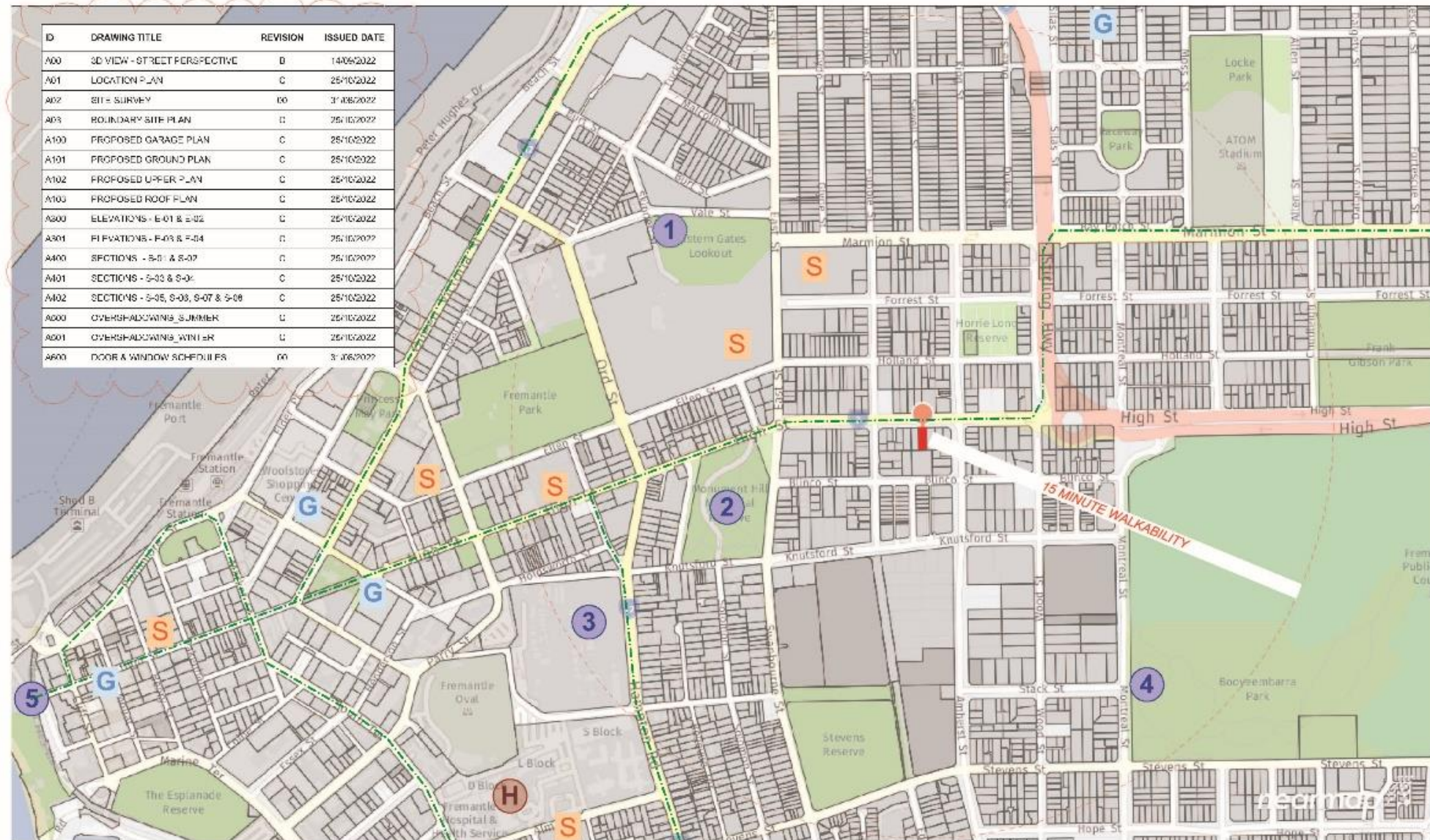
DRAWING TITLE: Site and Location Drawings  
**3D VIEW - STREET PERSPECTIVE**  
PROJECT NAME: **285 HIGH STREET**

REVISION NO: **B**  
DRAWING NO: **A00**



**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**285 HIGH STREET, FREMANTLE WA**  
28 October 2022

- 1** Fremantle Lunatic Asylum  
new Fremantle Arts Centre
- 2** Monument Hill  
World War Memorial
- 3** Fremantle Prison
- 4** Booyeembarra Park  
Playground & Skatepark
- 5** Fremantle Port & Round House  
beginning of High Street
- 6** 1904 Established Fremantle tramway  
Mamion Route M passed by 285 High Street  
Operational until 1952
- H** Fremantle Hospital & Emergency Services
- S** Local Primary or High School
- G** Grocery Store and Shopping Area



ID	DRAWING TITLE	REVISION	ISSUED DATE
A00	3D VIEW - STREET PERSPECTIVE	0	14/09/2022
A01	LOCATION PLAN	C	25/10/2022
A02	SBH - SURVEY	00	31/08/2022
A03	BOUNDARY SITE PLAN	01	25/10/2022
A100	PROPOSED GARAGE PLAN	C	25/10/2022
A101	PROPOSED GROUND PLAN	C	25/10/2022
A102	PROPOSED UPPER PLAN	C	25/10/2022
A103	PROPOSED ROOF PLAN	C	25/10/2022
A200	ELEVATIONS - E-01 & E-02	C	25/10/2022
A301	ELEVATIONS - F-03 & F-04	01	25/10/2022
A400	SECTIONS - S-01 & S-02	01	25/10/2022
A401	SECTIONS - S-03 & S-04	C	25/10/2022
A402	SECTIONS - S-05, S-06, S-07 & S-08	C	25/10/2022
A600	OVERSHADOWING - SUMMER	01	25/10/2022
A601	OVERSHADOWING - WINTER	01	25/10/2022
A600	DOOR & WINDOW SCHEDULES	00	31/08/2022



**TEMPO**  
**STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Client is to check all dimensions and build on one level to construction. Any and all other measurements of dimensions to the architect. Refer to architect drawings only. Do not scale drawings. Drawings shall not be used for construction purposes until approved by the council. This drawing shall be a design by Tempostudio Pty Ltd and shall be used only for work when authorised in writing by Tempostudio Pty Ltd.  
All boundaries and contours are based on survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements to site and locations of any services prior to construction.  
All documents herein are subject to Australian Copyright Laws.  
**Project Consultants**  
Refer to consultant documentation when allowed  
BGA Consulting - Architect  
Structural Engineer - Structural Engineer  
Surveyor - Surveyor

Drawn | Checked | Rosie Norris  
Plc: Date: 14/09/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP  
Client: Paul & Rosey Cumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE :  
**Site and Location Drawings**  
**LOCATION PLAN**  
PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.  
**B**  
DRAWING NO.  
**A01**



**ZENITH LAND SURVEYING**  
LICENSED LAND & ENGINEERING SURVEYORS  
8 CLIVE STREET  
WEST PERTH  
PHONE: 08 6166 6174

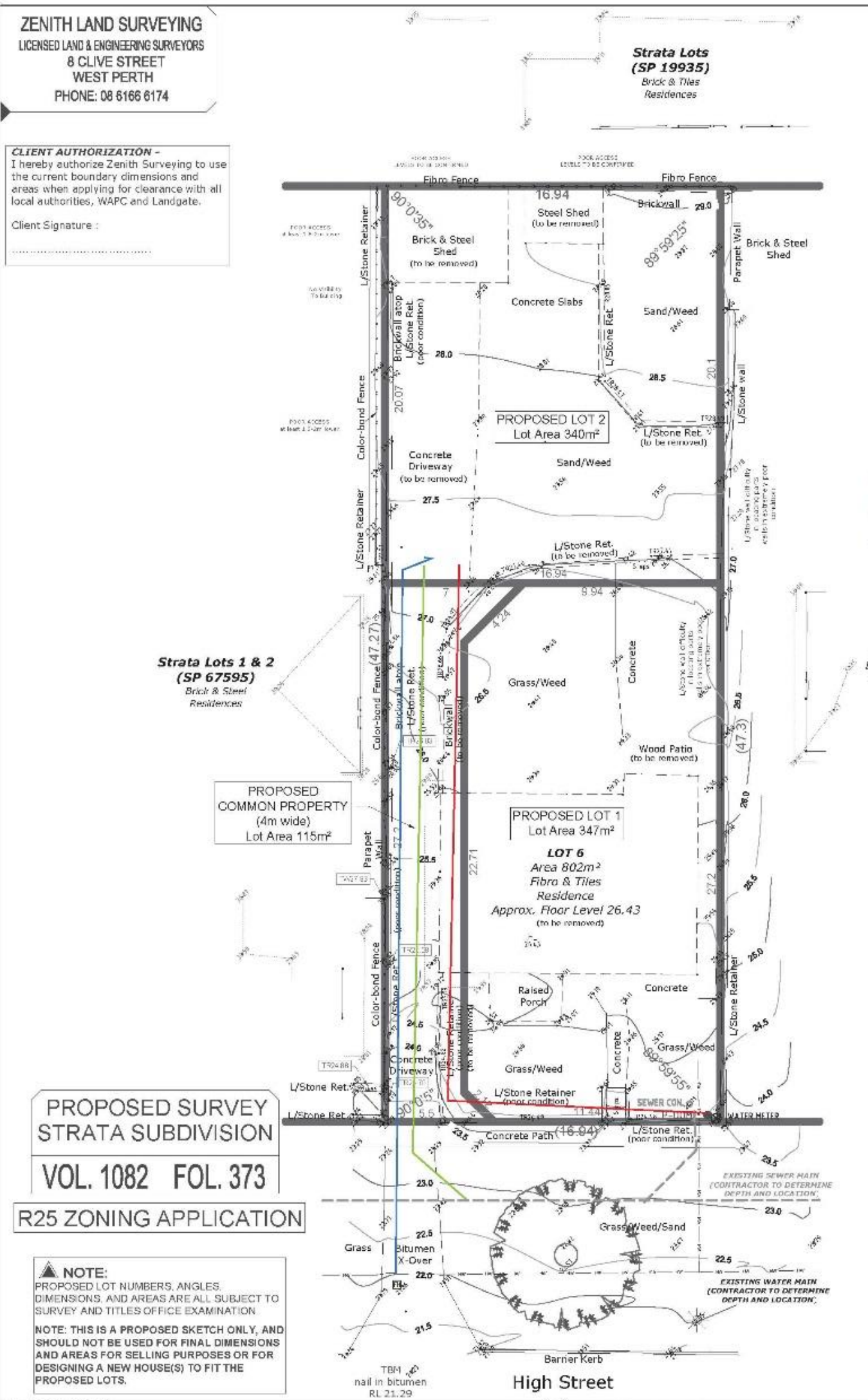
**CLIENT AUTHORIZATION -**  
I hereby authorize Zenith Surveying to use the current boundary dimensions and areas when applying for clearance with all local authorities, WAPC and Landgate.  
Client Signature: \_\_\_\_\_

**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**IMPORTANT NOTICE**  
26 October 2022  
Features are related to fence lines only. No connection made to DA0316/20.  
**REPEG RECOMMENDED**

**IMPORTANT NOTICE**  
Final lot angles are subject to boundary re-establishment survey and lot closure calculations. Boundary Survey should be conducted by licensed surveyor prior to any construction.

**NOTE:**  
ALL DASHED BUILDINGS, STRUCTURES AND SURFACES ARE TO BE DEMOLISHED.

BLUE - INDICATIVE WATER  
RED - INDICATIVE POWER  
GREEN - INDICATIVE - SEWER



**PROPOSED SURVEY STRATA SUBDIVISION**  
VOL. 1082 FOL. 373  
**R25 ZONING APPLICATION**

**NOTE:**  
PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION  
**NOTE: THIS IS A PROPOSED SKETCH ONLY, AND SHOULD NOT BE USED FOR FINAL DIMENSIONS AND AREAS FOR SELLING PURPOSES OR FOR DESIGNING A NEW HOUSE(S) TO FIT THE PROPOSED LOTS.**

**Zenith Surveying**  
Residential Land Surveys

**LEGEND**

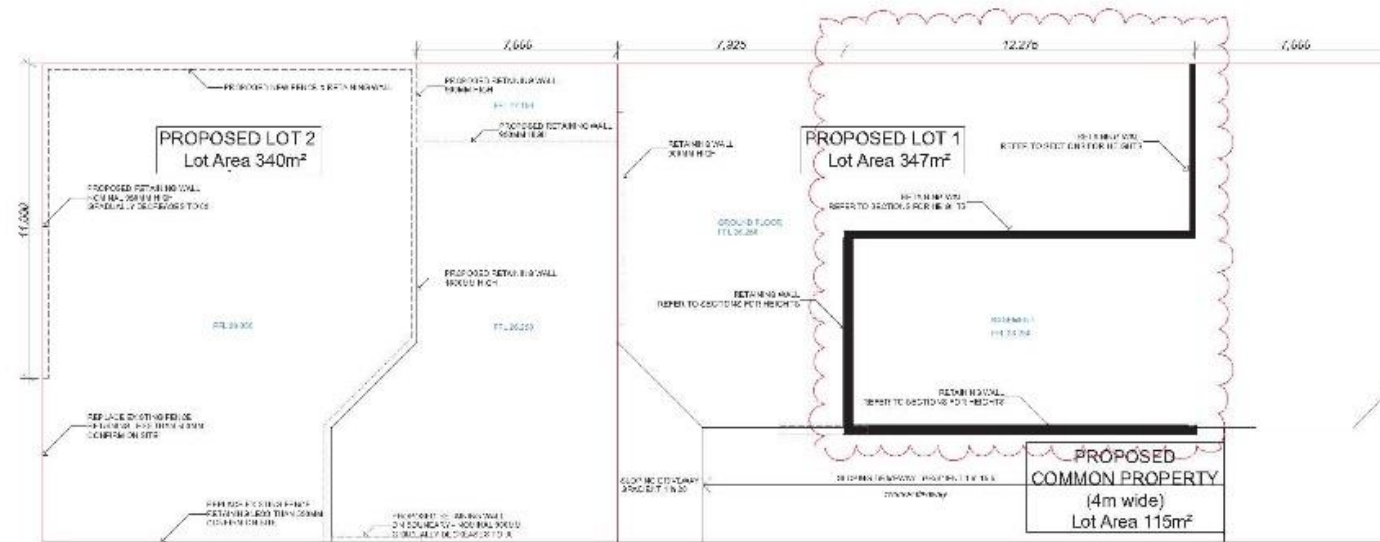
▲	SEWER MANHOLE	□	SEWER CON.
●	POWER CONE	○	SEWER INSPECT
○	COLUMN / PILLAR	○	WATER METER
○	WATER METER	○	WATER LIKE
○	POWER POLE	○	SOAKWELL
○	STREET LAMP	○	TREE STUMP
○	HYDRANT	○	WATER LIKE
○	BOUNDARY	○	SEWER LINE
○	TOP OF WALL / RETAINER / FENCE	○	POINT OF INTEREST

**CITY OF FREMANTLE**  
SITE PLAN SCALE 1:200 at A3  
SURVEY ADDRESS: LOT 6 (#285) High Street, Fremantle

**NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.**  
AUSTRALIAN HEIGHT DATUM (AHD) FROM ORIGINAL SURVEY DERIVED FROM SEWER MANHOLE - A46824 & A46825 R.L. - 21.29  
Gumina TRV / H/ PHT 21.29 AHD  
PLAN / DIAGRAM No: P 5991 Job No: ZS 2463

**SURVEYOR SITE REPORT**

DATE OF SURVY	04/12/2022
FIELD	YES
GENERAL	YES
ROAD	BITUMEN
LOT	340
VEGETATION	GRASS
WATER	INDICATIVE
POWER	INDICATIVE
SEWER	INDICATIVE



**CITY OF FREMANTLE**  
These Revised Plans Form Part of

**LIMESTONE FEATURE(S), 285 HIGH STREET**  
26 October 2022  
PLACE NUMBER 20907  
DA0316/22

Heritage Council

205 High St, Fremantle

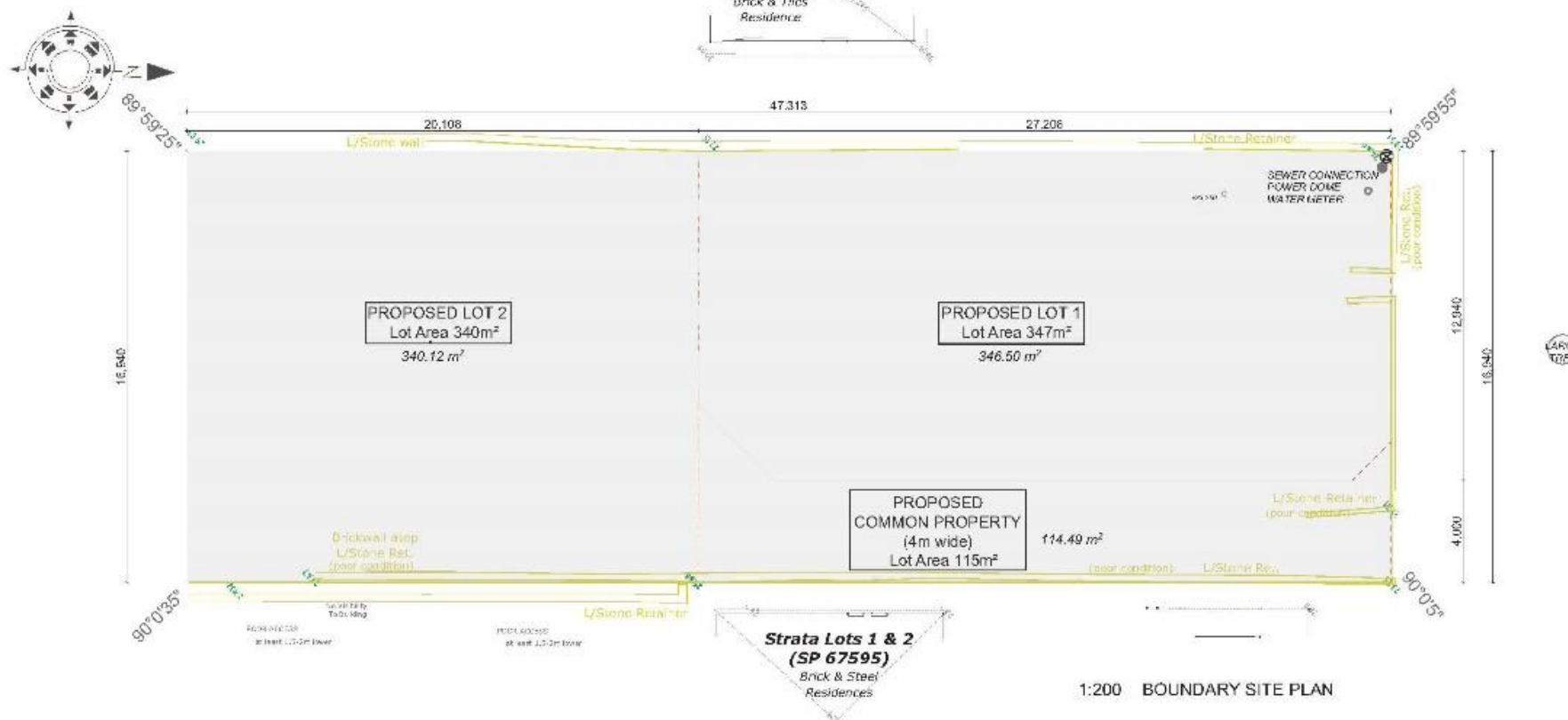
285 High Street

Heritage Council of Western Australia

Creation Date: 20 Jul 2011

Last Update: 01 Jun 2011

Heritage Council of WA - Places Database 285 High Street 20907



**TEMPO STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Consultant shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect prior to construction. This drawing is for discussion only and is not to be used for construction purposes without the approval of the architect. The drawing is the property of Tempo Studio Pty Ltd. It is to be used only for the project for which it is prepared. It is not to be used for any other purpose without the written consent of Tempo Studio Pty Ltd.

All boundaries and contours are shown. All levels in Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and local area of any concern prior to work on site.

All documents hereon are subject to Australian Copyright Laws.

**Project Consultants**  
Refer to consultant documentation when directed  
SCA Consulting - Architect  
Structural Engineer  
Surveyor - #Surveyor

Drawn | Checked: Rosie Norris  
Plot Date: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP

Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

**DRAWING TITLE :**  
Site and Location Drawings  
**BOUNDARY SITE PLAN**

**PROJECT NAME :**  
**285 HIGH STREET**

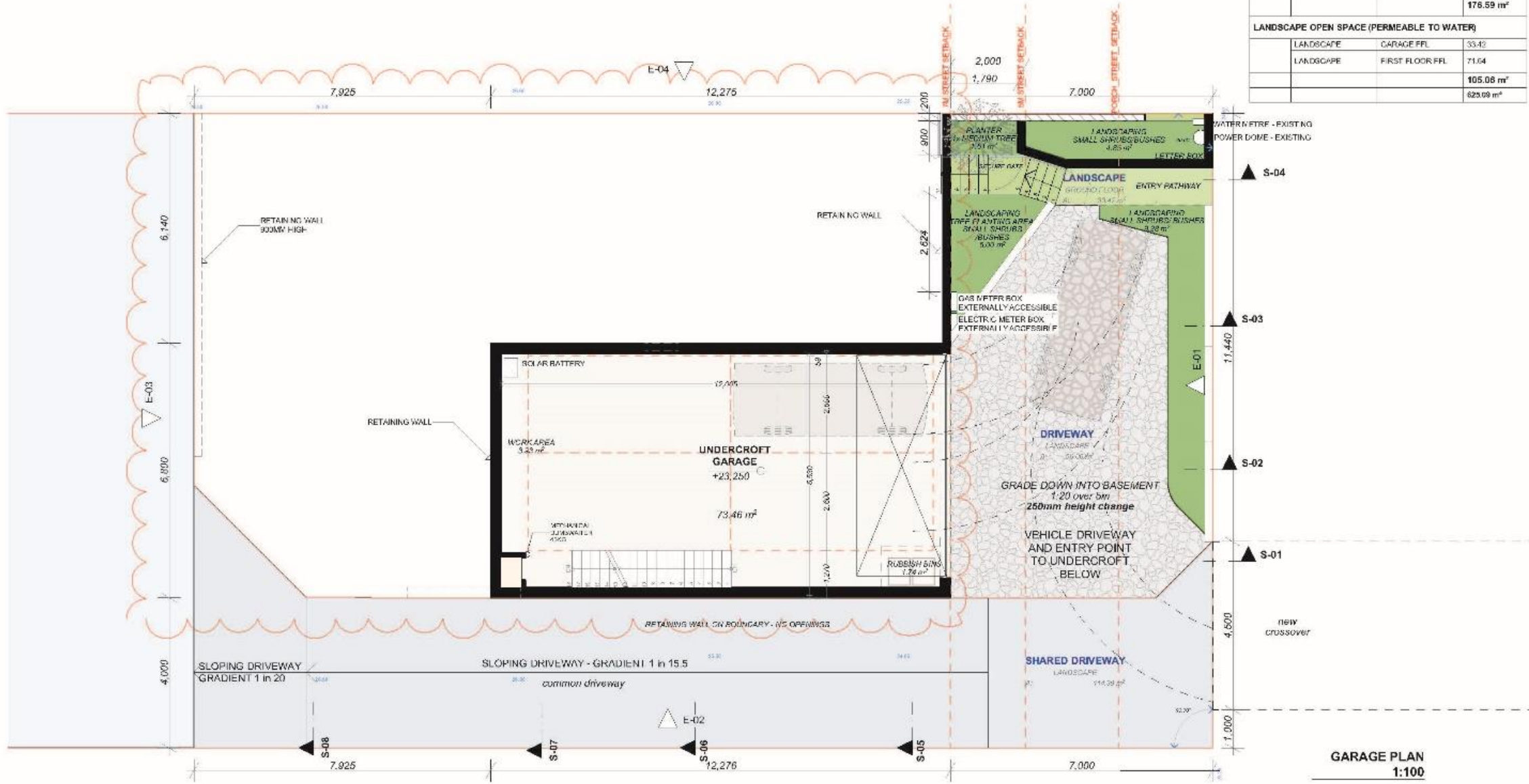
REVISION NO.  
**REV.C**

DRAWING NO.  
**A03**



**CITY OF FREMANTLE**  
These Plans Form Part of  
26 October 2022  
DA031674

ZONE NAME	STORY	AREA SQM
<b>GEN GROSS AREA</b>		
TOTAL FLOOR AREA	GARAGE FFL	33.46
TOTAL FLOOR AREA	FIRST FLOOR FFL	178.53
TOTAL FLOOR AREA	SECOND FLOOR FFL	51.43
		<b>343.44 m<sup>2</sup></b>
<b>LANDSCAPE BUILT (IMPERMEABLE TO WATER)</b>		
DRIVEWAY	GARAGE FFL	30.00
PORCH	FIRST FLOOR FFL	5.14
SHARED DRIVEWAY	GARAGE FFL	14.39
		<b>178.59 m<sup>2</sup></b>
<b>LANDSCAPE OPEN SPACE (PERMEABLE TO WATER)</b>		
LANDSCAPE	GARAGE FFL	33.42
LANDSCAPE	FIRST FLOOR FFL	71.04
		<b>105.08 m<sup>2</sup></b>
		<b>623.09 m<sup>2</sup></b>



**TEMPO STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Client should check all dimensions and levels on site prior to construction. Notify any errors, omissions or variations to the architect. Risk is with the contractor. Drawings shall not be used for construction purposes and are for consultation only. This drawing reflects design by Tempo Studio Pty Ltd. All dimensions and construction are subject to a survey drawing. All levels to Australian Height Datum. The architect is not responsible for obtaining all necessary permits and is not liable for any errors or omissions on site.  
All documents have been prepared to Australian Standards.  
**Project Consultants**  
Refer to consultant documentation when directed  
- ECA Geotechnical - 2022/23  
- Structural Engineers - 2022/23  
- Surveyor - 2022/23

Drawn | Checked | Rosie Norris  
Plot Date | 31/08/2022  
Project NO. | 122051  
Project Status | FOR DISCUSSION ONLY - WIP

Client | Paul & Rosey Gumina  
Climate Zone | Climate Zone 5  
Wind Region | Wind Region A  
Site | 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE : Plans  
**PROPOSED GARAGE PLAN**

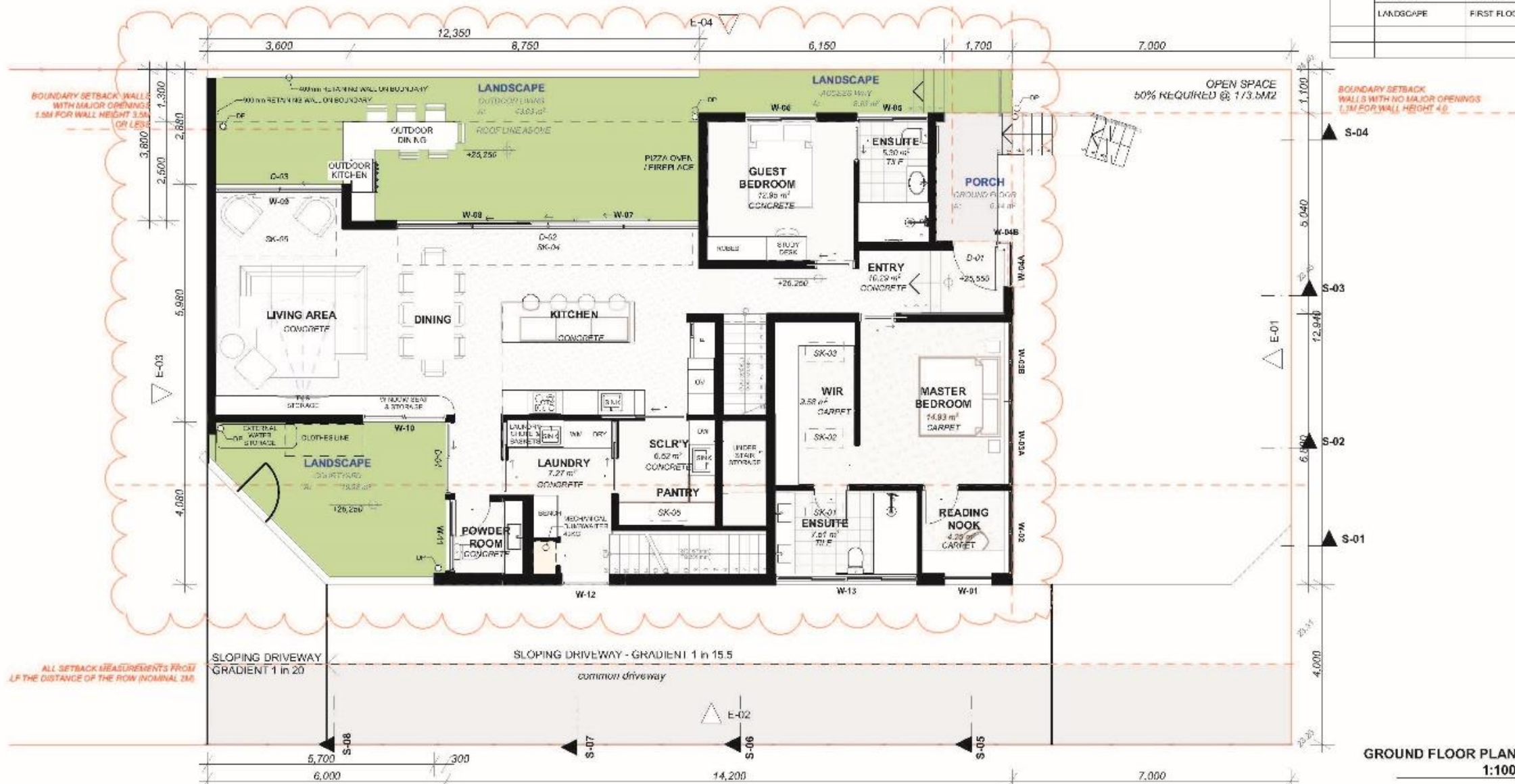
PROJECT NAME :  
**285 HIGH STREET**

REVISION NO. :  
DRAWING NO. :  
**A100**



**CITY OF FREMANTLE**  
These Revised Plans Form Part of

ZONE NAME	STORY	AREA SQM
<b>GEN GROSS AREA</b>		
TOTAL FLOOR AREA	GARAGE FFL	134.46
TOTAL FLOOR AREA	FIRST FLOOR FFL	178.53
TOTAL FLOOR AREA	SECOND FLOOR FFL	61.43
		<b>343.44 m<sup>2</sup></b>
<b>LANDSCAPE BUILT (IMPERMEABLE TO WATER)</b>		
DRIVEWAY	GARAGE FFL	33.00
PORCH	FIRST FLOOR FFL	5.14
SHARED DRIVEWAY	GARAGE FFL	178.59
		<b>176.73 m<sup>2</sup></b>
<b>LANDSCAPE OPEN SPACE (PERMEABLE TO WATER)</b>		
LANDSCAPE	GARAGE FFL	33.42
LANDSCAPE	FIRST FLOOR FFL	71.64
		<b>105.06 m<sup>2</sup></b>
		<b>629.09 m<sup>2</sup></b>



**TEMPO**  
**STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Contractor shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or variations to the architect. Refer to written instructions only. Do not scale drawings. Drawings shall not be used for construction purposes until approved by the responsible authority. The drawing reflects a design by Tempo Studio Pty Ltd.  
All dimensions, levels, and notes are subject to a final drawing. All levels in this document are in Australian Height Datum (AHD) unless otherwise stated.  
All documents have written subject to Australian Copyright Laws.  
**Project Consultants**  
Refer to consultant documentation when directed  
- E-01: Engineer - Electrical  
- E-02: Engineer - Structural  
- E-03: Engineer - Surveying

Drawn | Checked Rosie Norris  
Plot Date: [2205]  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP  
Client: Paul & Rossey Gurnira  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6150

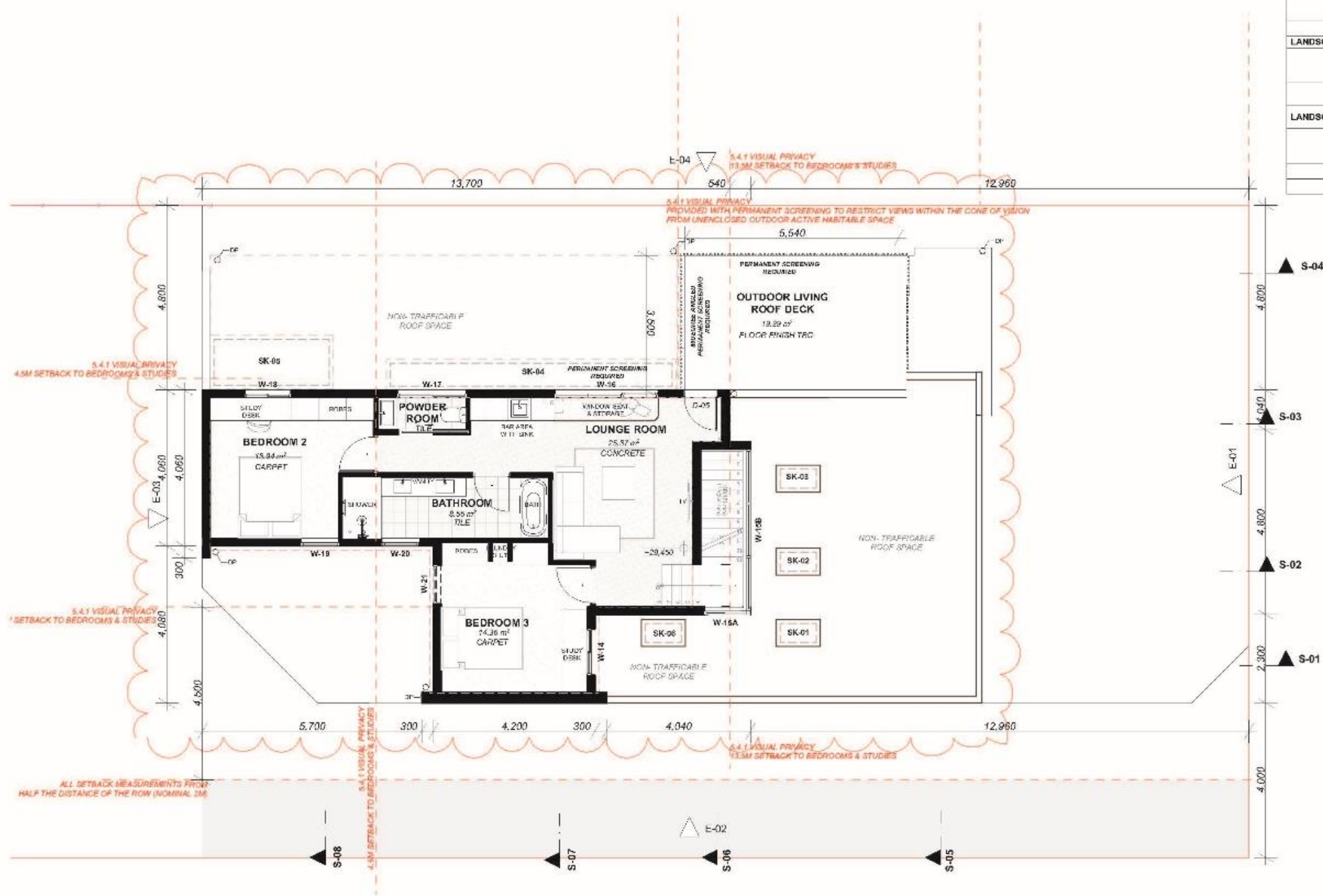
DRAWING TITLE :  
Plans  
**PROPOSED GROUND PLAN**  
PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A101**



**CITY OF FREMANTLE**  
These Revision Plans Form Part of

TOTAL SQM		
ZONE NAME	STORY	AREA SQM
<b>GEN GROSS AREA</b>		
TOTAL FLOOR AREA	GARAGE FFL	33.46
TOTAL FLOOR AREA	FIRST FLOOR FFL	178.53
TOTAL FLOOR AREA	SECOND FLOOR FFL	51.43
		<b>363.44 m<sup>2</sup></b>
<b>LANDSCAPE BUILT (IMPERMEABLE TO WATER)</b>		
DRIVEWAY	GARAGE FFL	33.00
PORCH	FIRST FLOOR FFL	5.14
SHARED DRIVEWAY	GARAGE FFL	114.33
		<b>176.59 m<sup>2</sup></b>
<b>LANDSCAPE OPEN SPACE (PERMEABLE TO WATER)</b>		
LANDSCAPE	GARAGE FFL	33.42
LANDSCAPE	FIRST FLOOR FFL	71.64
		<b>105.06 m<sup>2</sup></b>
		<b>625.09 m<sup>2</sup></b>



UPPER FLOOR PLAN  
1:100

**TEMPO STUDIO**  
ARCHITECTURE & INTERIORS  
Email: [rosie@tempostudio.com.au](mailto:rosie@tempostudio.com.au)  
Phone: 0406 896 200

**NOTE**  
The Designer shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to within 4 months only. Do not scale drawings. Drawings shall not be used for construction purposes and are for reference only. This drawing set is a design by Tempo Studio Pty Ltd. It is not to be used for construction without the written consent of Tempo Studio Pty Ltd.  
All boundaries and contours are subject to a survey drawing. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and to ensure any errors are corrected prior to construction.  
All documents hereon are subject to Australian Copyright laws.  
**Project Consultants**  
Refer to consultant documentation when directed  
- PDR Consultant - Architect  
- Structural Engineer - Structural Engineer  
- Surveyor - Surveyor

Drawn | Checked Rosie Norris  
Plot Date:  
Project NO. [2205]  
Project Status FOR DISCUSSION ONLY - WIP  
Client Paul & Rosey Gumina  
Climate Zone Climate Zone 5  
Wind Region Wind Region A  
Site 285 HIGH STREET FREMANTLE WA 6160

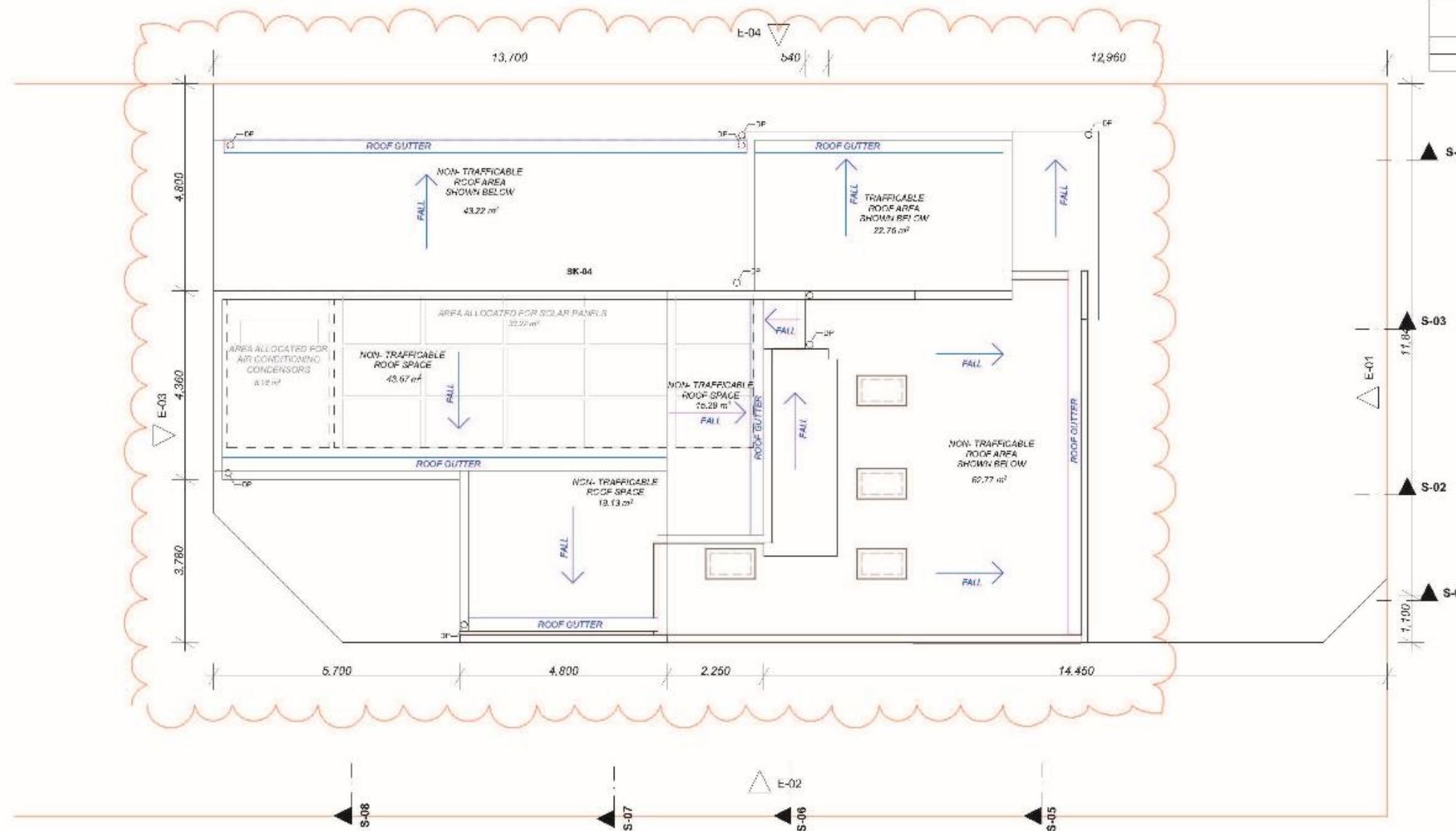
DRAWING TITLE :  
Plans  
**PROPOSED UPPER PLAN**  
PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A102**



**CITY OF FREMANTLE**  
These Revised Plans Form Part of

TOTAL SQM			
ZONE NAME	STORY	AREA SQM	
<b>GEN GROSS AREA</b>			
TOTAL FLOOR AREA	GARAGE FFL	132.46	
TOTAL FLOOR AREA	FIRST FLOOR FFL	178.53	
TOTAL FLOOR AREA	SECOND FLOOR FFL	51.43	
		<b>DA0316724</b>	<b>343.44 m<sup>2</sup></b>
<b>LANDSCAPE BUILT (IMPERMEABLE TO WATER)</b>			
DRIVEWAY	GARAGE FFL	33.00	
PORCH	FIRST FLOOR FFL	5.14	
SHARED DRIVEWAY	GARAGE FFL	14.33	
		<b>176.59 m<sup>2</sup></b>	
<b>LANDSCAPE OPEN SPACE (PERMEABLE TO WATER)</b>			
LANDSCAPE	GARAGE FFL	33.42	
LANDSCAPE	FIRST FLOOR FFL	71.64	
		<b>105.06 m<sup>2</sup></b>	
			<b>623.09 m<sup>2</sup></b>



**ROOF PLAN**  
1:100

**TEMPO**  
**STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Designer shall check all dimensions and levels on site prior to construction. Notify any errors, omissions or variations to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes and are for informational use only. Drawing not to be used for any other purpose without the written consent of Tempo Studio Pty Ltd.  
All boundaries and contours are subject to survey drawing. All levels to Australian Height Datum. It is the contractor's responsibility to confirm all measurements on site and to advise any variations prior to construction.  
All documents have an 'In Progress' status to avoid an 'Out of Date' status.  
**Project Consultants**  
Refer to consultant documentation when directed  
- PEG Consultant - Architect  
- Structural Engineer - Structural Engineer  
- Surveyor - Surveyor

Drawn | Checked: Rosie Norris  
Plot Date: 31/08/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP  
Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE : Plans  
**PROPOSED ROOF PLAN**  
PROJECT NAME :  
**285 HIGH STREET**

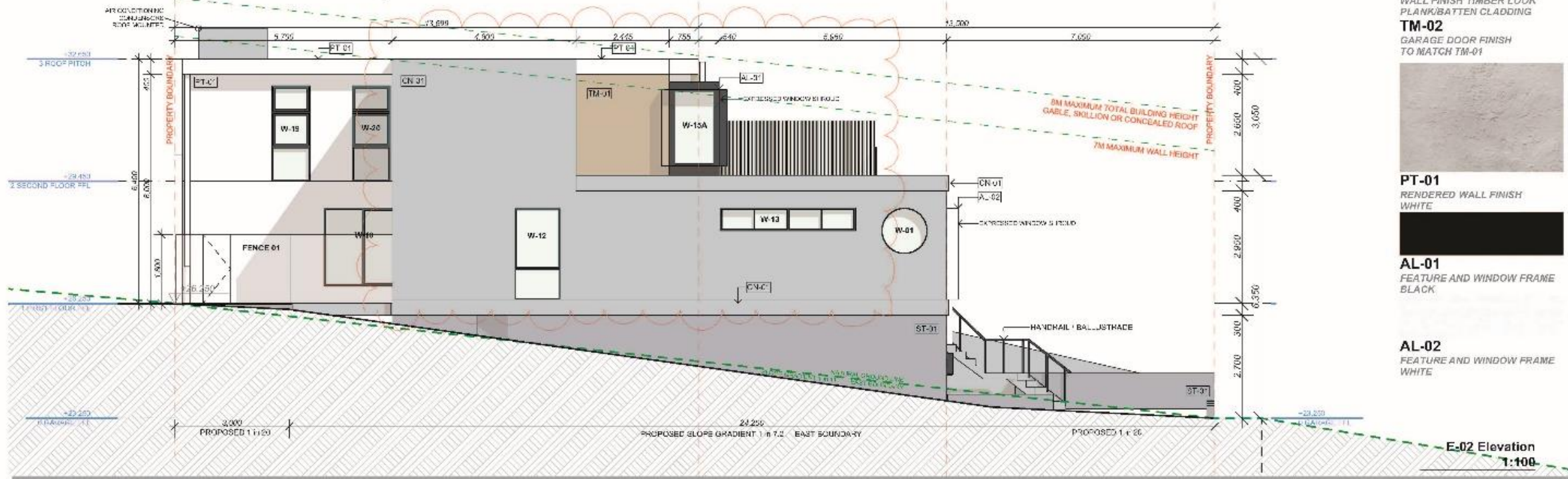
REVISION NO.  
**REV.C**  
DRAWING NO.  
**A103**



**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
26 October 2022  
DRAFT



**E-01 Elevation  
1:100**



**E-02 Elevation  
1:100**

**ST-01**  
STONE CLADDING FINISH  
SLATE DARK



**CN-01**  
WALL FINISH  
CONCRETE TEXTURE



**TM-01**  
WALL FINISH TIMBER LOOK  
PLANK/BATTEN CLADDING

**TM-02**  
GARAGE DOOR FINISH  
TO MATCH TM-01



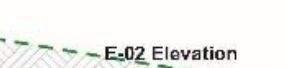
**PT-01**  
RENDERED WALL FINISH  
WHITE



**AL-01**  
FEATURE AND WINDOW FRAME  
BLACK



**AL-02**  
FEATURE AND WINDOW FRAME  
WHITE



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STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Client is to check all dimensions and levels on site prior to construction. Any discrepancy, interpretation or omission is the Client's responsibility. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes and are for information only. Drawings shall be kept by the Client. If it is used for work other than authorised it will be the Client's responsibility.  
All boundaries and contents are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements to site and to ensure that they are correct to the satisfaction of the Client.  
All documents herein are the property of Tempostudio Pty Ltd.

**Project Consultants**  
Refer to consultant documentation when directed  
- Rosalind L. Adams (Architect)  
- Simon J. Adams (Structural Engineer)  
- Simon J. Adams (Surveyor)

Drawn | Checked: Rosie Norris  
Plot Date: 31/08/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP

Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

**DRAWING TITLE :**  
Elevations  
**ELEVATIONS - E-01 & E-02**

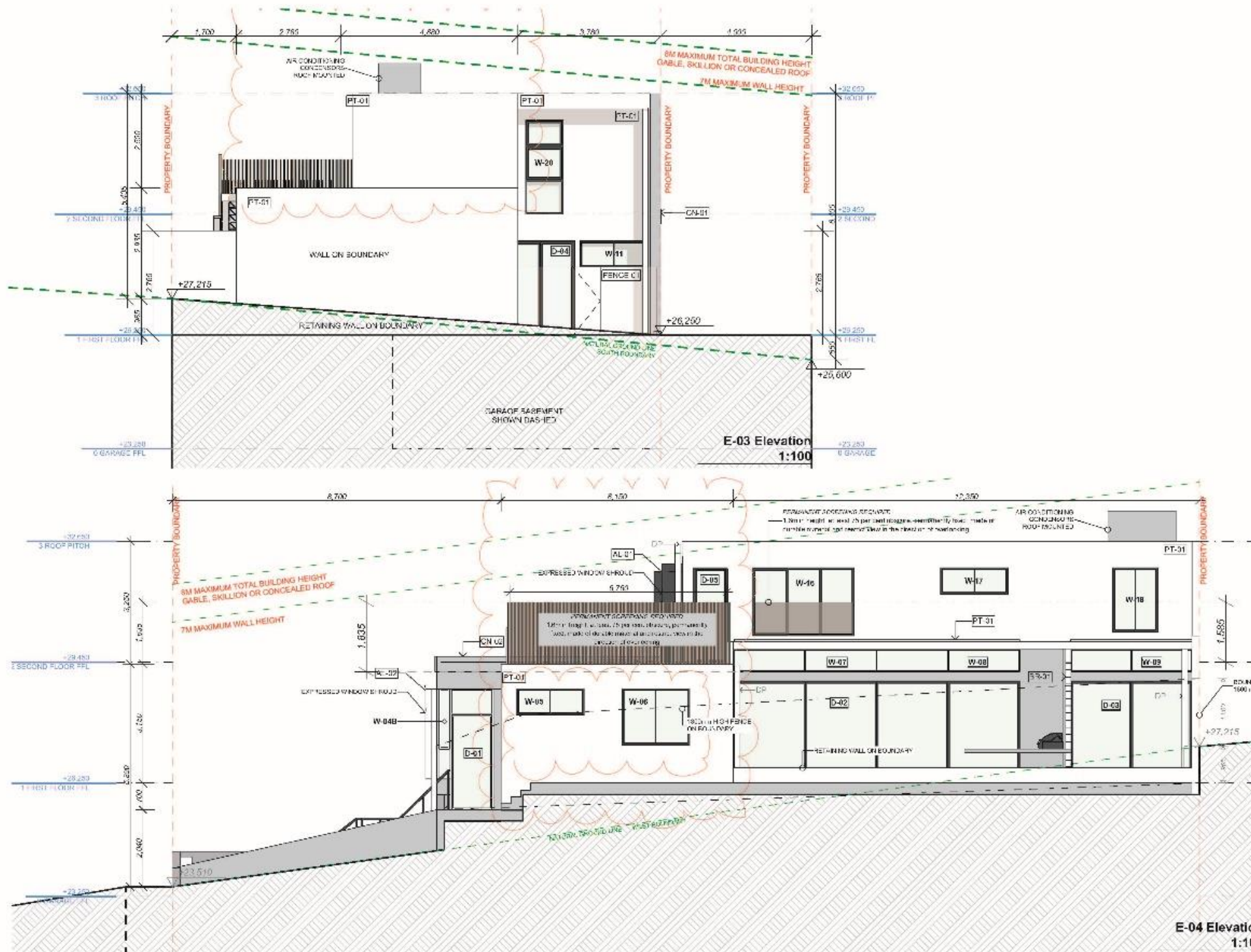
**PROJECT NAME :**  
**285 HIGH STREET**

REVISION NO.  
**REV.C**

DRAWING NO.  
**A300**



**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
26 October 2022  
DA1310729



**ST-01**  
STONE CLADDING FINISH  
SLATE DARK



**CN-01**  
WALL FINISH  
CONCRETE TEXTURE



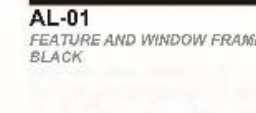
**TM-01**  
WALL FINISH TIMBER LOOK  
PLANK/BATTEN CLADDING

**TM-02**  
GARAGE DOOR FINISH  
TO MATCH TM-01



**PT-01**  
RENDERED WALL FINISH  
WHITE

**AL-01**  
FEATURE AND WINDOW FRAME  
BLACK



**AL-02**  
FEATURE AND WINDOW FRAME  
WHITE



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STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Client is responsible for ensuring that levels are correct for construction. Any discrepancy between the on-site levels and the drawings shall be the responsibility of the Client. Do not scale drawings. Drawings shall not be used for construction purposes unless they are specifically intended for that purpose by the Client. The Client shall be responsible for ensuring that the drawings are used for the intended purpose only.  
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to ensure all measurements are correct and to ensure that any discrepancy is corrected.  
All documents form part of the contract. In accordance with the Australian Standard AS/NZS 4455.1:2016.  
**Project Consultants**  
Refer to consultant documentation when directed.  
- BSA Consulting - Architect  
- Structural Engineering - Structural Engineer  
- Surveying - Surveyor

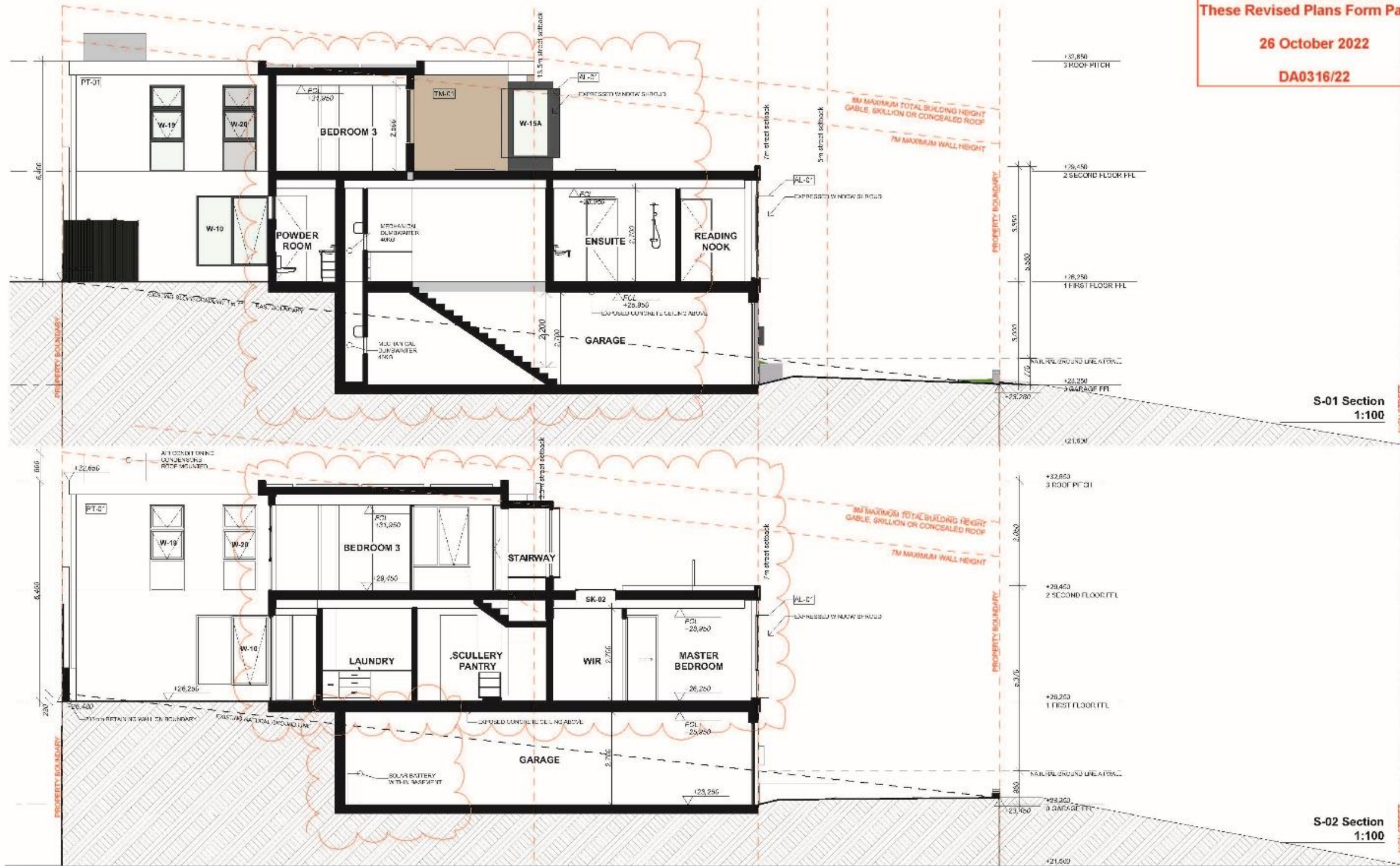
Drawn | Checked: Rosie Norris  
Plot Date: 31/08/2022  
Project NO: [2205]  
Project Status: I OR DISCUSSION ONLY - WIP  
Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

**DRAWING TITLE :**  
Elevations  
**ELEVATIONS - E-03 & E-04**  
**PROJECT NAME :**  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A301**



**CITY OF FREMANTLE**  
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**DA0316/22**



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Phone: 0406 896 200

**NOTE**  
The Client should check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or variations to the architect prior to written instructions only. Do not make drawings. Drawings shall not be used for construction purposes unless approved for construction. This drawing reflects a design by Tempo Studio Pty Ltd. It is to be used only for work which is authorised in writing by Tempo Studio Pty Ltd.  
All boundaries and contours are subject to a survey drawing. All levels to remain on site are indicated. Responsibility is assumed for all measurements on site and variations of any kind are prior to construction.  
All documents have written consent to avoid an 'Open File' issue.  
**Project Consultants**  
Refer to consultant documentation when directed  
- BCA Consultant - Architect  
- Structural Engineer - Structural Engineer  
- Surveyor - Surveyor

Drawn | Checked | Rosie Norris  
Plot Date | 31/08/2022  
Project No. | [2205]  
Project Status | FOR DISCUSSION ONLY - WIP  
Client | Paul & Rosey Gumina  
Climate Zone | Climate Zone 5  
Wind Region | Wind Region A  
Site | 285 HIGH STREET FREMANTLE WA 6160

**DRAWING TITLE :**  
Sections  
**SECTIONS - S-01 & S-02**  
**PROJECT NAME :**  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A400**



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**26 October 2022**  
**DA0316/22**



**S-03 Section  
1:100**

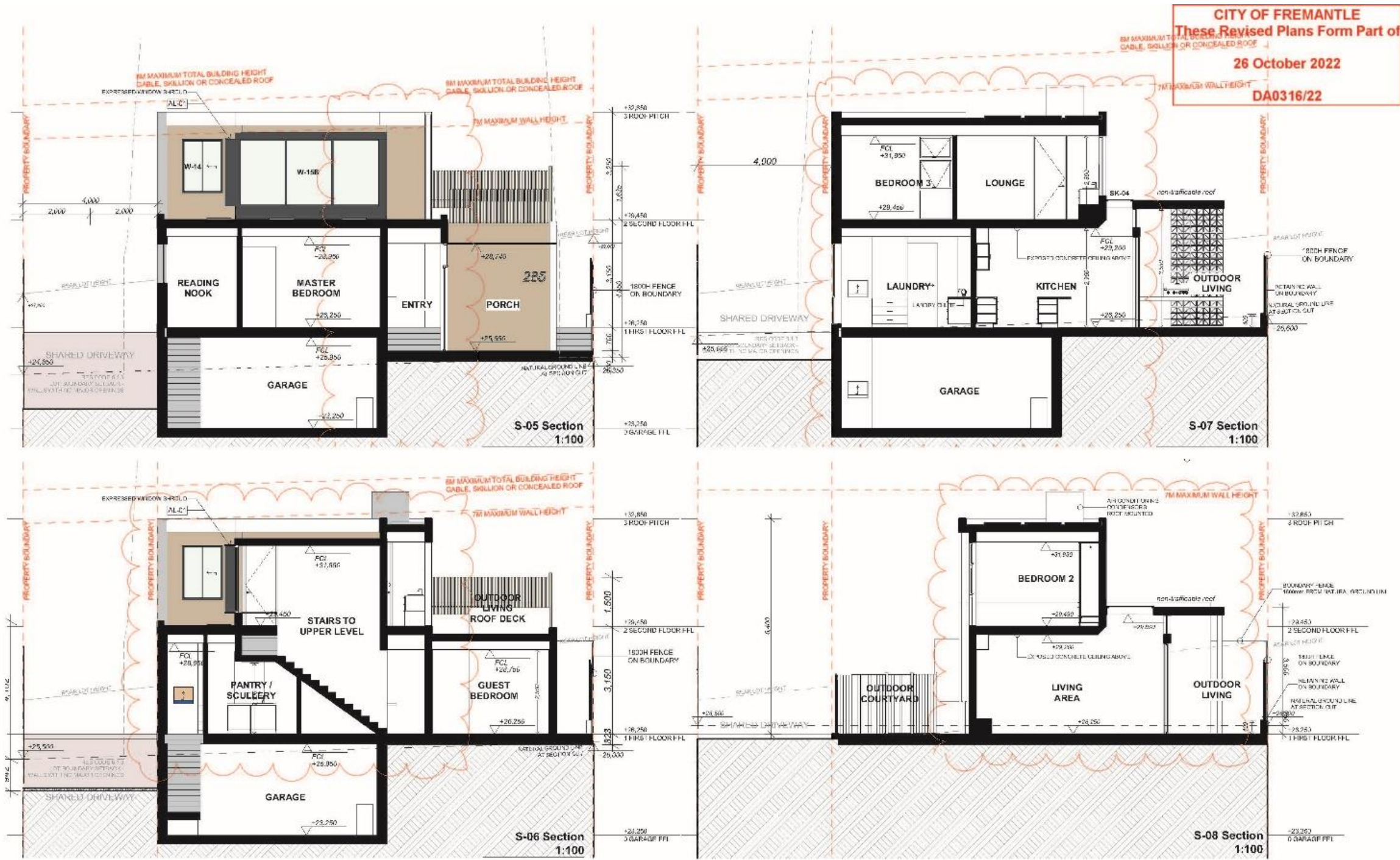
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STUDIO**  
ARCHITECTURE & INTERIORS  
Email: rosie@tempostudio.com.au  
Phone: 0406 896 200

**NOTE**  
The Client should check all dimensions and levels on site prior to construction. Notify any errors, omissions or variations to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes, and used for construction. Use drawings at your own risk. Drawings shall not be used for any work which is not authorized in writing by Tempo Studio Pty Ltd.  
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and to deal with any variations prior to construction.  
All documents have written consent to Australian Copyright Laws.  
**Project Consultants**  
Refer to consultant documentation when directed  
- PDR Consultant - PDR  
- Structural Engineer - Structural Engineer  
- Surveyor - Surveyor

Drawn | Checked Rosie Norris  
Plot Date 14/09/2022  
Project NO. [2205]  
Project Status FOR DISCUSSION ONLY - WIP  
Client Paul & Rosey Gumina  
Climate Zone Climate Zone 5  
Wind Region Wind Region A  
Site 285 HIGH STREET FREMANTLE WA 6160

**DRAWING TITLE :**  
Sections  
**SECTIONS - S-03 & S-04**  
**PROJECT NAME :**  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A401**



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Phone: 0406 896 200

**NOTE**  
The Client must check all dimensions and levels on site prior to construction. Notify any errors, omissions or variations to the architect within 14 business days of the date of completion of the drawings. Drawings shall not be used for construction purposes and are not to be relied upon. The drawings are a design by Tempo Studio Pty Ltd and are to be used only for the project which is authorised in writing by Tempo Studio Pty Ltd.  
All boundaries and contours are subject to a survey drawing. All levels are Australian Height Units. The construction responsibility for all items is the responsibility of the client and is not to be used for construction.  
All documents herein are subject to Australian Copyright Law.  
**Project Consultants**  
Refer to consultant documentation when directed  
- ECR Consulting - 2/Consultant  
- Structural Engineers - 2/Structural Engineer  
- Surveyor - 2/Surveyor

Drawn | Checked  
Plot Date: 31/08/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP

Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE :  
Sections  
**SECTIONS - S-05, S-06, S-07 & S-08**

PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.

DRAWING NO.  
**A402**



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26 October 2022  
DA0316/22



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Phone: 0406 896 200

**NOTE**  
The Client must check all dimensions and levels on site to confirm accuracy. Nobby any errors, omissions or omissions to the architect. Refer to written instructions only. Do not scale drawings. Drawings shall not be used for construction purposes. All drawings are for reference only. All drawings are the property of Tempo Studio Pty Ltd. It is to be used only for work which is authorized in writing by Tempo Studio Pty Ltd.  
All boundaries and contours are subject to survey drawing. All lines to be shown in light blue. All the construction responsibility is on the client. All measurements on site and to be used for any construction on site.  
All documents to be used for reference only. All documents are subject to Australian Copyright Law.  
**Project Consultants**  
Refer to consultant documentation when directed  
- Rosa Gurnea, Jan - Architect  
- Christine Longwell - Structural Engineer  
- Ewan - Surveyor

Drawn | Checked Rosie Norris  
Plot Date: 08/09/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP  
Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE :  
Shadow Plans  
**OVERSHADOWING\_SUMMER**  
PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.  
**REV.C**  
DRAWING NO.  
**A500**



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**NOTE**  
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- RGS Consultant - Architect  
- Structural Engineer - Structural Engineer  
- Surveyor - Surveyor

Drawn | Checked | Rosie Norris  
Plot Date: 08/08/2022  
Project NO: [2205]  
Project Status: FOR DISCUSSION ONLY - WIP

Client: Paul & Rosey Gumina  
Climate Zone: Climate Zone 5  
Wind Region: Wind Region A  
Site: 285 HIGH STREET FREMANTLE WA 6160

DRAWING TITLE :  
Shadow Plans  
**OVERSHADOWING\_WINTER**

PROJECT NAME :  
**285 HIGH STREET**

REVISION NO.  
**REV.C**

DRAWING NO.  
**A501**





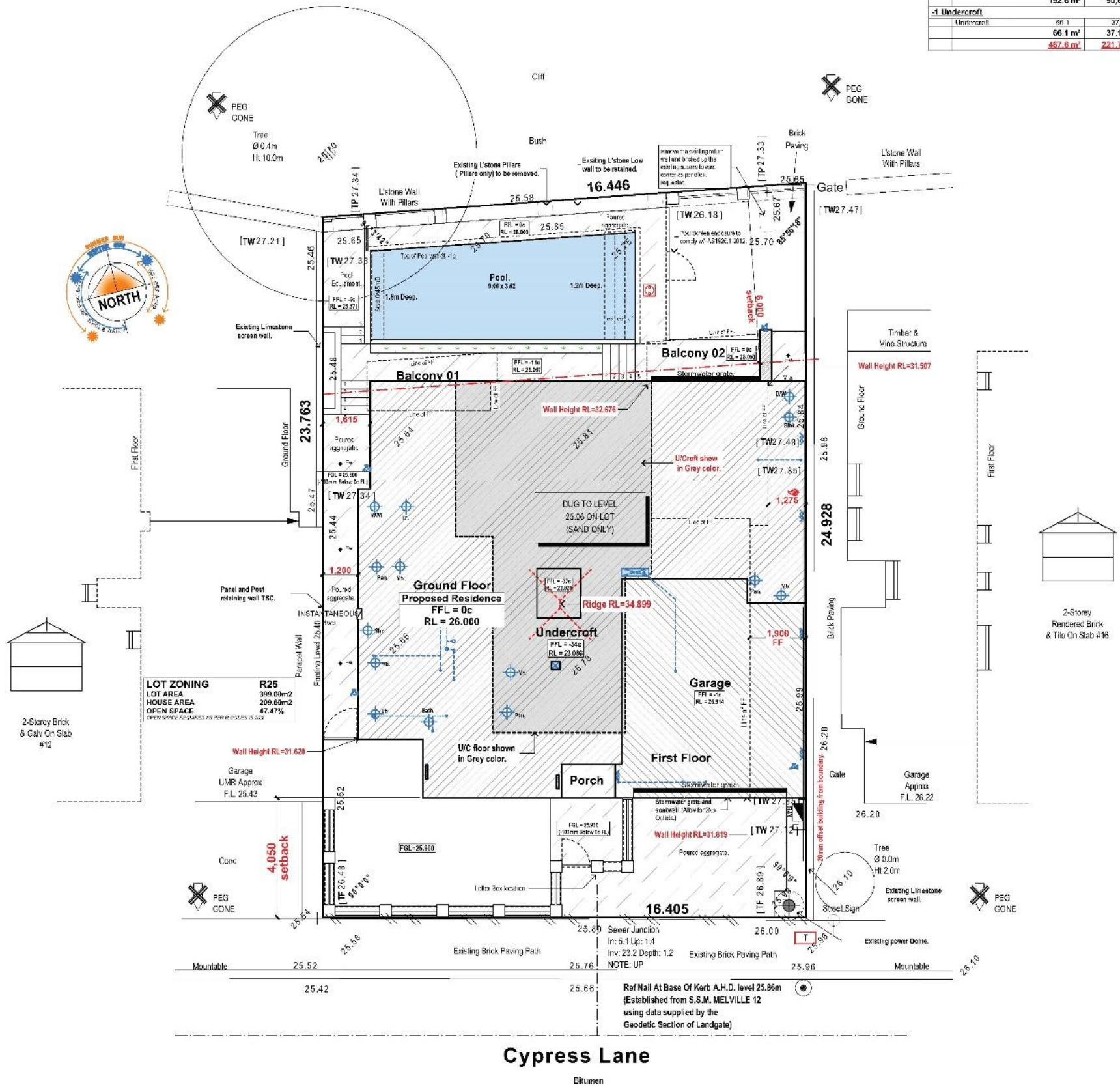
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings must be printed on A3 paper and must be signed and dated.

DA0299/22 Contract Documents

**CITY OF FREMANTLE**  
**These Plans Form Part of**

**DA0299/22 Contract Documents.**

Name	Area	Perimeter
<b>0 Ground Floor 2022</b>		
Garage	45.0	27,802.8
Ground Floor	211.8	66,322.8
Porch	2.1	5,300.0
<b>Total</b>	<b>258.9 m<sup>2</sup></b>	<b>94,025.6 mm</b>
<b>1 First Floor</b>		
Balcony 01	7.8	12,477.9
Balcony 02	24.3	26,857.8
First Floor	160.5	57,190.0
<b>Total</b>	<b>192.6 m<sup>2</sup></b>	<b>90,622.7 mm</b>
<b>-1 Undercroft</b>		
Undercroft	66.1	37,150.0
<b>Total</b>	<b>66.1 m<sup>2</sup></b>	<b>37,150.0 mm</b>
<b>Overall Total</b>	<b>487.6 m<sup>2</sup></b>	<b>221,798.3 mm</b>



A Suite 4/ Collector Central Shopping Centre, 460 Stirling Highway  
Fremantle, WA 6155  
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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

Drawn: Daniel Chapp  
Checked: Daniel Chapp  
Date: 12/09/2022 at 1:47 PM

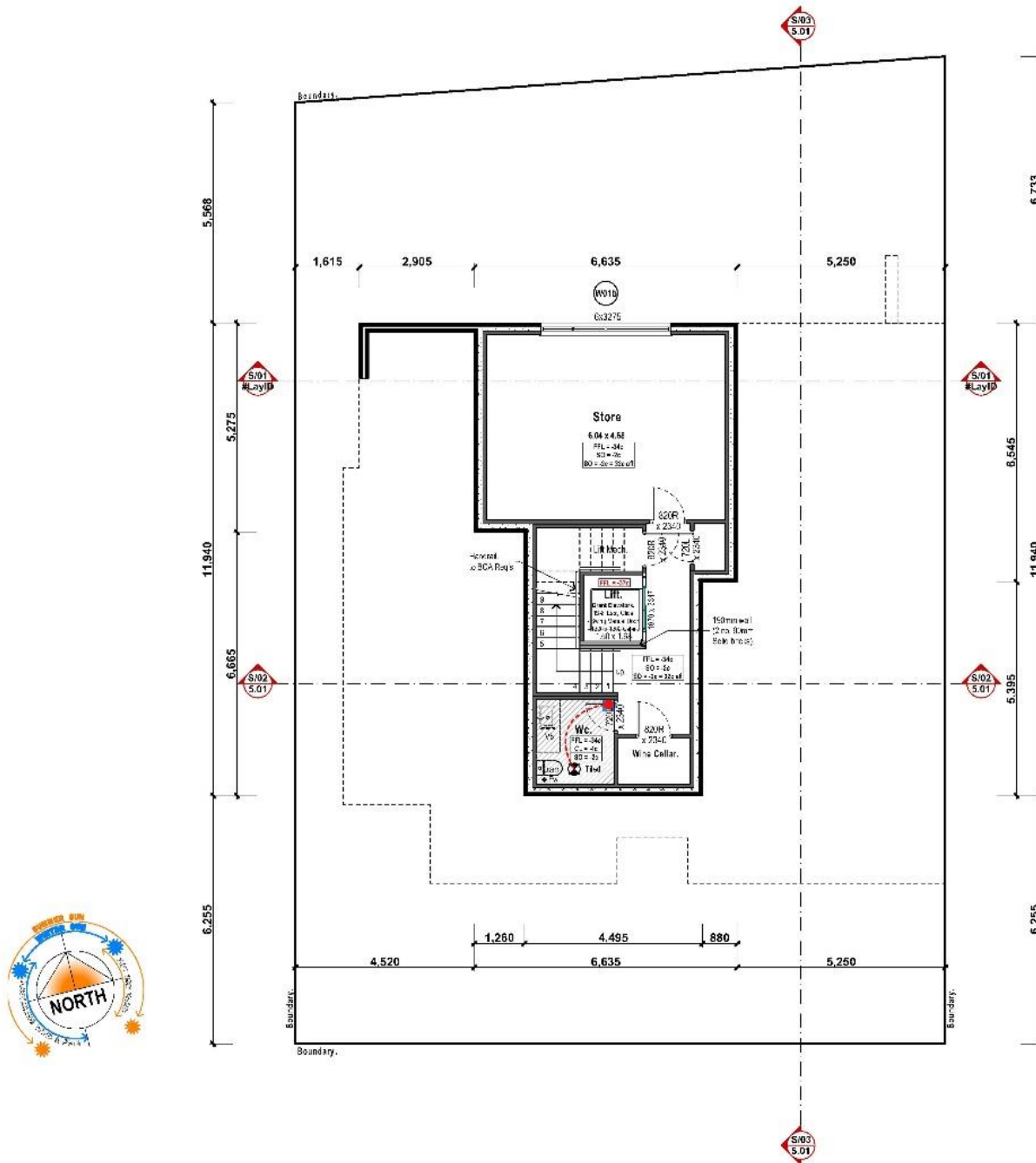
Site Plan - New	DA 01
DA No.	4997
Scale	2.02
Rev. No.	N/A.



**CITY OF FREMANTLE**  
These Plans Form Part of  
**DA0299/22** Contract Documents.  
**25 Aug 2022**

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings are in the property of the City and shall be returned upon request.

riverstone\residence\residence - Drafting\DWG\Arch\2022\4997 - Hovell\22-961 Architect - 25-08-2022\Hovell\22-961



UCroft Floor Scale: 1:100



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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

Drawn by: Daniel Zhebo  
Date: 15/08/2022 at 1:47 PM

Project Name	U/Croft Floor
DA No.	DA 01
Lot No.	4997
Sub Lot	2.03
Scale	N/A.



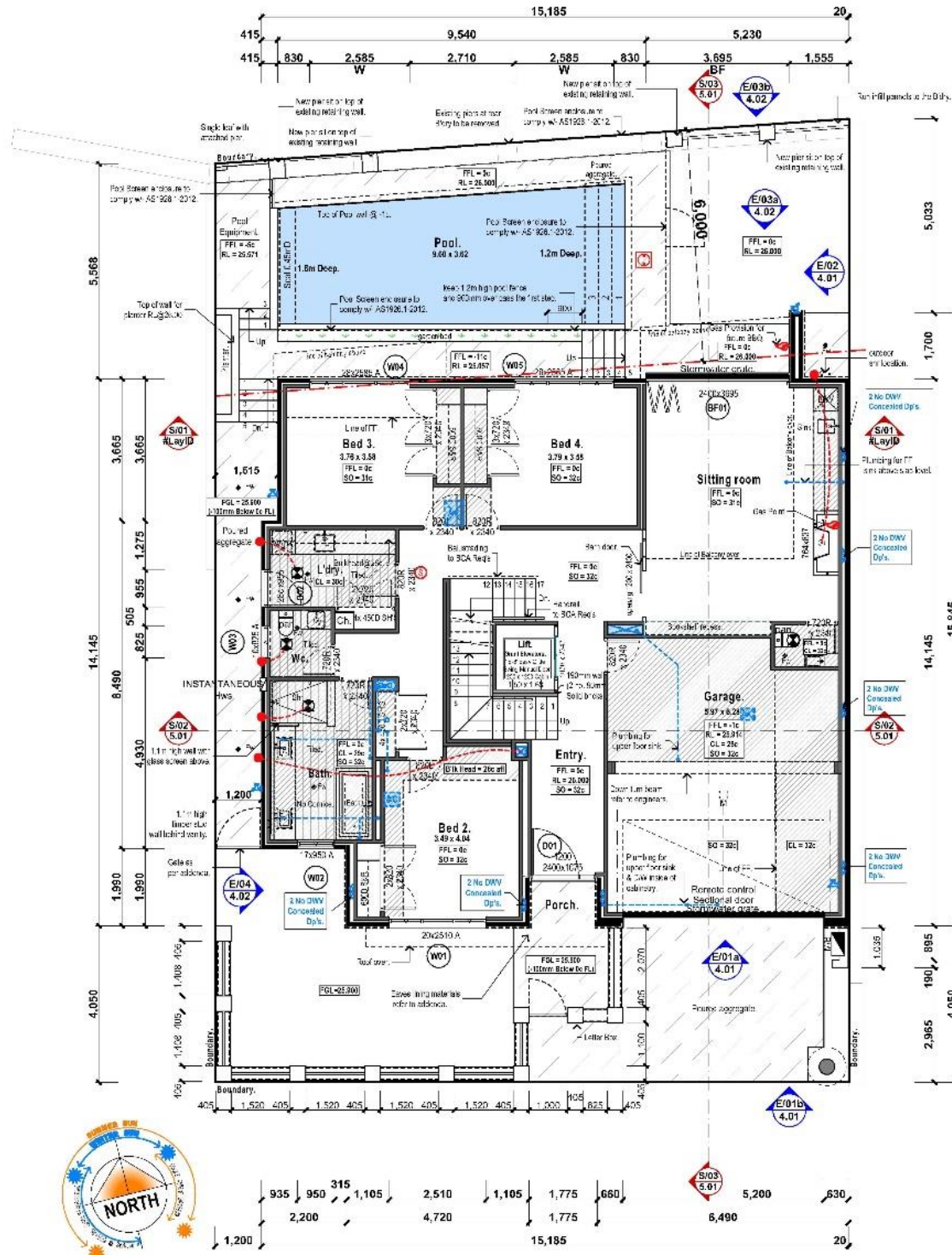
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DA0299/22 Contract Documents

**CITY OF FREMANTLE**  
**These Plans Form Part of**

DA0299/22 Contract Documents

Name	Area	Perimeter
<b>0 Ground Floor 2022</b>		
Garage	45.0	27,802.8
Ground Floor	61.8	60,322.8
Pool	2.1	5,300.0
<b>208.9 m<sup>2</sup></b>	<b>94,025.6 mm</b>	
<b>1 First Floor</b>		
Balcony 01	7.8	12,477.9
Balcony 02	24.3	20,857.8
First Floor	160.5	57,190.0
<b>192.6 m<sup>2</sup></b>	<b>90,622.7 mm</b>	
<b>-1 Undercroft</b>		
Undercroft	66.1	37,150.0
<b>66.1 m<sup>2</sup></b>	<b>37,150.0 mm</b>	
<b>467.6 m<sup>2</sup></b>	<b>221,798.3 mm</b>	



Ground Floor Scale 1:100

LEGEND	
	Smoke Alarm - Hard Wired, not fitted due to AS 3786-2014
	External fire - fence to external wall - one not into the roof space
	Wall mounted on a water hose tap
	Water supply for fridge
	Gas bypass valve

COMPLIANCE NOTES	
Artificial Lighting   To comply with NCC Vol. 2 Part 3.12.5.5	
Fall Prevention   Bedroom windows - where floor is 2m or more than 600mm above ground level unless opening sash is greater than 1700mm AF, opening must be automatically self-closing in 125mm of 1800mm or more, removable robust screen.	
All other windows - where the fall height is 2m or greater must have a frameless opening sash and a fall height less than 150mm - No note shown is required to opening. Refer to NCC V2 Part 3.9.2.5.	
Boundary Walls To Provide Fire Separation   To comply with NCC Vol. 2 Part 3.7.1.6	
Fireplaces   To comply with NCC Vol. 2 Part 3.7.3	
Parepet/Boundary Fireproofing   To comply with NCC Vol. 2 Part 3.7.1.7	
Staircase, Balustrade and Handrails   To comply with NCC Vol. 2 Part 3.8.1 and 3.9.2 (Refer 280 Going x 172 Riser)	
Stormwater Drainage   To comply with NCC V2 Part 3.1.1.5.5, citing AS 1536.6	
Swimming Pool Barriers   To comply with AS 1926.1 and 1926.2	
Timber Framing   To comply with AS 1684	
Termite Protection   All primary building elements used for the construction of this building will consist of timber or, as a combination of, timber and concrete and must be treated to termite attack. Specifically, all timbers used in this building will be preservative treated in accordance with AS 1536.1 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2019.	
Parepet Walls   FRC Formwork as physical Termite barrier as per AS 3598.1 - 2014 and will comply with NCC 2019 Vol. 2 Amendment 1 and Clause 3.1.4.2	
Wet areas   To comply with NCC Vol. 2 Part 3.8.1	
Steelwork   Exposed steel shall have an anti-corrosive treatment in accordance with the Building Code of Australia	

Project No.	N/A
DA No.	4997
Scale	2:04



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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

Drawn by: Daniel Choo  
Checked by: Daniel Choo  
Date: 12/08/2022 at 1:47 PM

Scale: 2:04  
Date: 12/08/2022 at 1:47 PM

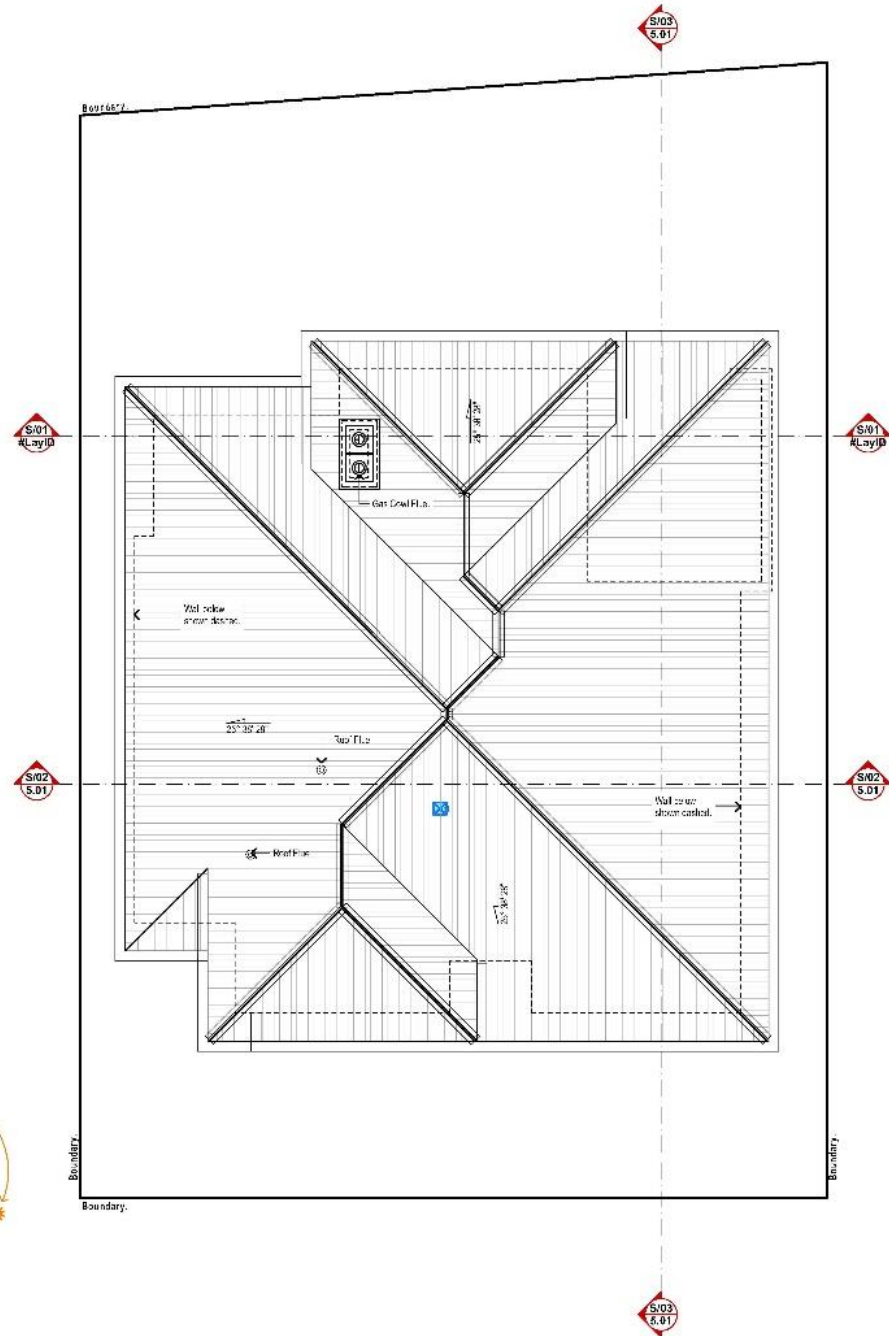




This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the City and shall be returned upon request.

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**CITY OF FREMANTLE**  
These Plans Form Part of  
**DA0299/22** Contract Documents.  
**25 Aug 2022**



**Roof Plan** Scale: 1:100

LEGEND	
	Smoke Alarm - Hard Wired - refer to AS 3786-2014
	Exhaust fan - flues to exterior, do not enter the roof space
	Wall mounted exhaust fan
	Water supply for fridges
	Gas bayonet joint

COMPLIANCE NOTES	
<b>Artificial Lighting</b>	To comply with NCC Vol. 2 Part 3.12.5.5
<b>Fall Prevention (Bedroom windows)</b>	where floor is 2m or more than is free overhead unless opening sash is greater than 1700mm AF. opening must be automatically self-close to 125mm or 100mm with a non-removable robust screen.
<b>All other windows</b>	where the fall height is 1m or greater must have a screen above 650mm and a handrail less than 150mm - No roof climb is required to opening
<b>Refer to NCC V2 Part 3.9.2.5.</b>	
<b>Boundary Walls To Provide Fire Separation</b>	To comply with NCC Vol. 2 Part 3.7.1.6
<b>Fireplaces</b>	To comply with NCC Vol. 2 Part 3.7.3
<b>Parapet/Boundary Fireproofing</b>	To comply with NCC Vol. 2 Part 3.7.3.3
<b>Staircase, Balustrade and Handrails</b>	To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Non-260 Going x 172 Rise)
<b>Stormwater Drainage</b>	To comply with NCC V2 Part 3.11.3.6, citing AS 3556.6
<b>Swimming Pool Barriers</b>	To comply with AS 1926.1 and 1928.2
<b>Timber Framing</b>	To comply with AS 1664
<b>Terrace Protection</b>	All primary building elements used for the construction of this building will consist of entry of, or a combination of, materials concerned not subject to termite attack. Specifically, all timbers used in this building will be preservative treated in accordance with AS 3556.1 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2019.
<b>Parapet Walls</b>	Parapet Walls - RNC-Hemlock as physical Terrace barrier as per AS 3556.1-2014 and will comply with NCC 2019 Vol. 2 Amendment 1 and Clause 3.14.2
<b>Wet areas</b>	To comply with NCC Vol. 2 Part 3.8.1
<b>Steelwork</b>	Exposed steel shall have an anti-corrosive treatment in accordance with the Building Code of Australia

DA01	N/A.
DA02	4997
DA03	2.06



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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

Drawn: Daniel Zhebo  
Checked: Daniel Zhebo  
Date: 15/08/2022 at 1:47 PM

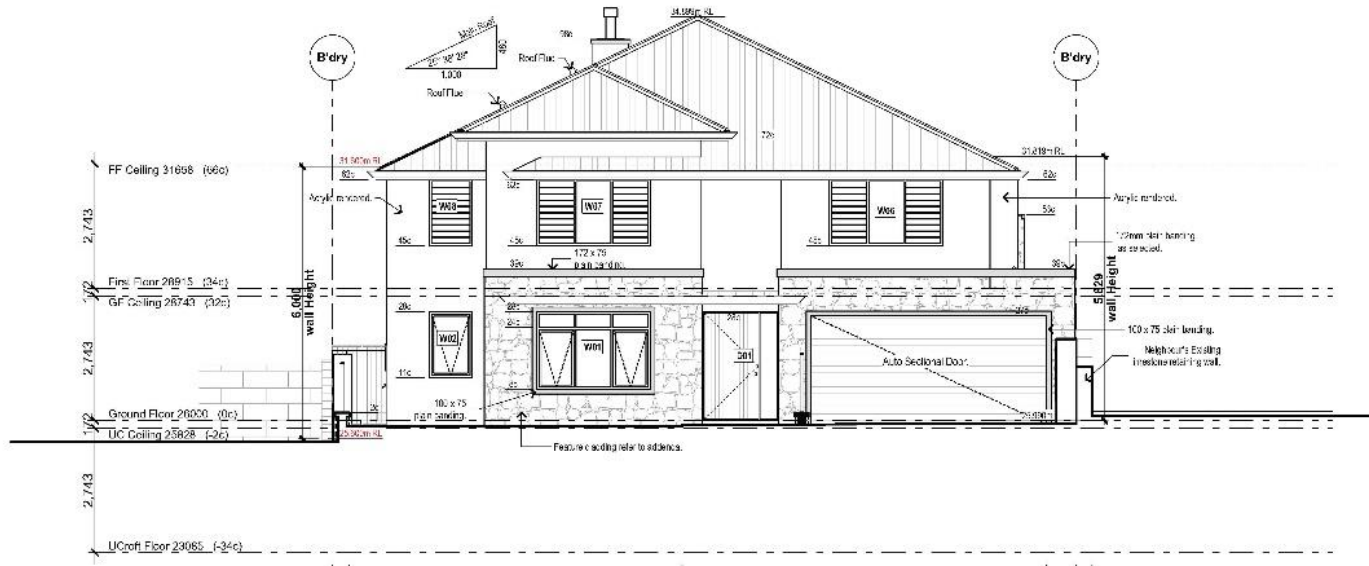
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Date: 15/08/2022  
Time: 1:47 PM



**CITY OF FREMANTLE**  
These Plans Form Part of  
DA0299/22 Contract Documents.  
25 Aug 2022

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings are to be printed on A3 paper and shall be returned upon request.

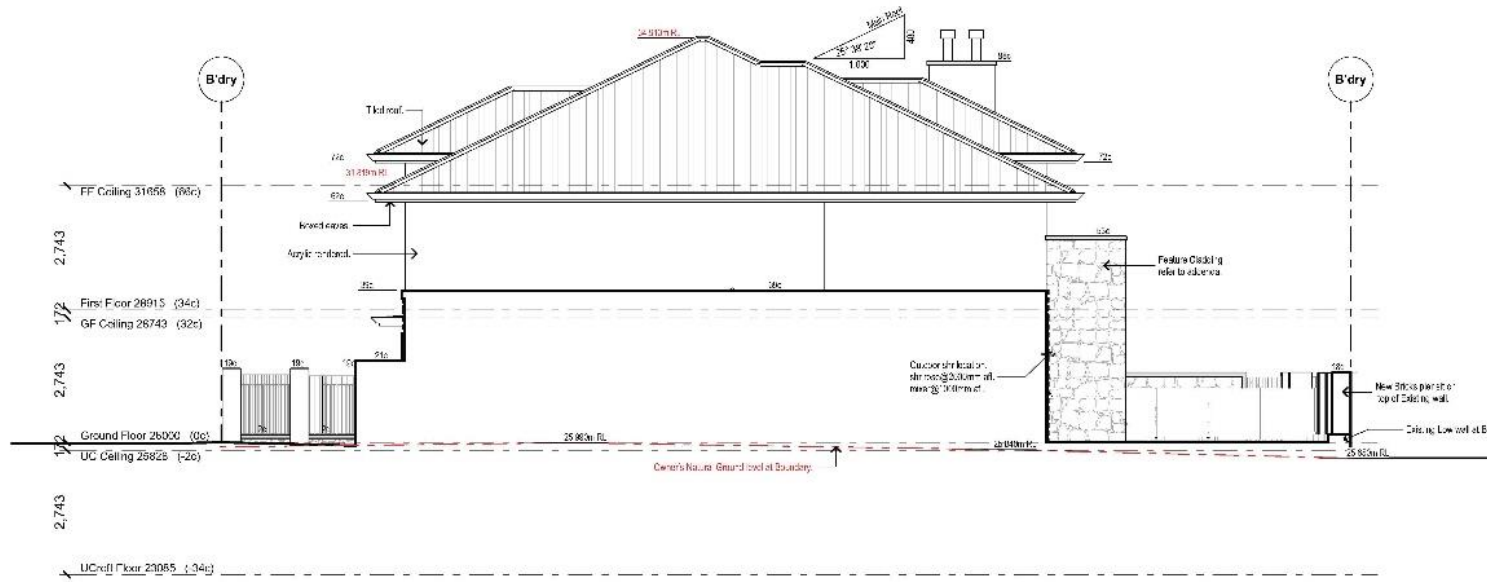
**Note**  
Bedroom windows - where floor is 2m more than surface between areas opening such as greater than 1700mm AF, openings must be permanently restricted to 25mm or fixed with a non-removable rock screen.  
All other windows - where the full height is 4m or greater must have a tension across 850mm and a full height less than 150mm - No restriction is required to opening.  
Refer to NCC V2 Part 3.9.2.5.



**E/01a South** Scale: 1:100  
**2.04**



**E/01b South** Scale: 1:100  
**2.04**



**E/02 East** Scale: 1:100  
**2.04**

Elevations -		DA 01
Ref. No.	DA 01	N/A.
DA No.	4997	
DA No.	4.01	



A Suite 44, Colson Central Shopping Centre, 460 Stirling Highway  
Agreement Code: 354-1511  
+61 8 9254 4235 + 03 9234 5144 Email: info@riverstone.com.au  
www.riverstone.com.au  
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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

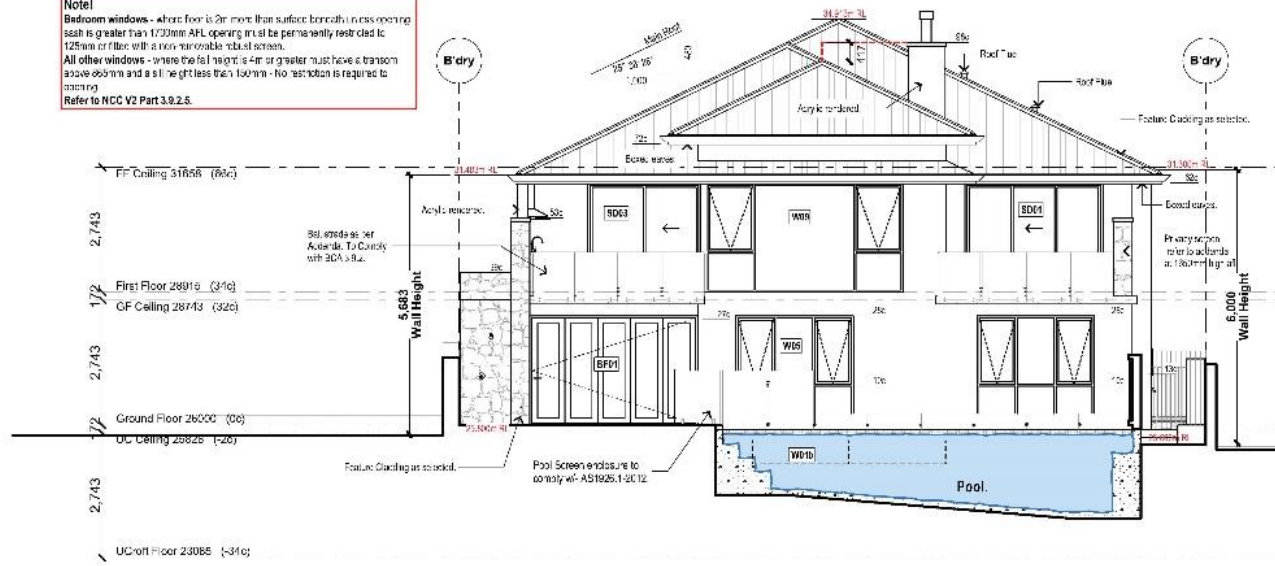
Drawn by: JGA  
Checked by: JGA  
City of Fremantle  
Daniel Chao  
Date: 22/08/2022 at 1:47 PM



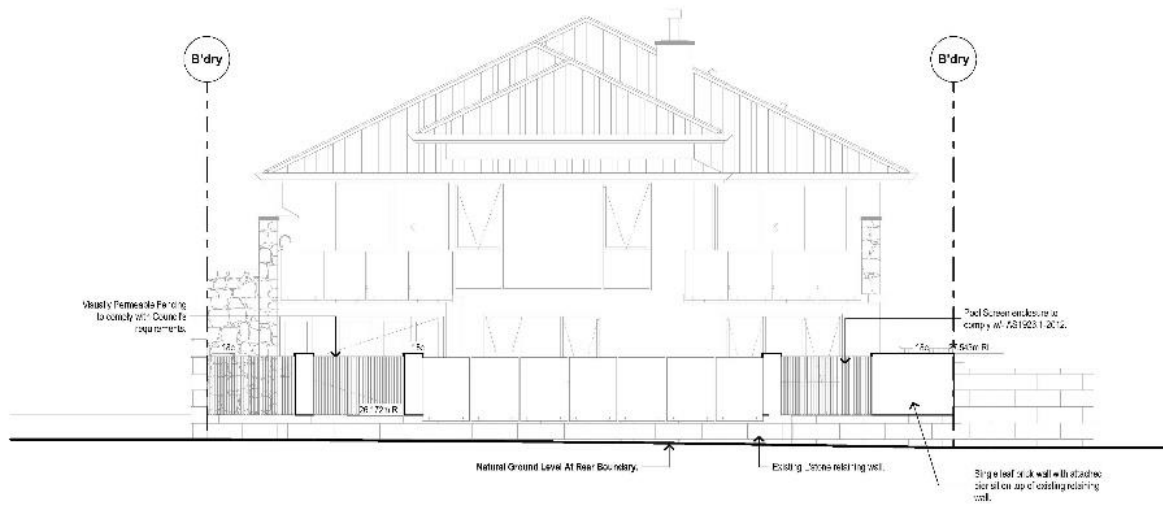
**CITY OF FREMANTLE**  
These Plans Form Part of  
**DA0299/22** Contract Documents.  
25 Aug 2022

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the City and shall be returned upon request.

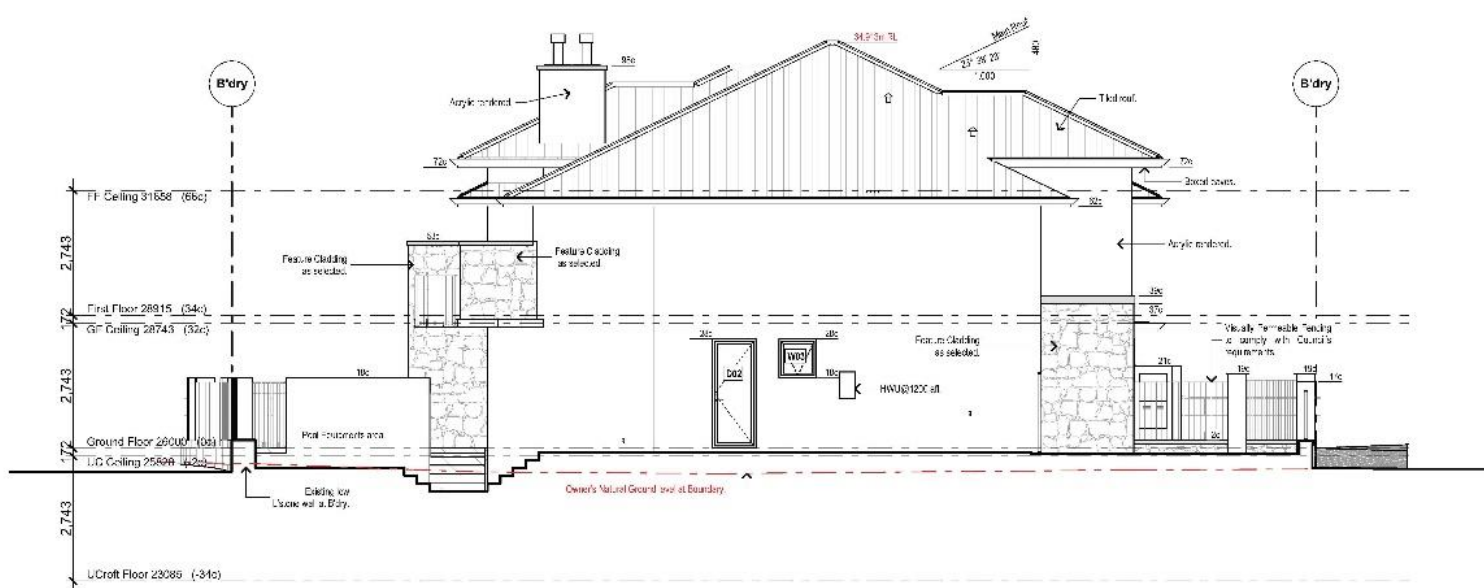
**Note!**  
Bedroom windows - where floor is 2m more than surface beneath glass opening sash is greater than 1700mm AGL opening must be permanently restricted to 125mm or floor with a non-removable sash system.  
All other windows - where the fall height is 4m or greater must have a transom above 600mm and a sill height less than 150mm - no restriction is required to opening.  
Refer to NCC V2 Part 3.9.2.5.



**E/03a North**  
2.04 Scale: 1:100



**E/03b North**  
2.04 Scale: 1:100



**E/04 West**  
2.04 Scale: 1:100

Elevations -

DA 01	N/A.
4997	
4.02	



A. Suite 40, Collective Central Shopping Centre, 860 Stirling Highway, Fremantle, WA 6155  
T: 36 9264 4255 F: 03 5284 5144 E: info@riverstone.com.au  
www.riverstone.com.au  
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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

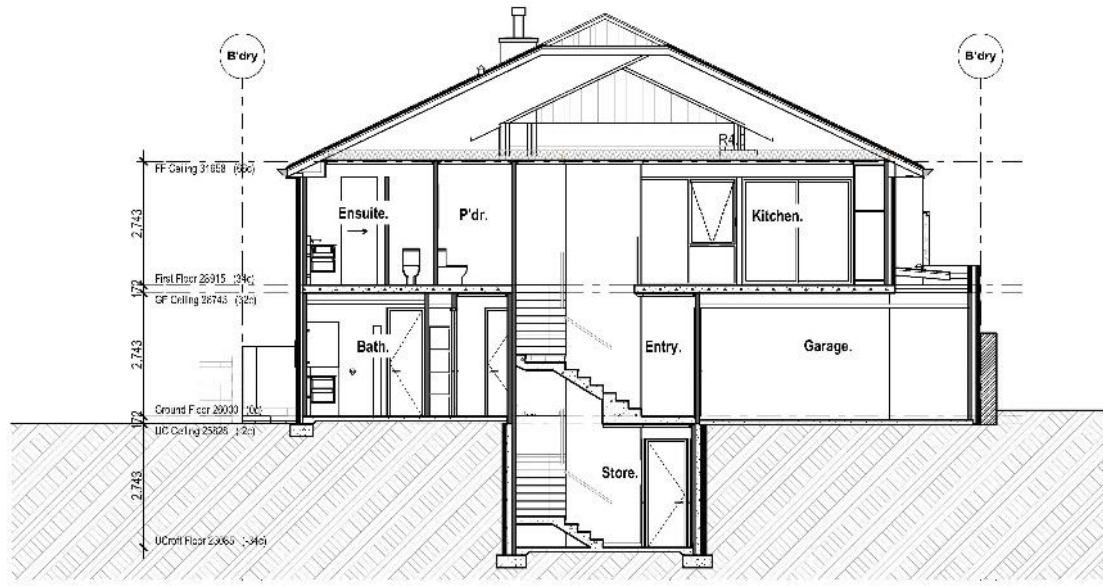
Drawn By: Daniel Zhai  
Checked By: Daniel Zhai  
Date: 15/08/2022 at 1:47 PM

Scale: 1:100  
Date: 15/08/2022  
Project: Hovell Residence



**CITY OF FREMANTLE**  
These Plans Form Part of  
DA0299/22 Contract Documents.  
25 Aug 2022

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate coordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.



**S/02 Section**  
2.04 Scale 1:100



**S/03 Section**  
2.04 Scale 1:100

Sections	N/A.
DA 01	4997
	5.01



A Suite 4/1 Collette Casual Shopping Centre, 460 Stirling Highway  
Agreement code: 156-0011  
T: 08 9264 4556 F: 08 9284 5144 E: rivo@riverstone.com.au  
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**Hovell Residence**  
Lot 214, #14 Cypress Lane  
North Fremantle, WA 6159

Drawn: Daniel Zhao  
Date: 15/08/2022 at 1:47 PM  
Scale: 1:100  
Project: DA0299/22



**PC2212-6 SOUTH TERRACE, NO. 65 (LOT 12), FREMANTLE –  
EXTENSION TO TERM OF APPROVAL OF SIX STOREY HOTEL,  
OFFICE AND SHOP (SDAU REFERRAL) – (CJ DA0111/21)**

**ATTACHMENT 1 – Applicant’s submission referred by SDAU**



**LEVEL 14  
1 WILLIAM STREET  
PERTH WA 6000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 258 228

17 October 2022

Chairperson  
Western Australian Planning Commission  
140 William Street  
Perth 6000

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
31-Oct-2022	SDAU-026-20-C.1

Cc - Paola Di Perma – State Development Assessment Unit -  
[Paola.DiPerma@dph.wa.gov.au](mailto:Paola.DiPerma@dph.wa.gov.au)

Dear Chairperson,

**FORM 17C - REQUEST TO EXTEND SPECIFIED PERIOD FOR SUBSTANTIAL  
COMMENCEMENT**

Urbis on behalf of our client York Property Group (proponent) are pleased to submit this Form17C request to extend the specified period for substantial commencement.

Specifically, this request relates to SDAU-026-20 which the Western Australian Planning Commission (WAPC) granted approval for on 22 July 2021. The approval relates to the Hotel, Office and Shop significant development located at 65 South Terrace, Fremantle (subject site).

To assist the WAPC in their consideration of this Form17C request, please find enclosed the following:

- Form 17C application form signed by the landowner.
- SDAU-026-20 development approval – **Appendix A**.

**BACKGROUND**

The abovementioned approval at the subject site was for a 100-bed hotel, 2x office tenancies and 2x ground floor tenancies. The approval was initially granted a substantial commencement period of 18 months, requiring substantial commencement to be achieved by 22 January 2023. Following approval, the construction industry has experienced continued impediments through heightened costs and added difficulties in sourcing adequate materials and labour.

The implications of these impediments to the construction industry have directly impacted the feasibility of commencing work on SDAU-026-20. Subsequently, undertaking works and meeting the substantial commencement timeframes have not been possible within the specified timeframe.

For the reasons outlined above, the proponent wishes to submit a Form17C request to extend the specified period for substantial commencement. No land use, built form or design modifications are proposed as part of this 17C application.

Additional justification and the requested timeframe for extension are provided for below.

20221017 - Form 17c - SDAU-026-20



## SITE DETAILS

The below table identifies the legal lot details for the subject site.

Table 1 – Lot Details

Address	Lot/Plan	Vol/Folio	Proprietor	Area
65 South Terrace, Fremantle	Lot 12 on Diagram 29122	1744/378	65 South Terrace Pty Ltd	1,169 sq.m

## REQUEST TO EXTEND PERIOD OF SUBSTANTIAL COMMENCEMENT

The proponents wish to request an extension of **18 months** in which SDAU-026-20 is to be substantially commenced. This would require substantial commencement to be achieved by 22 July 2024.

### JUSTIFICATION FOR EXTENSION REQUEST

A volatile construction market has disrupted the construction program of the approved development. Rising construction costs and added pressures within the construction industry have meant achieving substantial commencement by 22 January 2023 has not been possible. Price escalation and labour shortages have significantly impacted the feasibility of the approved development. Given the volatility of the construction market, significantly increasing costs and the challenges associated with the relevant head builders and contractors, the proponent requires a time extension to implement SDAU-026-20.

The original estimated construction cost of the approved development was \$24 million. Following approval, updated construction estimates have come back to the proponent with increases in excess of 25%. Price escalation has impacted every aspect of the construction process. This includes the availability and cost of materials, the availability of skilled labour to undertake the works and a large 'bottle neck' of other projects all competing for the same limited materials and skilled labour.

Despite the proponent's best efforts, achieving development feasibility (based on price escalation, availability and cost of labour) and therefore substantial commencement has been significantly delayed.

Given the more recent easing of construction industry pressures, the proponent is now in a position to proceed with construction. However, given the time impediments brought about by the construction industry volatility, an additional 18-months to achieve substantial commencement is now required.



### PLANNING FRAMEWORK CONSIDERATIONS

There have been no substantial changes to the planning framework applicable to the subject site since the time of approval. The development therefore remains capable of approval under the current planning framework.

Refer to the below table in which the planning framework in relation to the proposed development is further discussed.

Table 2 – Planning Framework Considerations

Item/ Policy	Note
Metropolitan Regions Scheme (MRS)	The underlying MRS zoning for the site has not changed and remains 'Central City Area'.
Local Planning Scheme No. 4 (LPS4)	<p><b>Zoning and Land Use Permissibility</b></p> <p>The underlying local zoning for the site has not changed and remains 'mixed use' under LPS4.</p> <p>Similarly, the land use permissibility for the site has not changed since approval. The approved uses remain capable of obtaining approval under the scheme.</p>
	<p><b>Local Planning Are 4 – South Fremantle (LPA 4).</b></p> <p>The provisions for LPA4 have not changed since approval.</p>
	<p><b>D.G.F29 Suffolk to South Street Local Area Guidelines. (D.G.F29)</b></p> <p>The provisions for LPA4 have not changed since approval.</p>
	<p><b>Local Planning Policies</b></p> <p>There have been no substantial changes to the local planning policy framework since approval that would have material impact on the approved development.</p>
Freo 2029 – Transformational Moves	There have been no changes to Freo 2029 – Transformational Moves since approval.



### **DEMONSTRATION OF IMPLEMENTATION OF THE DEVELOPMENT APPROVAL.**

The proponent has demonstrated they are actively pursuing the implementation of the development approval. Whilst clearing of the majority of the conditions requires the appointment of the head contractor (anticipated to be confirmed shortly), the proponent has commenced condition clearing. The following key implementation steps have occurred:

- Early Contractor Involvement (ECI) documentation has been prepared and issued to the proponent. This confirms the anticipated process and key milestone dates that the head contractor will be able to meet. This documents confirms that an extension of approximately 18-months to the period in which substantial commencement has occurred is required to achieve this milestone.
- Engagement with head contractor and near completion of sign off to formally engage.
- Engagement of technical consultant team (architect, waste management, landscape, planning, sustainability) to assist in clearing of condition matrix as part of ECI execution.
- Progression of design documentation to inform ECI process and achieve additional design considerations required as part of the approval (minor design modifications required as part of condition 7 of approval).
- Confirmation of Bill of Quantities documentation to inform and guide construction process.
- Submission of landscape documentation and meetings with City of Fremantle in April of 2022. Importantly this documentation and these discussions is looking to finalise the tree location and incorporation of emergency fire services within the development.
- Progression and near finalisation of sustainability report. This will be finalised and submitted to the City of Fremantle following final design considerations and completion of ECI.
- The waste management plan has been finalised and submitted to the City of Fremantle. This has subsequently been approved by the City and will be submitted to the WAPC during the ECI process.
- Hotel tenant lease agreement has been amended and extended to reflect delay in construction. The hotelier remains committed and locked into tenanting the building.

Whilst the majority of conditions are cleared in collaboration with the head contractor, the proponent has demonstrated that they are capable of and committed to implementing the development approval.



### CONCLUSION

This application is seeking an extension of 18 months in which SDAU-026-20 is to be substantially commenced. For the reasons outlined above, this request is considered appropriate. The proponent has demonstrated that they have actively pursued the implementation of the development approval and that they remain committed to doing so.

We respectfully request that the WAPC move to approve this request to extend the timeframe in which substantial commencement is required.

Kind regards,

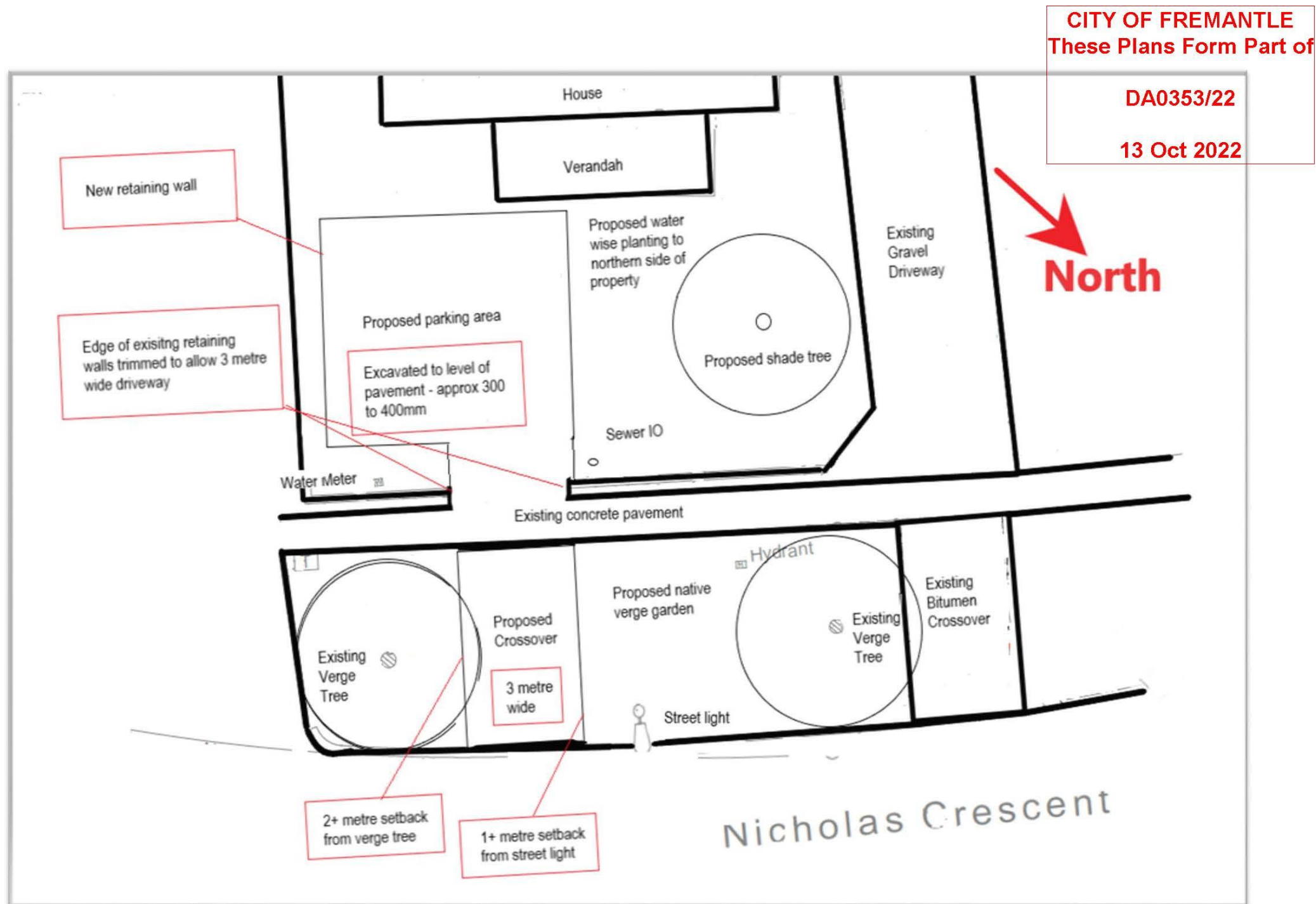
A handwritten signature in black ink, appearing to read "Megan Gammon".

Megan Gammon  
Associate Director  
+61 8 9346 0517  
mgammon@urbis.com.au



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

ATTACHMENT 1 - Development Plan





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

**Attachment 1 – Development Plans**



D1 LOCATION PLAN  
SCALE 1:200

CITY OF FREMANTLE  
These Plans Form Part Of  
DA0321/22  
15 Sept 2022

REV	ISSUE	DATE	CHECKED	DATE
A	FOR INFORMATION	03/08/20		
B	FOR INFORMATION	27/08/20		
C	FOR INFORMATION	29/08/20		
D	FOR INFORMATION	14/09/20		
E	FOR INFORMATION	30/09/20		
F	FOR INFORMATION	12/09/22		



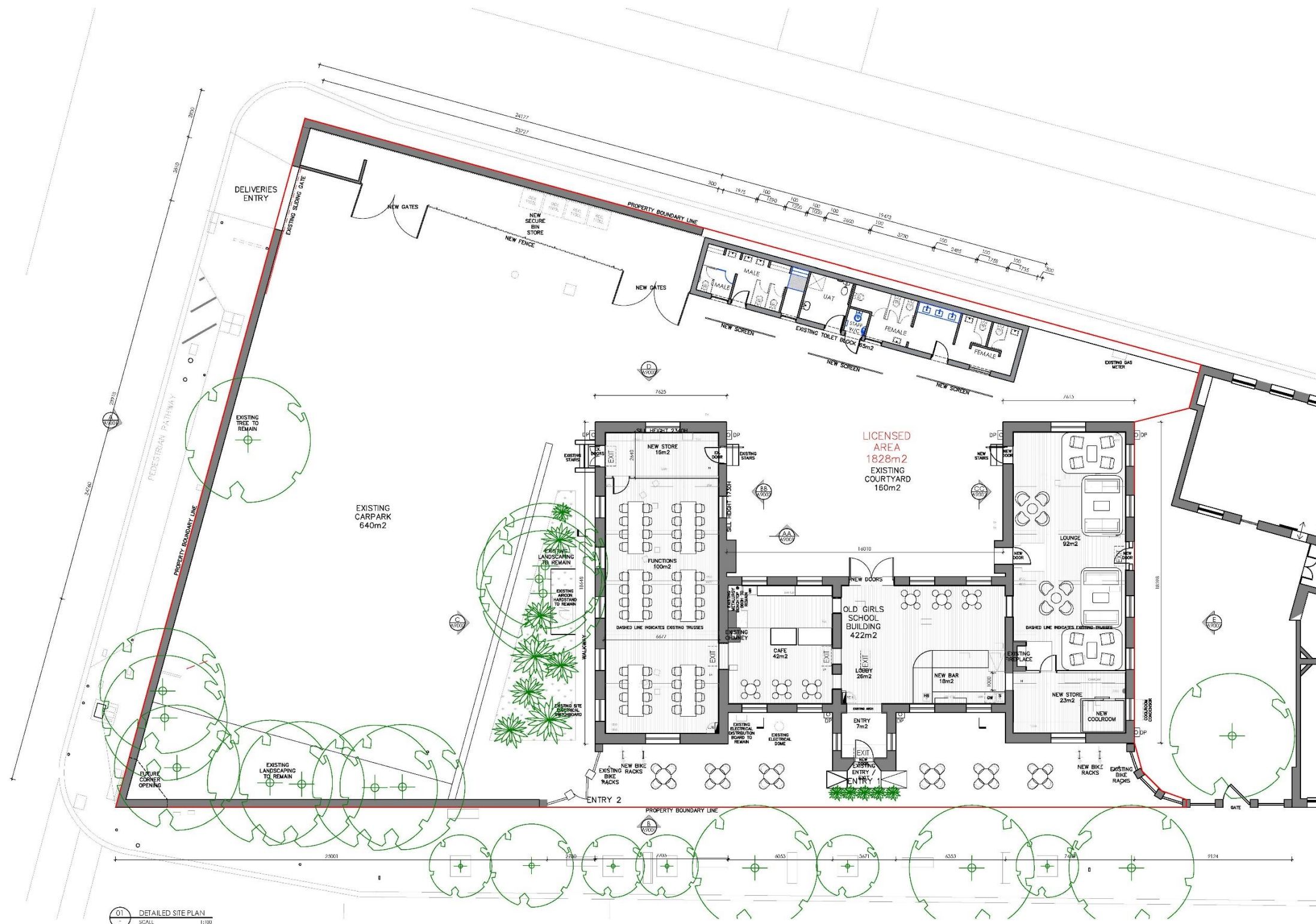
PROJECT  
41 SOUTH TERRACE

DRAWING  
SITE PLAN

/ Design Theory

SCALE  
1:200  
DRAWN  
LG

DRAWING NO.  
A0500  
REV  
F



01 DETAILED SITE PLAN  
SCALE 1:100

REV	ISSUE	DATE
A	FOR INFORMATION	19/03/21
B	FOR INFORMATION	25/11/21
C	FOR INFORMATION	02/09/22
D	FOR INFORMATION	12/08/22

CHECKED	DATE

PROJECT  
41 SOUTH TERRACE

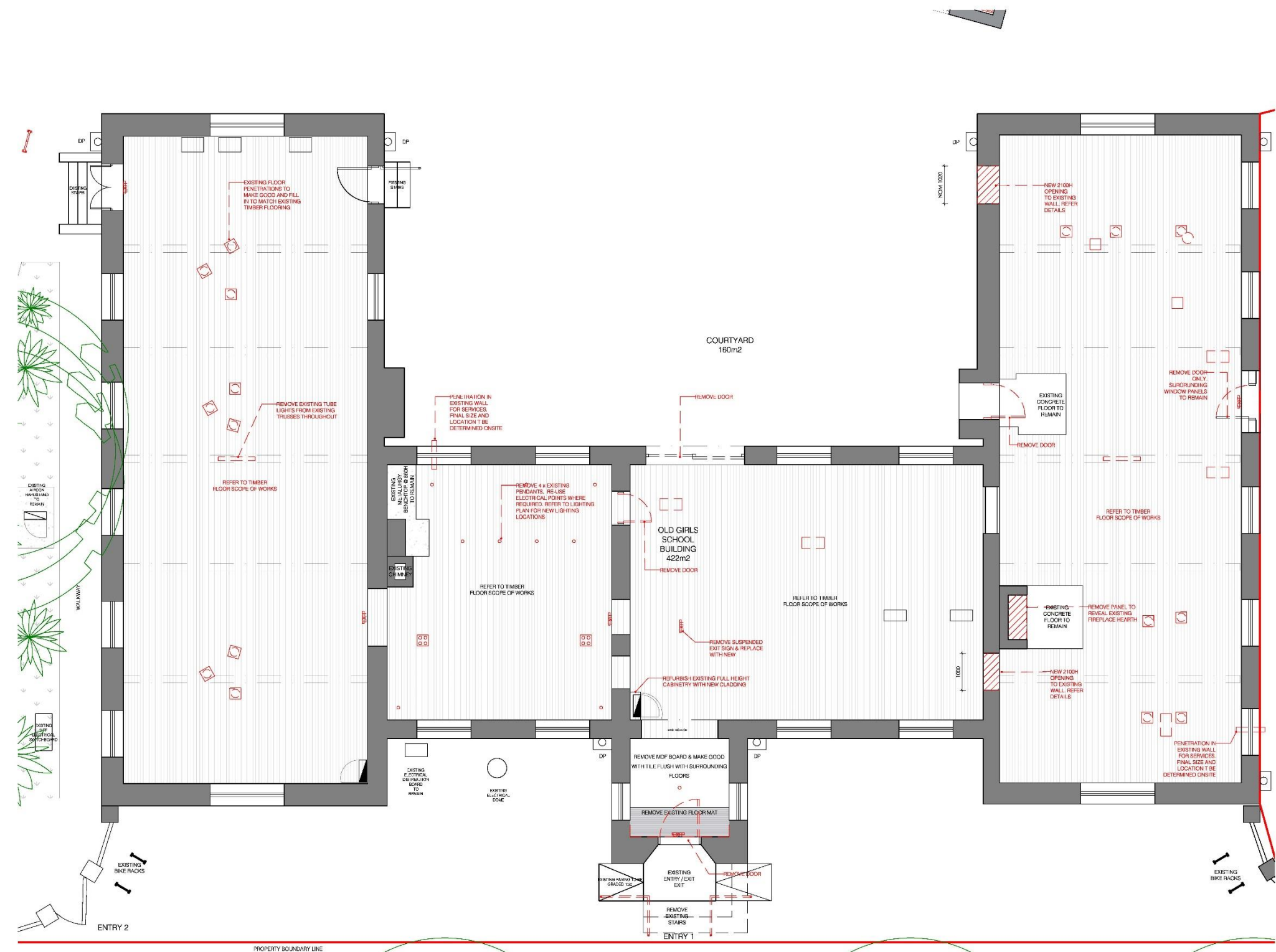
DRAWING  
PROPOSED SITE PLAN

/ Design  
Theory

SCALE  
1:100

DRAWING NO.  
A1000

REV  
D



**DEMOLITION NOTES**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS AND SCHEDULES.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE, AND ANY DISCREPANCIES ARE TO BE REPORTED TO DESIGN THEORY.

REMOVE, DEMOLISH, DISCONNECT AND TERMINATE ALL FITTING, FIXTURES, SERVICES AND CABLING AS REQUIRED:

A) TO SUIT NEW WORK  
B) TO THE SATISFACTION OF THE BUILDER  
C) IN ACCORDANCE WITH THE RELEVANT A.S. CODES

MAKE GOOD TO ALL SURFACES AS REQUIRED TO MATCH ADJACENT SURFACES.

ALL REDUNDANT SERVICES TO BE TERMINATED BY NOMINATED SERVICES CONTRACTOR. BUILDER TO MAKE GOOD ADJACENT WALL, PARTITION AND CEILING FACES AS REQUIRED.

**DEMOLITION LEGEND**

- DEMOLITION WALL
- DEMOLITION DOOR
- EXISTING EXIT SIGN TO BE REMOVED AND REPLACED WITH NEW

**WINDOWS**

ALL EXISTING WINDOWS TO BE CLEANED AND INSPECTED TO ASSESS FINAL SCOPE OF WORKS

ALL HINGED WINDOW PANES SHALL BE RESTORED TO BE IN OPENABLE WHERE POSSIBLE BY REMOVING EXISTING TIMBER BEADS, DRAW STRINGS SHALL BE INSTALLED TO MAKE OPERATIONAL FROM STANDING HEIGHT.

EXISTING TIMBER FLOORS SCOPE OF WORKS

THE GENERAL INTENT FOR WORK TO TIMBER FLOORS IS FOR MINIMAL INTERVENTION

ALL TIMBER FLOORS TO BE CLEANED AND INSPECTED TO ASSESS FINAL SCOPE OF WORKS

EXISTING FLOOR SERVICE BOXES TO BE REMOVED. TIMBER INFILLS TO BE FABRICATED TO MATCH OPENING SIZES FROM MATCHING SPECIES AND WIDTH OF TIMBER.

VARIOUS HOLES / CRACKS IN TIMBER FLOORS SHOULD BE COVERED WITH OVERSIZED GALVANISED METAL SHEET TO MATCH EXISTING PATCHES. FLAT HEAD NAIL FIXED. EXISTING COVER SHEETS WILL HAVE TO BE REMOVED FOR FLOOR SANDING AND REINSTATED OR REPLACED AS PART OF THE FINAL WORKS.

ALL FLOORS TO BE SANDED TO REMOVE GLUE & VARNISH. ROOMS MAY REQUIRE DIFFERING LEVELS OF SANDING DEPENDING ON CONDITION OF TIMBER.

ONCE SANDED FLOORS SHALL BE ASSESSED FOR FINISH AND A SERIES OF WOOD OILS SHOULD BE SAMPLED FOR APPROVAL.

**SKIRTINGS**

ALL EXISTING SKIRTINGS TO ALL WALL / FLOOR JUNCTIONS TO BE REMOVED, WALLS TO BE MADE GOOD & PREPPED FOR NEW SKIRTING.

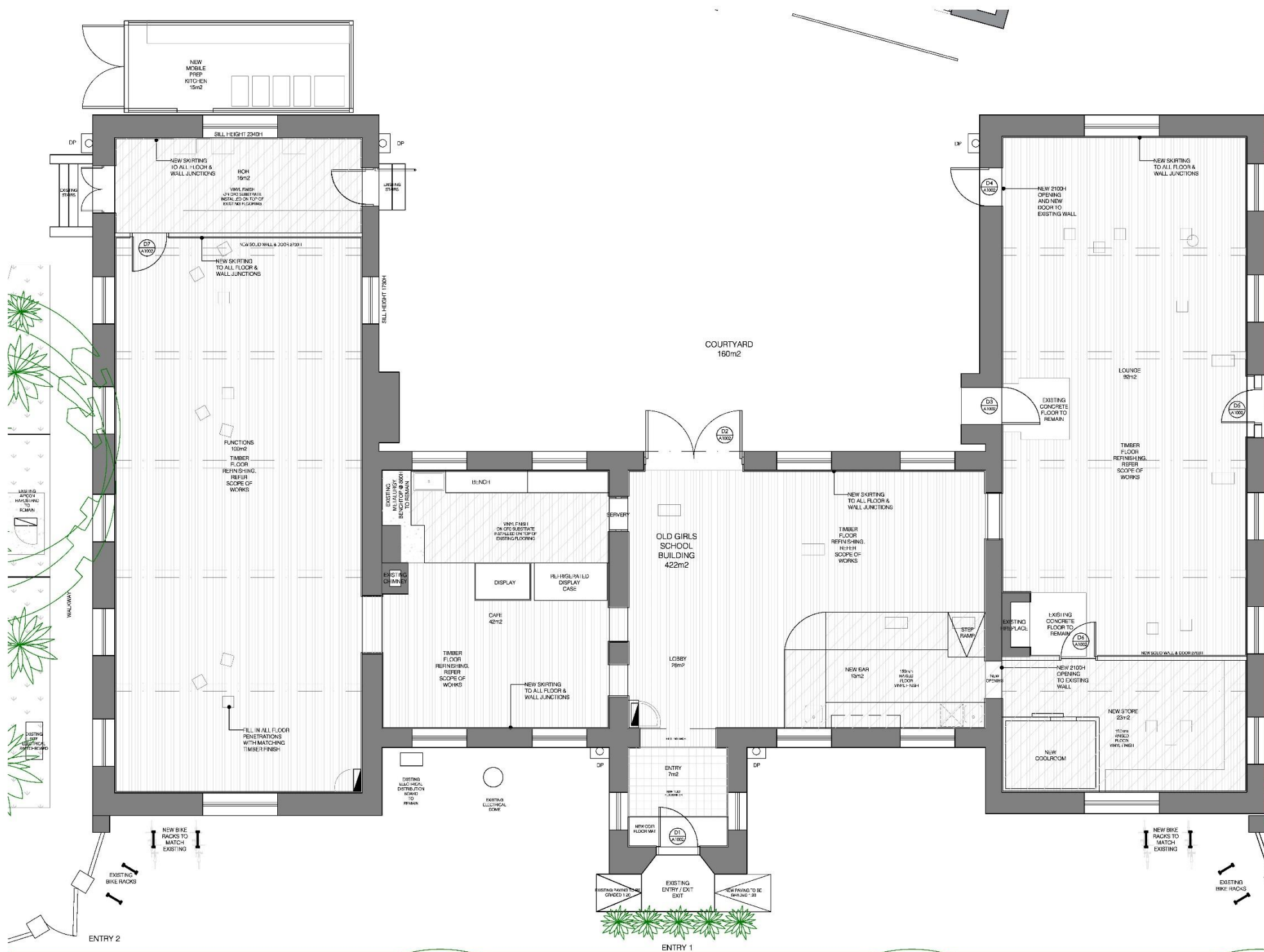
01 DEMOLITION PLAN  
SCALE 1:50

REV	ISSUE FOR INFORMATION	DATE	CHECKED	DATE
A		19.05.21		

PROJECT 41 SOUTH TERRACE  
DRAWING DEMOLITION PLAN



SCALE 1:50  
DRAWN SP  
DRAWING NO. A1001  
REV A



**GENERAL FINISHING NOTES**

**WALLS**  
ALL EXISTING WALLS TO BE CLEANED AND INSPECTED TO ASSESS FINAL SCOPE OF WORKS.  
CAFE, LOBBY AND BAR ROOM WALLS TO BE PAINTED IN PIGMENT FRESCO PAINT, ARCHITRAVES & NEW SKIRTING IN SATIN WATER BASED ACRYLIC. COLOUR SAMPLED ONSITE.  
BOH & STORE ROOM WALLS TO BE LINED IN NEMA BOARD @ 2700H WITH EXISTING WALLS ABOVE.

**CEILING**  
CAFE, LOBBY AND BAR ROOM CEILINGS TO BE PAINTED IN FLAT ACRYLIC VIVID WHITE.

**WINDOWS**  
ALL EXISTING WINDOWS TO BE CLEANED AND INSPECTED TO ASSESS FINAL SCOPE OF WORKS.  
ALL HINGED WINDOW PANES SHALL BE RESTORED TO BE IN OPENABLE WHERE POSSIBLE. DRAW STRINGS SHALL BE INSTALLED TO MAKE OPERATIONAL FROM STANDING HEIGHT.  
EXISTING TIMBER FLOORS SCOPE OF WORKS  
THE GENERAL INTENT FOR WORK TO TIMBER FLOORS IS FOR MINIMAL INTERVENTION.  
ALL TIMBER FLOORS TO BE CLEANED AND INSPECTED TO ASSESS FINAL SCOPE OF WORKS.  
EXISTING FLOOR SERVICE BOXES TO BE REMOVED. TIMBER INFILLS TO FABRICATED TO MATCH OPENING SIZES FROM MATCHING SPECIES AND WIDTH OF TIMBER.  
VARIOUS HOLES / CRACKS IN TIMBER FLOORS SHOULD BE COVERED WITH OVERSIZED GALVANISED METAL SHEET TO MATCH EXISTING PATCHES. FLAT HEAD NAIL FIXED. EXISTING COVER SHEETS WILL HAVE TO BE REMOVED FOR FLOOR SANDING AND REINSTATED OR REPLACED AS PART OF THE FINAL WORKS.  
ALL FLOORS TO BE SANDED TO REMOVE GLUE & VARNISH. ROOMS MAY REQUIRE DIFFERING LEVELS OF SANDING DEPENDING ON CONDITION OF TIMBER.  
ONCE SANDED FLOORS SHALL BE ASSESSED FOR FINISH AND A SERIES OF WOOD OILS SHOULD BE SAMPLED FOR APPROVAL.

**SKIRTINGS**  
SKIRTINGS TO ALL WALL / FLOOR JUNCTIONS TO BE INSTALLED. 250 X 32mm WS39 MDF SKIRTING PAINT FINISH. SUPPLIER: AUSTRALIAN MOULDINGS.

**DOORS**  
REFER TO DOOR DETAILS FOR NEW DOORS AS SHOWN ON PLAN.

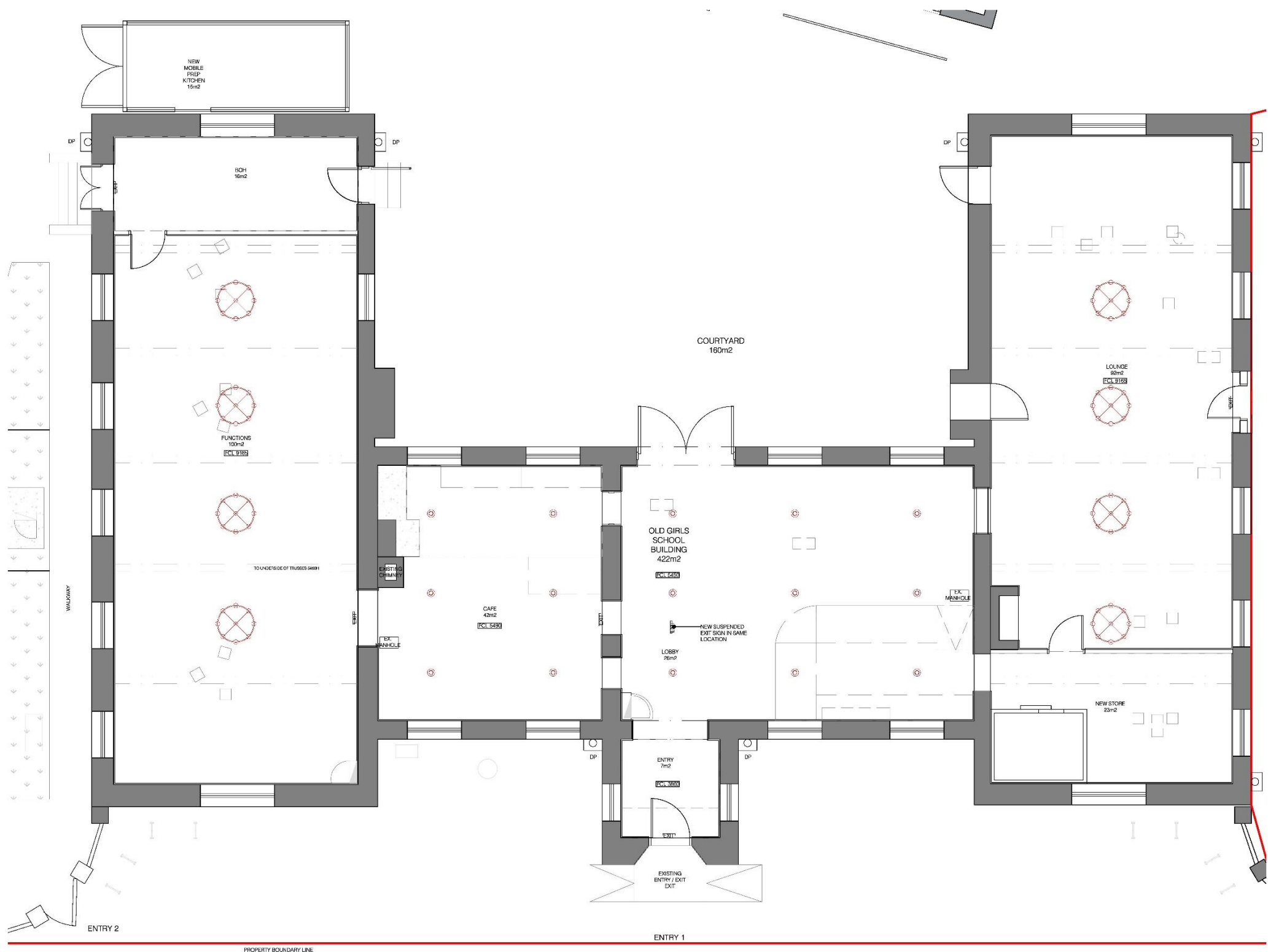
01 PROPOSED PLAN  
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REV	ISSUE FOR INFORMATION	DATE	CHECKED	DATE
A		19.02.21		

PROJECT: 41 SOUTH TERRACE  
DRAWING: PROPOSED PLAN



SCALE: 1:30  
DRAWING NO.: A1002  
DRAWN: SP  
REV: A



**CEILING & LIGHTING NOTES**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PARTITION DRAWINGS AND PARTITION DETAIL DRAWINGS.

ALLOW FOR FULL COORDINATION OF ALL SERVICES AND CEILING FINISHES.

LIGHTING LAYOUT TO TAKE PRECEDENCE OVER LOCATION OF OTHER SERVICES.

ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF DESIGN THEORY.

ARTIFICIAL LIGHTING TO BE PROVIDED TO ALL ROOMS IN ACCORDANCE TO AS1680.

MECHANICAL / VENTILATION SYSTEM TO COMPLY WITH AS1688.2 AND AS3666.

EMERGENCY LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH CLAUSES E4.2 AND E4.4 OF THE BCA AND AS2293.1 & CERTIFIED FOR COMPLIANCE ACCORDINGLY.

EXIT SIGNS AND EMERGENCY LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH CLAUSES E4.5, E4.6 AND E4.8 OF THE BCA AND AS2293.1.

LIGHT & VENTILATION WILL BE PROVIDED IN ACCORDANCE WITH PART F4 OF THE NCC.

A FIRE DETECTION AND ALARM SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE BCA SPECIFICATION E2.2A AND AS1670.

ALL SERVICES WORK TO BE TESTED AND CERTIFIED COMPLIANT IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS (CERTIFICATES OF COMPLIANCE REQUIRED FOR PRACTICAL COMPLETION HANDOVER)

01 REFLECTED CEILING PLAN  
SCALE 1:50

REV	ISSUE FOR INFORMATION	DATE	CHECKED	DATE
A		19.05.21		

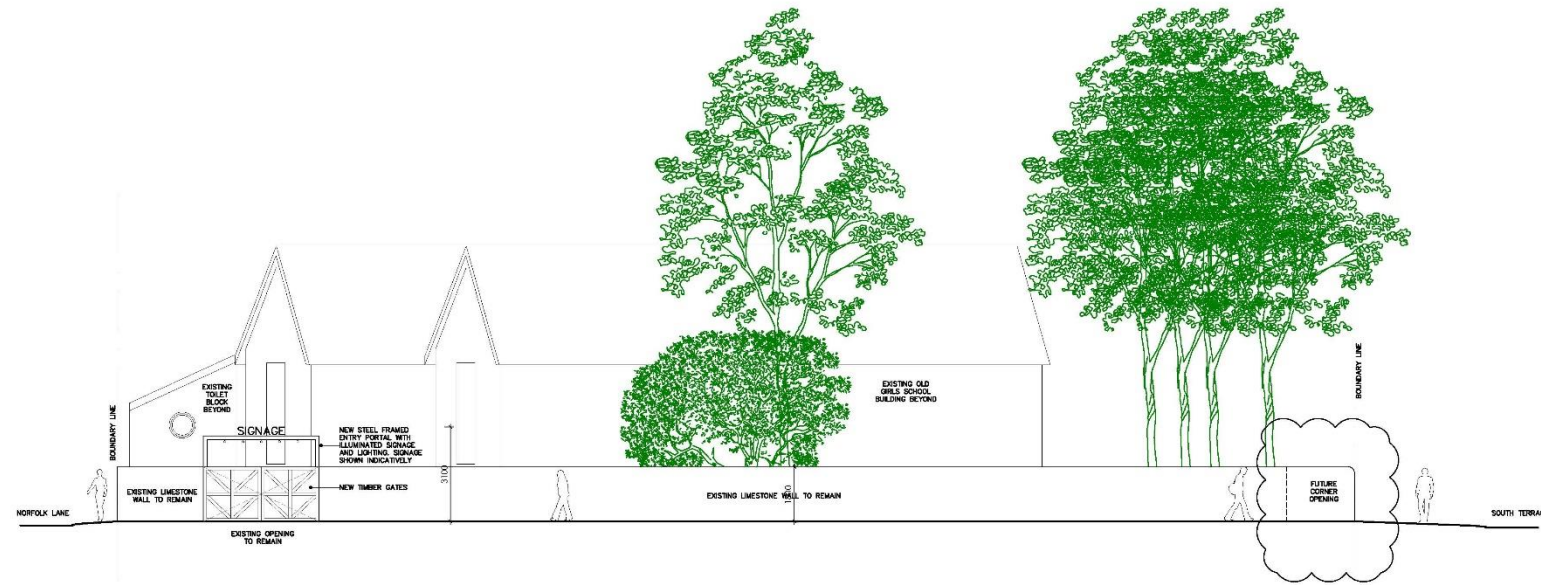
PROJECT  
41 SOUTH TERRACE

DRAWING  
REFLECTED CEILING PLAN



SCALE	1:50	DRAWING NO.	A1003
DRAWN	SP	REV	A

AA EASTERN ROOM SECTION  
SCALE: 1:100



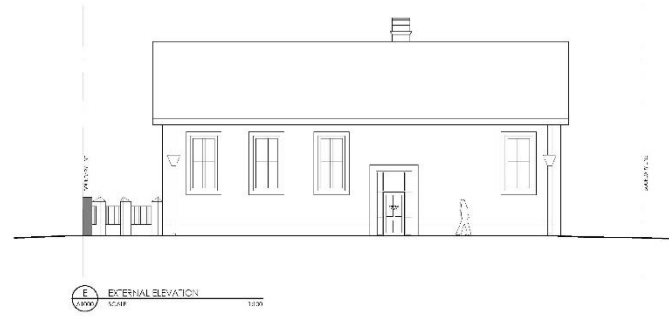
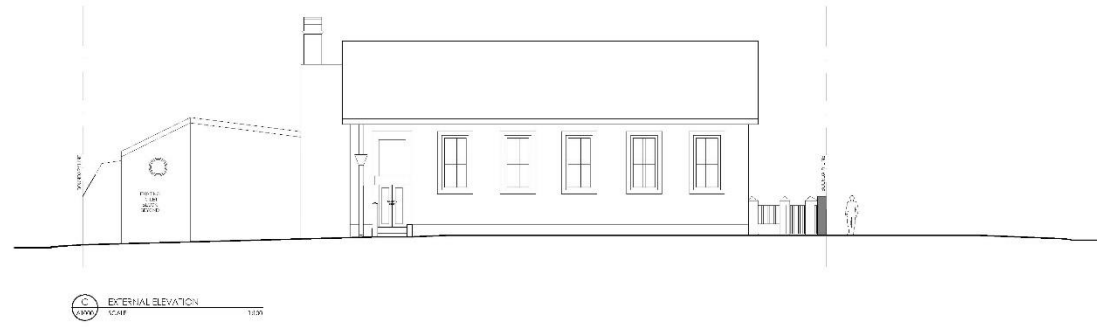
A NORFOLK STREET ELEVATION  
SCALE: 1:100



B SOUTH TERRACE ELEVATION  
SCALE: 1:100

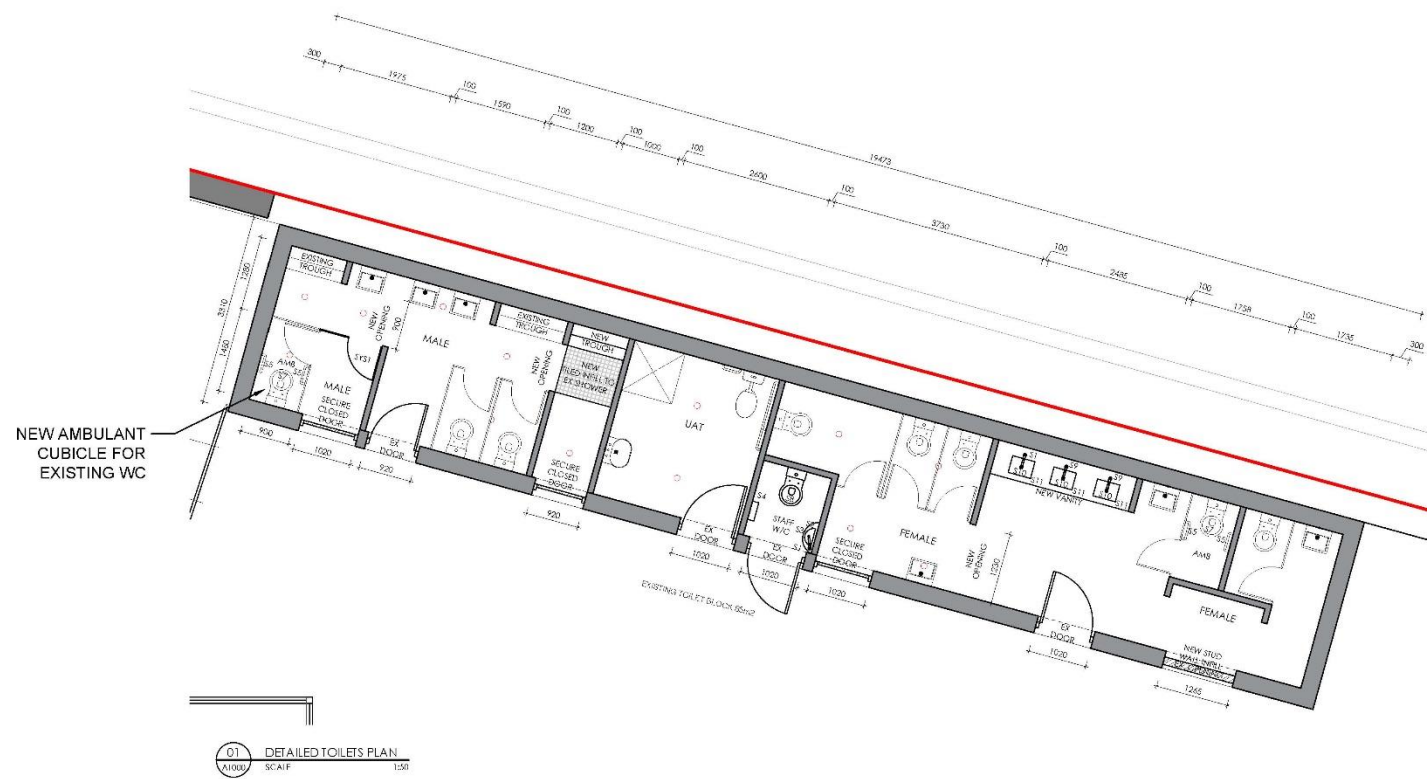
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D	FOR INFORMATION	12.10.20
E	FOR INFORMATION	12.08.22

CHECKED	DATE



REV	DATE	BY	CHECKED	DATE
1	15/01/2022	SM		

PROJECT	41 SOUTH TERRACE	DRAWING	EXTERNAL ELEVATIONS	DESIGNER	Design Theory	SCALE	1:100	DRAWING NO.	A9002
DATE	15/01/2022	DESIGNER	SM	REV	A				



REV	ISSUE	DATE	CHECKED	DATE
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B	FOR INFORMATION	22.01.21		
C	FOR INFORMATION	10.12.21		

PROJECT  
41 SOUTH TERRACE

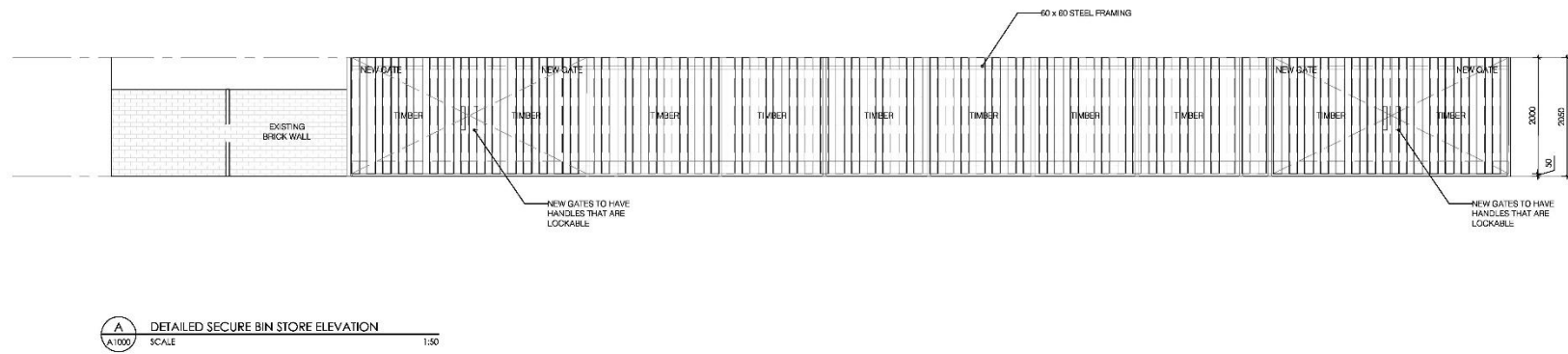
DRAWING  
DETAILED TOILETS PLAN

**/ Design Theory**

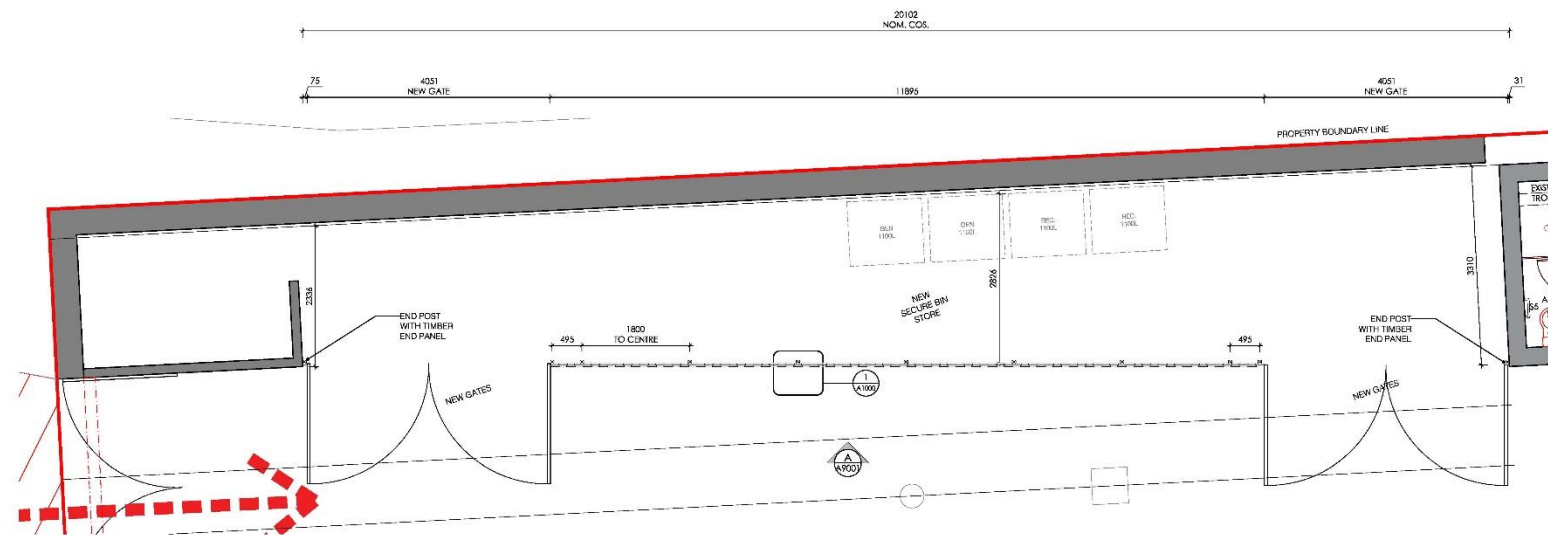
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DRAWN  
SP

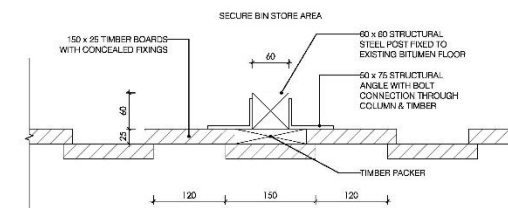
DRAWING NO.  
A9101  
REV  
C



**A**  
A1000 SCALE  
DETAILED SECURE BIN STORE ELEVATION  
1:50



**1**  
A1000 SCALE  
DETAILED SECURE BIN STORE PLAN  
1:50



**1**  
A1000 SCALE  
SECTION DETAIL  
1:5

REV	ISSUE	DATE	CHECKED	DATE
A	FOR INFORMATION	05.10.21		

PROJECT  
41 SOUTH TERRACE

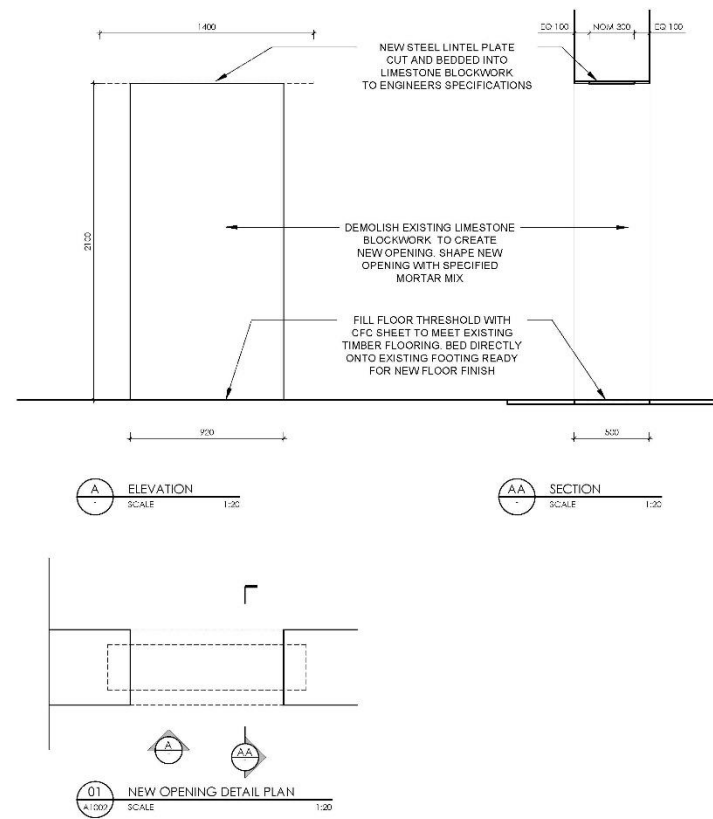
DRAWING  
DETAILED SECURE BIN STORE

**/ Design Theory**

F: 08 9338 5124  
E: info@designtheory.com.au  
W: www.designtheory.com.au  
A: 1005/1006 SOUTH STREET  
FREMANTLE WA 6155

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SCALE	DRAWING NO.
1:50	A9102
DRAWN	REV
SP	A



REV	ISSUE	DATE	CHECKED	DATE
A	FOR INFORMATION	22.11.21		

PROJECT  
41 SOUTH TERRACE

DRAWING  
DETAILS

**/ Design Theory**

SCALE 1:20  
DRAWN LG  
DRAWING NO. A9103  
REV A



D1 – ENTRY DOOR		D2 – DOUBLE DOOR		D3 – ENTRY DOOR		D4 – NEW DOOR	
LEAF	1020mm LEAF X 2080mmH X 45mm SOLID HINGED DOOR. STAINED TIMBER VENEER FINISH TO BOTH SIDES. 5 X 5mm ROUTED GROOVE @ 120MM SPACINGS BOTH SIDES. STAIN TO SAMPLE	LEAF	2 X 1100mm LEAFS X 2080mmH X 45mm SOLID HINGED REBATED DOORS. STAINED TIMBER VENEER FINISH TO BOTH SIDES. 5 X 5mm ROUTED GROOVES @ 120MM SPACINGS BOTH SIDES. STAIN TO SAMPLE	LEAF	920mm LEAF X 2080mmH X 45mm SOLID HINGED DOOR. STAINED TIMBER VENEER FINISH TO BOTH SIDES. 5 X 5mm ROUTED GROOVE @ 120MM SPACINGS BOTH SIDES. STAIN TO SAMPLE	LEAF	920mm LEAF X 2080mmH X 45mm SOLID HINGED DOOR. PAINT FINISH TO BOTH SIDES.
FRAME	120 X 8mm STEEL PLATE FRAME TO 3 SIDES FIXED BACK TO EXISTING OPENING	FRAME	120 X 8mm STEEL PLATE FRAME TO 3 SIDES FIXED BACK TO EXISTING OPENING	FRAME	120 X 8mm STEEL PLATE FRAME TO 3 SIDES FIXED BACK TO EXISTING OPENING	FRAME	100 X 45mm SOLID TIMBER JAMB WITH STOPPING BEADS. PAINT FINISH
FURNITURE	CUSTOM STEEL BACK TO BACK HANDLE. FREE TO EXIT DDA LEVERSET TO INTERNAL SIDE SSS FINISH	FURNITURE	CUSTOM STEEL BACK TO BACK HANDLES. FREE TO EXIT DDA LEVERSET TO ONE INTERNAL SIDE SSS FINISH. SSS DROP BOLTS TOP AND BOTTOM TO FIXED LEAF	FURNITURE	CUSTOM STEEL BACK TO BACK HANDLES. DEADBOLT KEYED BOTH SIDES. SSS DROP BOLT TO BOTTOM	FURNITURE	LOCKWOOD 224 SERIES ARTEFACT RECTANGULAR PLATE LEVERSET SSS FINISH
LOCK	MORTICE LOCK WITH KEYED LOCK AND FREE TO EXIT LEVER FROM INTERNAL SIDE SSS	LOCK	MORTICE LOCK WITH KEYED LOCK AND FREE TO EXIT LEVER FROM INTERNAL SIDE SSS	LOCK	MORTICE INDICATOR LOCK WITH OFFSET TURN	LOCK	NO LOCKING
HINGE	CUSTOM STEEL PLATE HINGE 2 OFF	HINGE	CUSTOM STEEL PLATE HINGE 2 OFF PER LEAF	HINGE	CUSTOM STEEL PLATE HINGE 2 OFF	HINGE	3 OFF SS BUTT HINGES
CLOSER	LOCKWOOD 2615 CLOSER TO INTERNAL SIDE	CLOSER	LOCKWOOD 2615 CLOSER	CLOSER	LOCKWOOD 2615 CLOSER	CLOSER	LOCKWOOD 2615 CLOSER
STOP	LOCKWOOD A290 DOOR STOP – FLOOR MOUNTED	STOP	LOCKWOOD A290 DOOR STOP – FLOOR MOUNTED	STOP	LOCKWOOD A290 DOOR STOP – FLOOR MOUNTED	STOP	LOCKWOOD A290 DOOR STOP – FLOOR MOUNTED

D1 DOOR DETAIL PLAN  
SCALE 1:20

D2 DOOR DETAIL PLAN  
SCALE 1:20

D3 DOOR DETAIL PLAN  
SCALE 1:20

REV	ISSUE	DATE	CHECKED	DATE
A	FOR INFORMATION	29.09.21		
B	FOR INFORMATION	22.11.21		

PROJECT  
41 SOUTH TERRACE

DRAWING  
DOOR DETAILS

/ Design Theory

SCALE  
1:20  
DRAWN  
LG

DRAWING NO.  
A9110  
REV  
B



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

**ATTACHMENT 1 – Development plans**

# JOHANNAH ST RESIDENCE

PROPOSED TWO-STOREY RESIDENTIAL DWELLING AT :  
LOT 2 / #5 JOHANNAH STREET, NORTH FREMANTLE W.A. 6009

REVISED & RE-ISSUED FOR PLANNING APPROVAL  
REVISION F / NOVEMBER 2022

**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**DA0289/22**  
**10/11/2022**

**LEGEND**

	NEW 250mm CAVITY & 50mm SKEFF LEAF BRICKWORK AS PER S.E. DWGS, A.S. 3700, & BCA REQS.
	NEW 90mm TIMBER STUD FRAMING AS PER S.E. DWGS, A.S. 1084 & 1702.1, & BCA REQS.
	NEW OBSCURE GLAZED WINDOWS
	NEW CLEAR GLAZED WINDOWS / DOORS
	SUN TUNNEL COVER (AS SELECTED)

TRK = TO BE REVISED  
 TME = TO MATCH EXISTING  
 C.F.L. = CROSSLING FLOOR LEVEL  
 F.F.L. = FINISHED FLOOR LEVEL  
 F.S.L. = FINISHED SUBFLOOR LEVEL  
 A.F.L. = ABOVE FLOOR LEVEL  
 C.O.S. = CHECK/CONFIRM ON SITE  
 M.R. = MAIN RESIDENCE (ORIGINAL PART OF HOUSE)  
 W.R. = WALK IN ROBE(S) – AS SPECIFIED  
 W.P. = WALK IN PANTRY – AS SPECIFIED  
 S/D = SLEUNG DOOR  
 C.S.D. = CAVITY SLUING DOOR  
 W. = WINDOW  
 D. = DOOR  
 CA = CARPET  
 B/F = BI-FOLD DOOR  
 A. = AWNING WINDOW  
 S. = SLIDING WINDOW  
 C. = CASSEMENT WINDOW  
 H. = HIGHLIGHT WINDOW  
 D.H. = DOUBLE HUNG SASHLESS WINDOW  
 A.W. = DOUBLE HUNG SASHLESS WINDOW 'IN-BETW'  
 S.H. = BI-FOLD SHUTTERS AS S/DOWN  
 F. = FIXED GLAZING  
 D.H. = 100-50 COLOREND DOWN PIPE  
 S.P. = 100-50 COLOREND DOWN PIPE & SPRAYER  
 P.F. = PAINT FINISH

**EXTERNAL FINISHES SCHEDULE**

<b>E101</b>	J-COAT ACRODIC RENDERING OVER CAVITY BRICKWORK IN ACCORDANCE WITH MANUFACTURER'S & BCA REQS (COLOUR AS SELECTED); RENDERED FINISH TO EXPOSED WALL ABOVE PROPOSED G.L. ONLY.
<b>E102</b>	ROUGH SAWN SHIPLAP TIMBER CLADDING (AS SELECTED), OVER TYPE 'X' INSULATION FIXED TO INVERT BATTENS FIXED TO BRICKWORK, OR TIMBER STUD FRAMING, IN ACCORDANCE WITH MANUFACTURER'S DETAILS & SPEC. A.S. & BCA REQS.
<b>E103</b>	GAUVANISED STRUCTURAL STEEL PIPING/AWNING COLUMNS & BEAMS, AS PER S.E. DWGS.
<b>E104</b>	COLORBOND FRAMBO (OR EQUIV) ROOF SHEETING (COLOUR AS SELECTED) @ PITCH AS NOW SHOWN, OVER TYPE 'X' INSULATION & TIMBER STUD FRAMING AS PER S.E. DWGS, A.S. 1084, 1702.1, 3000.3, & BCA REQS.
<b>E105</b>	COMMERCIAL GRADE POWDERCOATED ALUMINIUM DOOR & WINDOW FRAMING (COLOR) AND GLAZING AS PER DOOR & WINDOW SCHEDULE, AND A.S. & BCA REQS.
<b>E106</b>	EXTERNAL TIMBER LOUVERED SHADING (AS SELECTED), IN ACCORDANCE W/ MANUFACTURER'S SPEC. & S.E. DWGS.
<b>E107</b>	P.P. STEEL BALUSTRADING (AS SPECIFIED).
<b>E108</b>	CUSTOM COLORBOND GUTTER, AS PER DETAIL.
<b>E109</b>	NATURAL STONE (AS SELECTED) CLAD BRICKWORK FENCE & RETAINING WALL, AS PER S.E. DWGS & DETAIL.

**DRAWING SCHEDULE**

DWG. NO.	DWG. TITLE	DWG. REVISION
A000	COVER PAGE & DRAWING SCHEDULE	F
A100	SITE PLAN & OVERSHADOWING	F
A200	GROUND FLOOR PLAN	F
A301	FIRST FLOOR PLAN	F
A302	GROUND & FIRST FLOOR ROOF PLAN	F
A303	ELEVATIONS	F
A304	ELEVATIONS	F

- GENERAL NOTES:**
- ONLY DRAWINGS ISSUED FOR CONSTRUCTION ARE PERMITTED TO BE USED FOR ANY CONSTRUCTION OR FABRICATION UNLESS OTHERWISE PERMITTED BY MAEK RESIDENCES.
  - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - BUILDER IS TO VERIFY DRAWING IS TO SCALE BEFORE BEING USED TO SCALE UP.
  - THE BUILDER IS TO CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
  - ALL BUILDING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA, LOCAL & REGULATORY AUTHORITIES.
  - ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONSULTANT'S DRAWINGS.
  - UNLESS A BUILDING ELEMENT, MATERIAL, FITTING OR FIXTURE IS NOTED AS BEING EXISTING, IT IS TO BE ASSUMED AS BEING NEW.

**PRELIMINARY ONLY**

NOTES MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DWGS.

PROJECT : TWO STOREY RESIDENTIAL DWELLING  
AT : LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE : COVER PAGE & DRAWING SCHEDULE



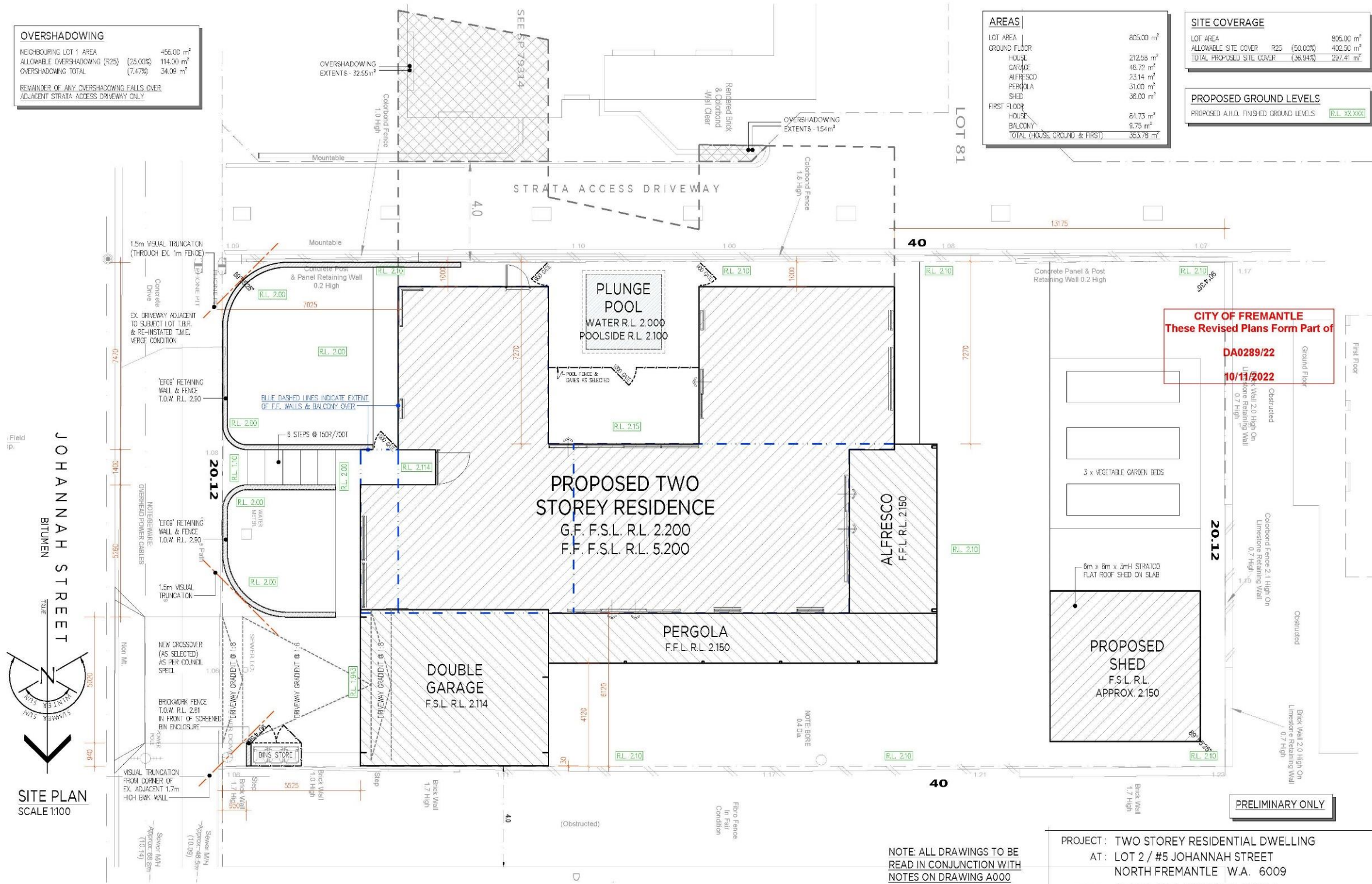
**WET AREAS NOTE:**  
WET AREAS TO BE CONSTRUCTED AS PER BCA 3.8.1 & A.S. 3740

**TERMITE NOTE:**  
TERMITE TREATMENT TO BE COMPLIED WITH AS PER BCA 3.1.3 & A.S. 3660, INCLUDING BOUNDARY TREATMENT

REV	DATE	DESCRIPTION
F	10/11/22	REVISED & RE-ISSUED FOR PLANNING APPROVAL
E	18/08/22	ISSUED FOR PLANNING APPROVAL

DATE : 10/11/22  
CLIENT : MAEK PTY LTD  
JN : 22.009 MAEK-5JohannahSt

SCALE: -  
PAGE SIZE: A2  
DRAWING No.: A000  
REV: F



**OVERSHADOWING**

NEIGHBOURING LOT 1 AREA	456.00 m <sup>2</sup>
ALLOWABLE OVERSHADOWING (R25)	(25.00%) 114.00 m <sup>2</sup>
OVERSHADOWING TOTAL	(7.47%) 34.09 m <sup>2</sup>

REMAINDER OF ANY OVERSHADOWING FALLS OVER ADJACENT STRATA ACCESS DRIVEWAY ONLY

**AREAS**

LOT AREA	806.00 m <sup>2</sup>
GROUND FLOOR	212.58 m <sup>2</sup>
HOUSE	46.77 m <sup>2</sup>
PERGOLA	73.14 m <sup>2</sup>
SHED	31.00 m <sup>2</sup>
FIRST FLOOR	36.00 m <sup>2</sup>
HOUSE	64.73 m <sup>2</sup>
BALCONY	9.75 m <sup>2</sup>
TOTAL (HOUSE, GROUND & FIRST)	353.78 m <sup>2</sup>

**SITE COVERAGE**

LOT AREA	806.00 m <sup>2</sup>
ALLOWABLE SITE COVER R25 (50.00%)	402.50 m <sup>2</sup>
TOTAL PROPOSED SITE COVER (36.94%)	297.41 m <sup>2</sup>

**PROPOSED GROUND LEVELS**

PROPOSED A.H.D. FINISHED GROUND LEVELS	R.L. XXXXX
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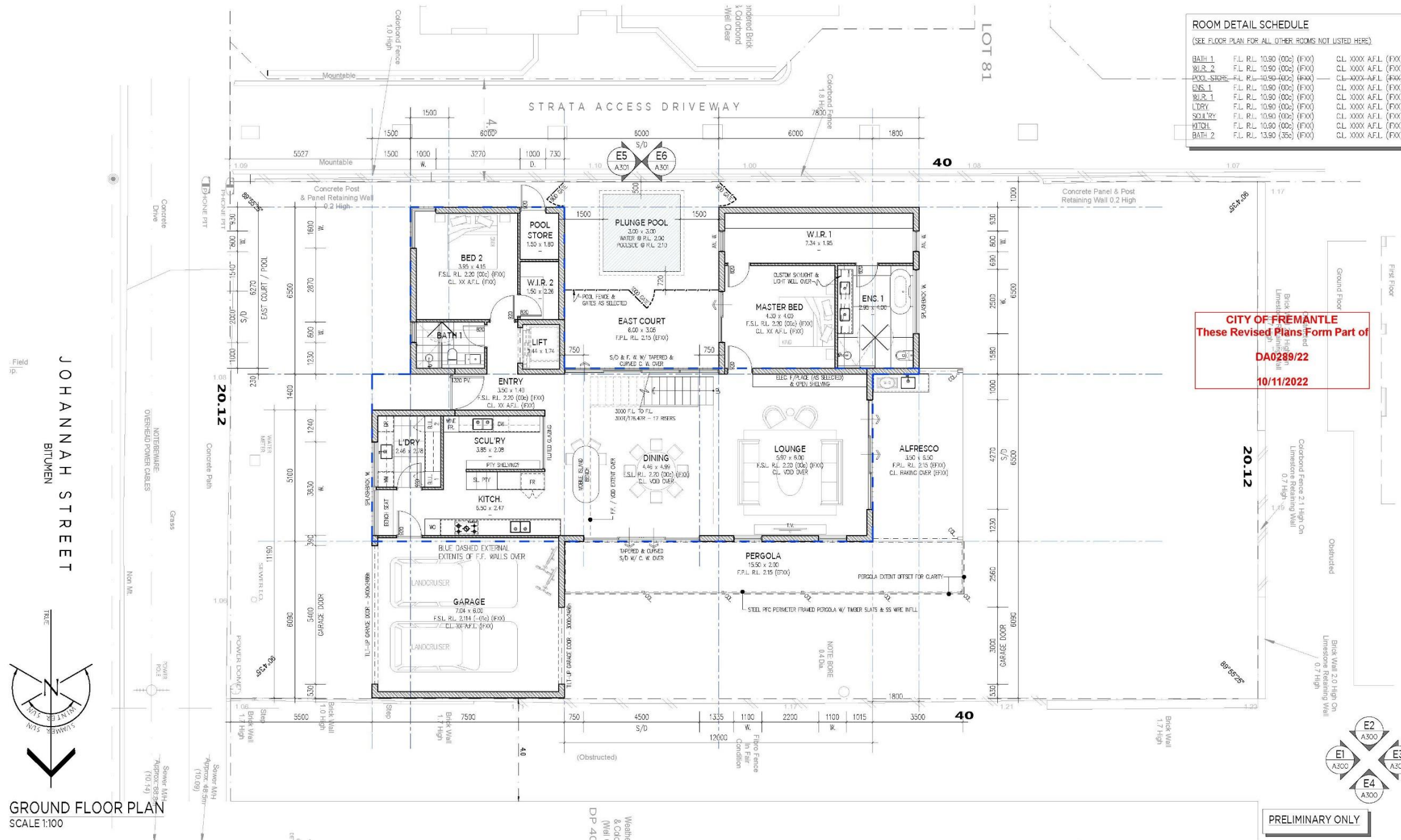
SITE PLAN  
SCALE 1:100

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PROJECT: TWO STOREY RESIDENTIAL DWELLING  
AT: LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE: SITE PLAN & OVERSHADOWING



DATE:	10/11/22	DRAWING No.:	A100	REV.:	F
CLIENT:	MAEK PTY LTD	SCALE:	1:100	PAGE SIZE:	A2
JN: 22.009 MAEK-5JohannahSt					
REV	DATE	DESCRIPTION			
F	10/11/22	REVISED & RE-ISSUED FOR PLANNING APPROVAL			
E	18/08/22	ISSUED FOR PLANNING APPROVAL			



**ROOM DETAIL SCHEDULE**  
(SEE FLOOR PLAN FOR ALL OTHER ROOMS NOT LISTED HERE)

BATH 1	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
BATH 2	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
POOL STORE	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
SPR. 1	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
SPR. 2	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
LDRY	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
SCULTRY	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
KITCH	F.L. RL. 10.90 (00c) (FXX)	CL. XXXX AF.L (FXX)
BATH 2	F.L. RL. 13.90 (35c) (FXX)	CL. XXXX AF.L (FXX)

**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**DA0289/22**  
**10/11/2022**

**PRELIMINARY ONLY**

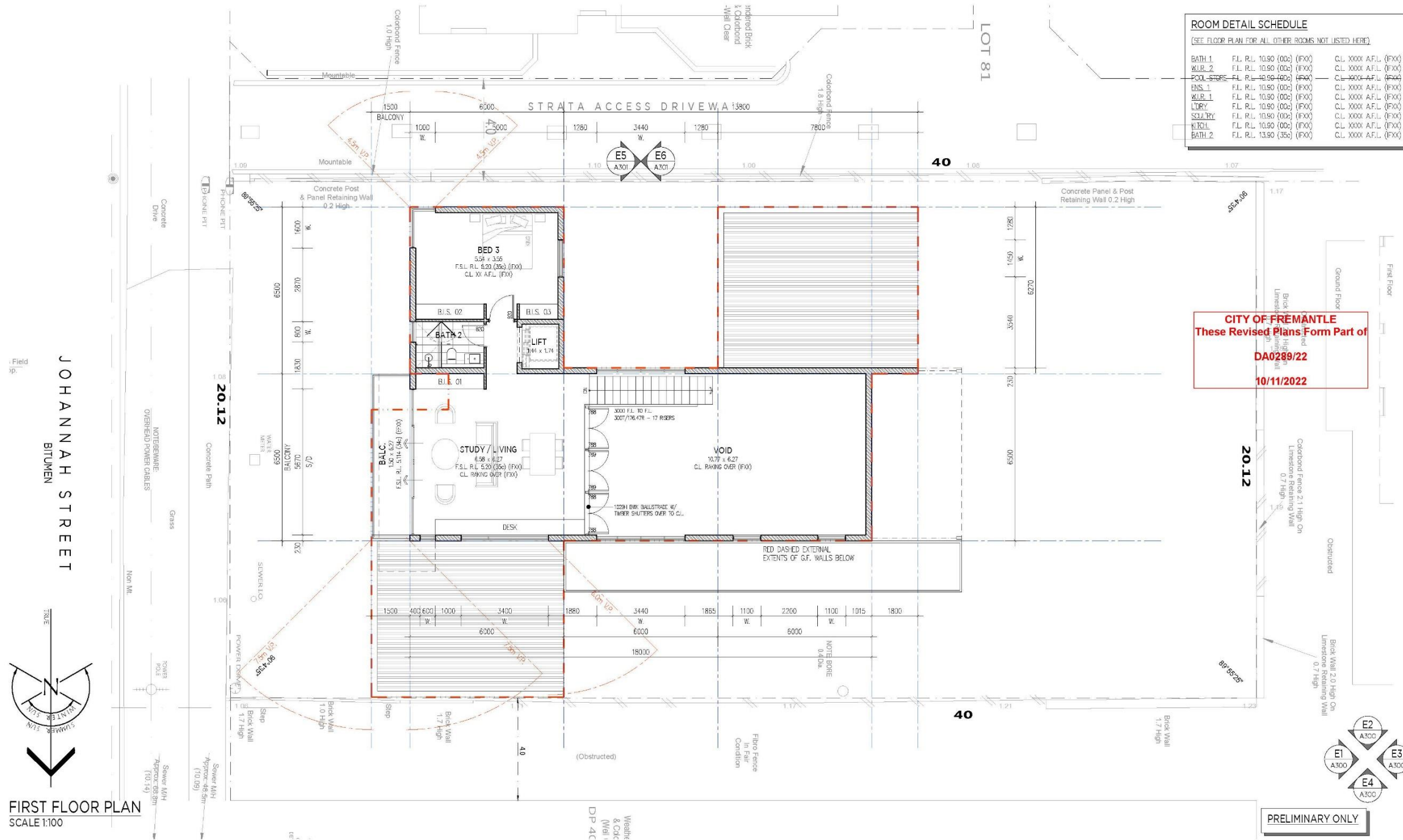
**GROUND FLOOR PLAN**  
SCALE 1:100



NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PROJECT: TWO STOREY RESIDENTIAL DWELLING  
AT: LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE: GROUND FLOOR PLAN

REV	DATE	DESCRIPTION	DATE	CLIENT	SCALE	PAGE SIZE	DRAWING No.:	REV.:
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E	18/08/22	ISSUED FOR PLANNING APPROVAL						
D	01/08/22	FULLY DEVELOPED CONCEPT FOR COMMENT						
C	29/07/22	DEVELOPED CONCEPT FOR COMMENT						



ROOM DETAIL SCHEDULE			
(SEE FLOOR PLAN FOR ALL OTHER ROOMS NOT LISTED HERE)			
BATH 1	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BATH 2	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BED 5	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BED 1	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BED 2	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BED 3	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BED 4	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
LIFT	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
STUDY	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
KITCHEN	F.L. R.L. 10.90 (00c)	(FXX)	C.L. XXXX A.F.L. (FXX)
BATH 2	F.L. R.L. 13.90 (35c)	(FXX)	C.L. XXXX A.F.L. (FXX)

**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**DA0289/22**  
**10/11/2022**

PRELIMINARY ONLY

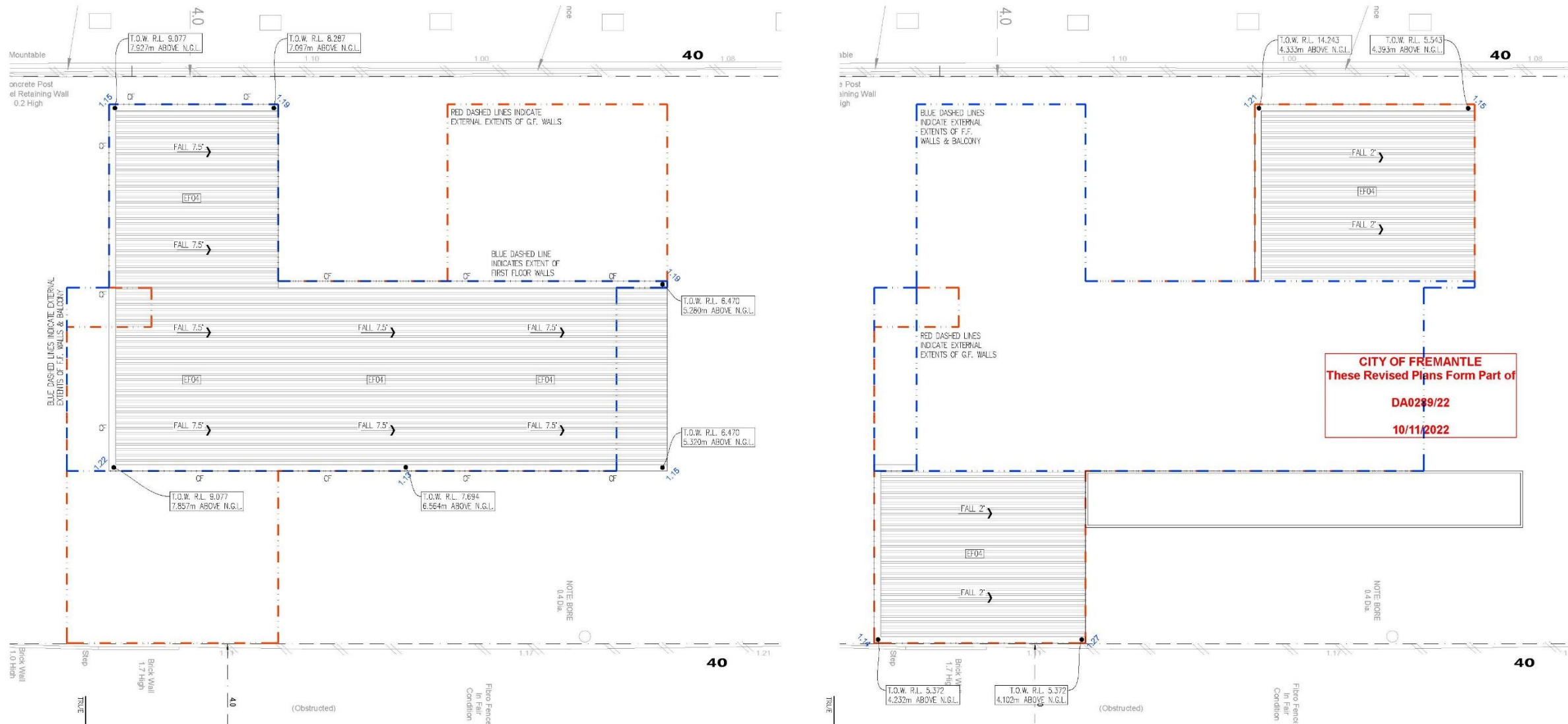
FIRST FLOOR PLAN  
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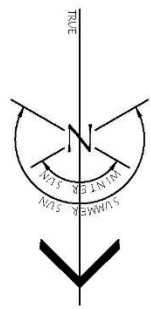
NOTE: ALL DRAWINGS TO BE  
READ IN CONJUNCTION WITH  
NOTES ON DRAWING A000

PROJECT: TWO STOREY RESIDENTIAL DWELLING  
AT: LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE: FIRST FLOOR PLAN

REV	DATE	DESCRIPTION	DATE	CLIENT	SCALE	PAGE SIZE	DRAWING No.	REV:
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E	18/08/22	ISSUED FOR PLANNING APPROVAL						
D	01/08/22	FULLY DEVELOPED CONCEPT FOR COMMENT						
C	29/07/22	DEVELOPED CONCEPT FOR COMMENT						



**CITY OF FREMANTLE**  
These Revised Plans Form Part of  
**DA0289/22**  
**10/11/2022**



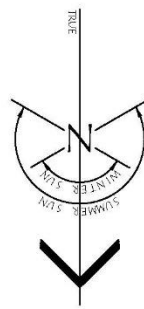
**FIRST FLOOR  
ROOF PLAN**  
SCALE 1:100

- ROOF PLAN LEGEND**
- BC ZINCALUME BOX GUTTER OVER TIMBER TRIMMERS BETWEEN L.V. BEAMS, W/ FALLS TO SUMPS & DOWNPIPES AS SHOWN
  - CP CHANGE IN PITCH FLASHING
  - EG EAVES GUTTER
  - RC RIDGE CAPPING
  - CF COLORBOND CAPPING FLASHING
  - OPF OVERFLOW POP (AS SELECTED)
  - FCF COLORBOND FASDA CAPPING FLASHING
  - CD STAINLESS STEEL CHANNEL DRAIN, RECESSED & INTEGRATED W/ TILED CONC. ROOF
  - FL COLORBOND EXHAUST FLUME

NOTE: ALL STORMWATER RELATED ITEMS TO BE INSTALLED IN ACCORDANCE W/ BCA & A.S. 3500 REQ'S  
NOTE: ROOF PLUMBER TO COVER AND ENSURE BOX GUTTERS MEET COMPLIANCE W/ BCA & A.S. 3500 REQ'S  
NOTE: IN GENERAL WHERE FLASHINGS WILL BE VISIBLE, MUST BE COLORBOND, OTHERWISE ZINCALUME MAY BE USED.

**BOX GUTTER & SUMP NOTE:**  
BOX GUTTER – 300W x MIN. 150mm DEEP  
SUMP – 300 x 400 x 150mm DEEP (U.N.G.)

**Interpolated N.G.L. R.L. HEIGHTS**



**GROUND FLOOR  
ROOF PLAN**  
SCALE 1:100

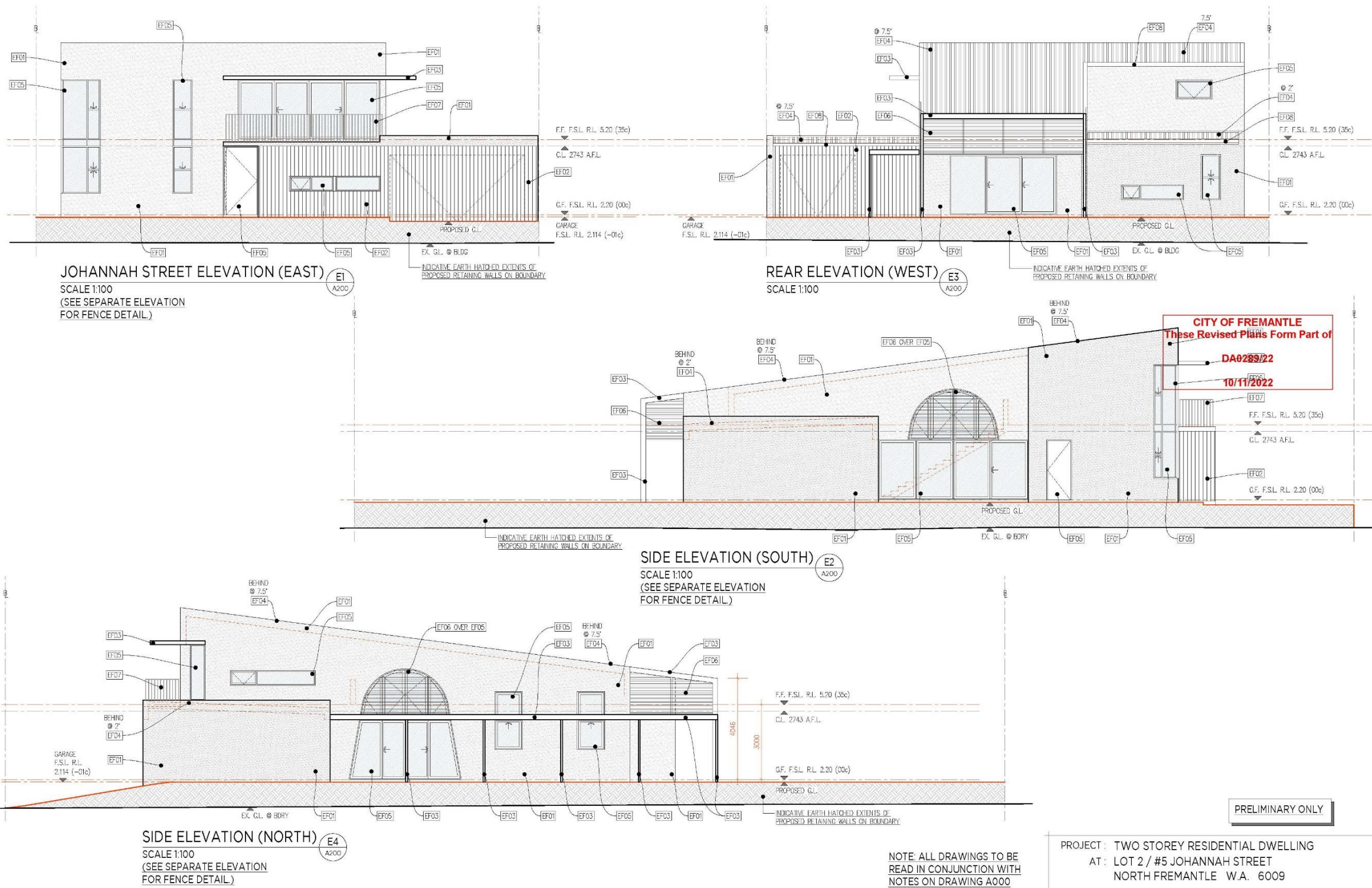
NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY

PROJECT: TWO STOREY RESIDENTIAL DWELLING  
AT: LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE: GROUND & FIRST FLOOR ROOF PLANS

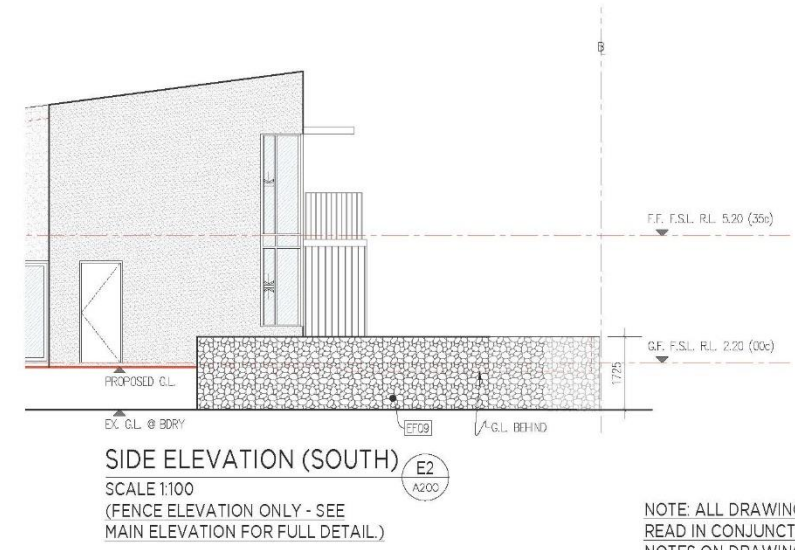
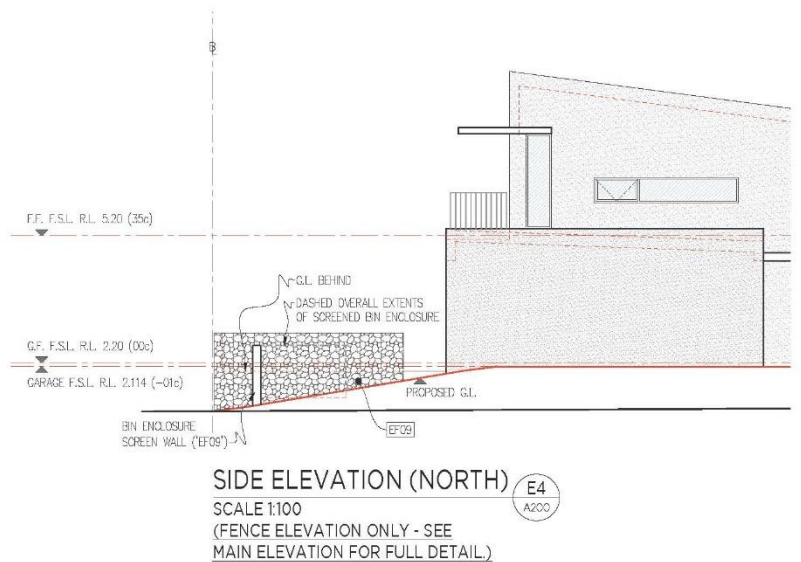
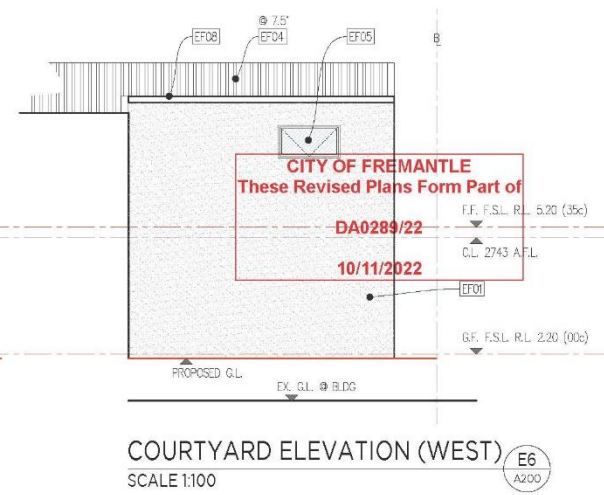
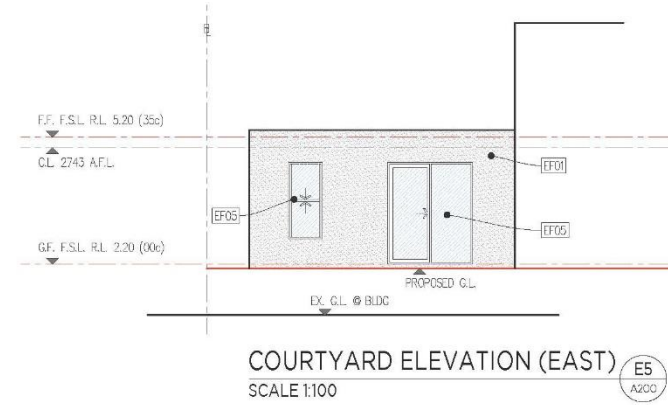


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E	18/08/22	ISSUED FOR PLANNING APPROVAL		JN : 22.009 MAEK-5JohannahSt				



**MAEK**  
RESIDENCES

REV	DATE	DESCRIPTION	DATE	CLIENT	SCALE	PAGE SIZE	DRAWING No.	REV.
F	10/11/22	REVISED & RE-ISSUED FOR PLANNING APPROVAL	10/11/22	MAEK PTY LTD	1:100	A2	A300	F
E	18/08/22	ISSUED FOR PLANNING APPROVAL						
D	01/08/22	FULLY DEVELOPED CONCEPT FOR COMMENT						
A	07/07/22	SCHEMATIC G.F. GA FOR COMMENT						



NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PROJECT: TWO STOREY RESIDENTIAL DWELLING  
AT: LOT 2 / #5 JOHANNAH STREET  
NORTH FREMANTLE W.A. 6009  
TITLE: ELEVATIONS

PRELIMINARY ONLY



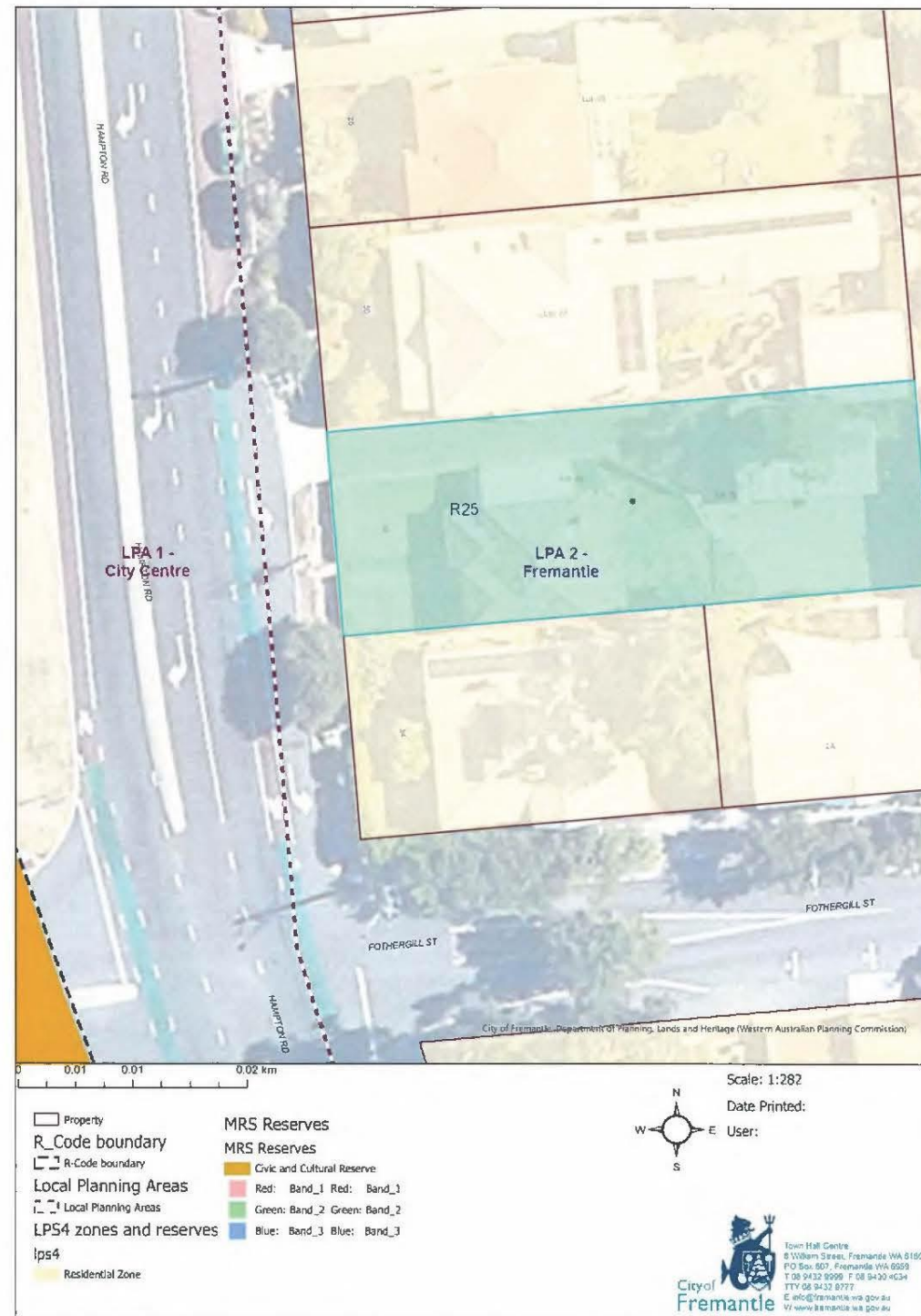
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F	10/11/22	REVISED & RE-ISSUED FOR PLANNING APPROVAL	10/11/22	MAEK PTY LTD	1:100	A2	A301	F
				JN : 22.009 MAEK-5JohannahSt				



**PC2212-10 HAMPTON ROAD, NO.32 (LOT 76), FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND OUTBUILDINGS (JL DA0343/22)**

**Attachments:** Development Plans

**CITY OF FREMANTLE**  
**These Plans Form Part of**  
  
**DA0343/22**  
  
**06 Oct 2022**





## PC2212-11 INFORMATION REPORT - DECEMBER, 2022

**ATTACHMENT -** Schedule of applications determined under delegated authority

1. SOUTH TERRACE, NO. 17-25 (LOT 1), FREMANTLE - INTERNAL FIT OUT, AWNING REPLACEMENT AND SIGNAGE ADDITION TO EXISTING RESTAURANT - (JCL DA0333/22)
2. HARBOUR ROAD, NO.22 (LOT 53), SOUTH FREMANTLE – PATIO A ADDITION TO EXISTING SINGLE HOUSE – (JL DA366/22)
3. CLIFF STREET NO.1 (LOT 51), FREMANTLE – DEMOLITION OF CRANE – (JL DA0355/22)
4. MARINE TERRACE, NO. 176-238 (LOT 41), SOUTH FREMANTLE - FAST FOOD OUTLET AND PRIMARY STREET FENCING - (JCL DA0300/22)
5. JOSLIN STREET, NO. 34 (LOT 1668), HILTON – SINGLE STOREY SINGLE HOUSE WITH LOFT (ED DA0304/22)
6. WILLIAM STREET, NO. 13-19 (LOT 100), FREMANTLE – SIGNAGE ADDITIONS TO REAR OF EXISTING BUILDINGS (ED DA0361/22)
7. MARINE TERRACE, NO. 148 (LOT 2) FREMANTLE - ADDITIONS AND ALTERATIONS TO SINGLE HOUSE (JCL DA0087/22)
8. SNOOK CRESCENT, 93A (LOT 82), HILTON - PUBLIC WORKS – TWO, SINGLE STOREY GROUPED DWELLINGS - (JL PW0012/22)
9. SAMSON STREET NO.84 (LOT 35) WHITE GUM VALLEY – TWO LOT SURVEY STRATA - (JL WAPC860-22)
10. HIGH STREET, NO. 22 (LOT 43), FREMANTLE - INSTALLATION OF INTERNAL SMOKE DETECTORS AND DELETION OF REAR STAIR OF EXISTING BUILDING (ED DA0342/22)
11. WATKINS STREET NO.104 (LOT 19) WHITE GUM VALLEY – TWO LOT SURVEY STRATA - (JL WAPC870-22)
12. LEFROY ROAD NO.79, BEACONSFIELD PUBLIC WORKS – ADDITIONS TO EDUCATIONAL ESTABLISHMENT - (JL PW0014/22)
13. STIRLING HIGHWAY, NO. 119 (STRATA LOT 1), NORTH FREMANTLE - REPAIR AND CONSERVATION WORKS TO EXISTING BUILDING - (JL DA0288/22)



14. LIVINGSTONE STREET NO.29 (STRATA LOT 1), BEACONSFIELD – DECK AND PATIO ADDITION TO EXISTING SINGLE HOUSE - (JL DA0332/22)
15. BRADBURY WAY, 15 (LOT 56), SAMSON – PATIO TO EXISTING SINGLE HOUSE - (JL DA0358/22)
16. FORREST STREET, NO.40 (LOT 1619), FREMANTLE - ADDITIONS & ALTERATIONS TO EXISTING SINGLE HOUSE - (JL DA0372/22)
17. NOEL STREET, NO.28, HILTON - SUBDIVISION CLEARANCE REPORT - (JL WAPC1036-20)
18. STIRLING HIGHWAY, NO. 139 (LOT 500), NORTH FREMANTLE - CONVERSION OF BUILDING TO GROUPED DWELLING AND ADDITIONS AND ALTERATIONS - (JCL DA0323/22)
19. THOMPSON ROAD, NO. 66 (LOT 101), NORTH FREMANTLE - VARIATION TO DEVELOPMENT APPROVAL DA0196/19 (TWO STOREY ADDITIONS TO EXISTING SINGLE HOUSE) (ED VA0026/22)
20. SOLOMON STREET, NO.85 (LOT 61), FREMANTLE – ALTERATIONS & ADDITIONS TO EXISTING SINGLE HOUSE - (CM DA0325/22)
21. ALFRED ROAD, 14 (LOT 7 & 8), NORTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (CM DA0327/22)
22. SNOOK, 11A (STRATA LOT 2), HILTON – CARPORT ADDITION TO EXISTING SINGLE HOUSE – (CM DA0365/22)
23. HOLLAND STREET NO.81 (LOT 1072) FREMANTLE – TWO LOT SURVEY STRATA (JL WAPC833-22)
24. JOHN STREET, NO.1/38 (STRATA LOT 1), NORTH FREMANTLE - ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING - (JL DA0381/22)
25. PHILLIMORE STREET, NO.16 (LOT 1537), FREMANTLE - REPAIR AND MAINTENANCE WORKS TO EXISTING BUILDING - (JL DA0377/22)
26. SUFFOLK STREET, NO. 18 (LOT 1), FREMANTLE - ADDITIONS (TWO STOREY) AND ALTERATIONS TO EXISTING GROUPED DWELLING (ED DA0349/22)
27. SOUTH TERRACE, NO. 418 (LOT 6), SOUTH FREMANTLE – TWO STOREY GROUPED DWELLING (ED DA0347/22)

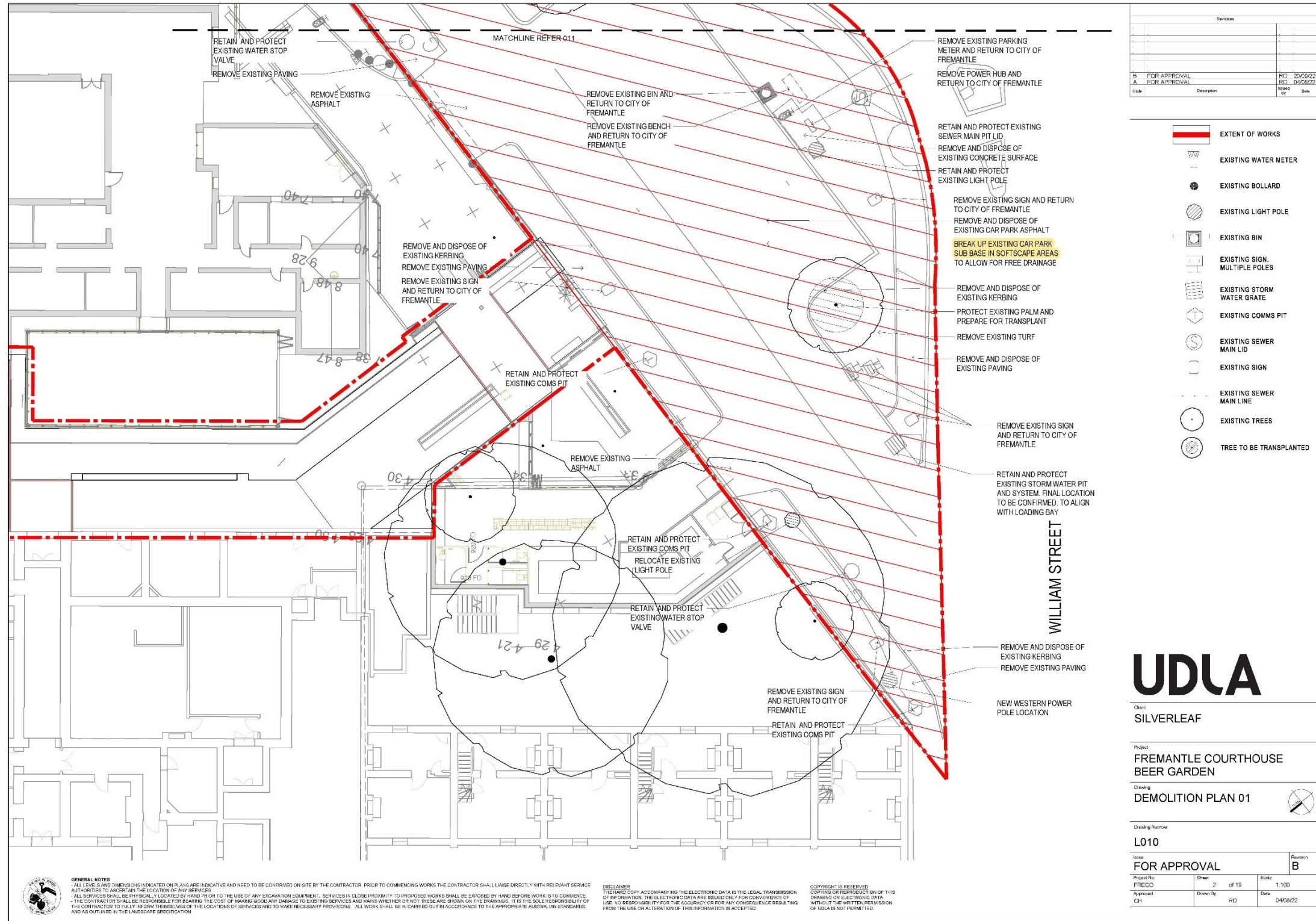


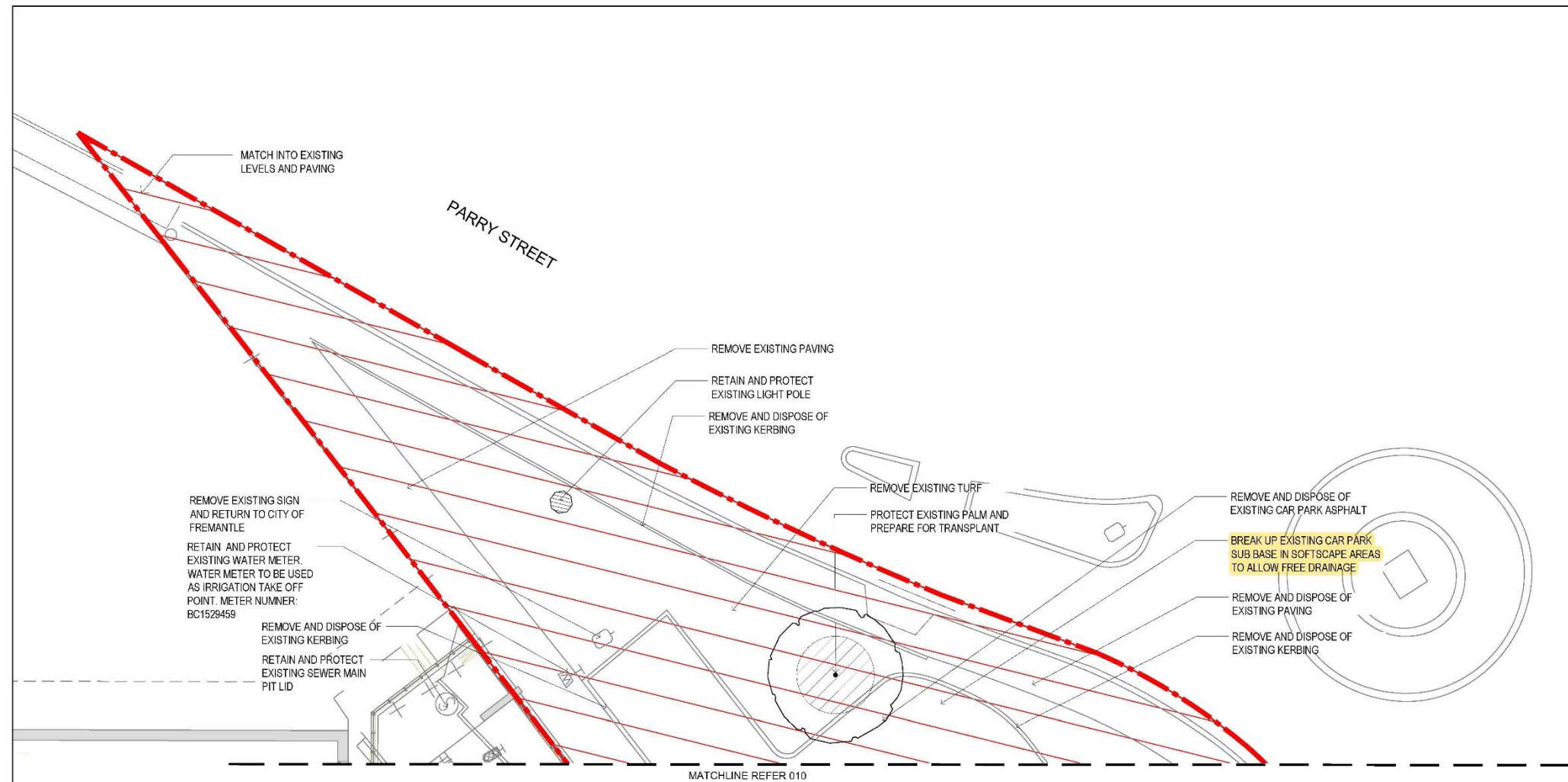
28. BURT STREET, NO. 1/2 (LOT 1), FREMANTLE - SOLAR PANEL ADDITIONS TO EXISTING GROUPED DWELLING (ED DA0364/22)
29. SHEPHERD STREET, NO.64 (LOT 839), BEACONSFIELD – SIGNAGE ADDITION TO EXISTING COMMUNITY PURPOSE BUILDING - (JZD A0369/22)
30. BROMLEY RD, 4A (LOT 2), HILTON – PATIO ADDITION TO AN EXISTING GROUPED DWELLING - (JZ DA0356/22)
31. SOLOMON STREET, NO. 65 (LOT 2), BEACONSFIELD – ADDITIONS AND ALTERATIONS TO SINGLE HOUSE (ED DA0389/22)
32. PAGET STREET, NO.57A (LOT 92), HILTON - PUBLIC WORKS (TWO, SINGLE STOREY GROUPED DWELLINGS) - (JL PW0015/22)
33. FOTHERGILL STREET, NO. 28 (LOT 1), FREMANTLE – VARIATION TO PREVIOUS PLANNING APPROVAL DA0075/22 (ADDITIONS AND ALTERATIONS TO SINGLE HOUSE) (ED VA0025/22)
34. SIMPER CRESCENT, NO.6 (LOT 58), WHITE GUM VALLEY – SINGLE STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0341/22)
35. SOLOMON STREET, NO.47 (LOT 37), FREMANTLE – ADDITIONS (SINGLE STOREY WITH LOFT) AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0350/22)
36. HARWOOD STREET, NO. 21 (LOT 1147), HILTON - PRIMARY STREET AND BOUDNARY FENCE ADDITION TO AN EXISTING SINGLE HOUSE - (JL DA0357/22)
37. ELLEN STREET, NO. 41-51, FREMANTLE – ALTERATIONS AND CONVERSION OF EXISTING COVERED ASSEMBLY TO CLASSROOMS (ED DA0360/22)
38. STEVENS STREET, NO. 8 (LOT 1) - VARIATION TO PREVIOUS APPROVAL DA0167/22 (ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING) (ED VA0028/22)



**PC2212-13 URBAN ENHANCEMENT – THE ‘TRIANGLE’ CNR WILLIAM STREET AND PARRY STREET**

**Attachment- UDLA Design Drawings (6): L010B; L011B; L101F; L102F; L201F; L202F**





Revisions			
Code	Description	Issued By	Date
B	FOR APPROVAL	RD	20/08/22
A	FOR APPROVAL	RD	04/08/22

- EXTENT OF WORKS
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING LIGHT POLE
- EXISTING BIN
- EXISTING SIGN, MULTIPLE POLES
- EXISTING STORM WATER GRATE
- EXISTING COMMS PIT
- EXISTING SEWER MAIN LID
- EXISTING SIGN
- EXISTING SEWER MAIN LINE
- EXISTING TREES
- TREE TO BE TRANSPLANTED

# UDLA

Client SILVERLEAF			
Project FREMANTLE COURTHOUSE BEER GARDEN			
Drawing DEMOLITION PLAN 02			
Drawing Number L011			
Issue FOR APPROVAL			Revision B
Project No. FRECO	Sheet 3 of 19	Scale 1:100	
Approved CH	Drawn By RD	Date 04/08/22	

**GENERAL NOTES**

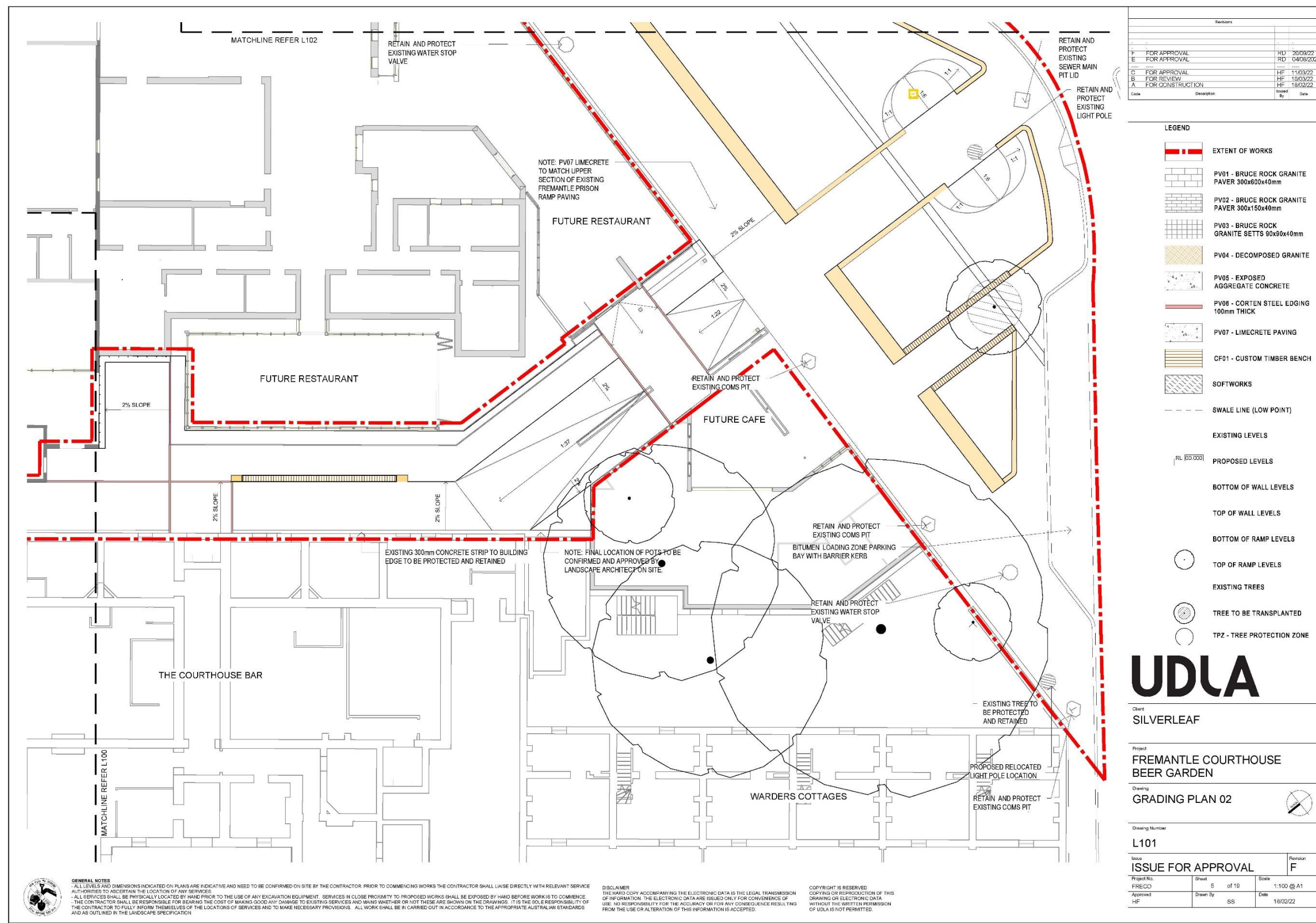
- ALL LEVELS AND DIMENSIONS INDICATED ON PLANS ARE INDICATIVE AND NEED TO BE CONFIRMED ON SITE BY THE CONTRACTOR. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL LIAISE DIRECTLY WITH RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE LOCATION OF ANY SERVICES.
- ALL SERVICES SHALL BE PHYSICALLY LOCATED BY HAND PRIOR TO THE USE OF ANY EXCAVATION EQUIPMENT. SERVICES IN CLOSE PROXIMITY TO PROPOSED WORKS SHALL BE EXPOSED BY HAND BEFORE WORK IS TO COMMENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEARING THE COST OF MAKING GOOD ANY DAMAGE TO EXISTING SERVICES AND MAINS WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FULLY INFORM THEMSELVES OF THE LOCATIONS OF SERVICES AND TO MAKE NECESSARY PROVISIONS. ALL WORK SHALL BE IN ACCORDANCE TO THE APPROPRIATE AUSTRALIAN STANDARDS AND AS OUTLINED IN THE LANDSCAPE SPECIFICATION.

**DISCLAIMER**

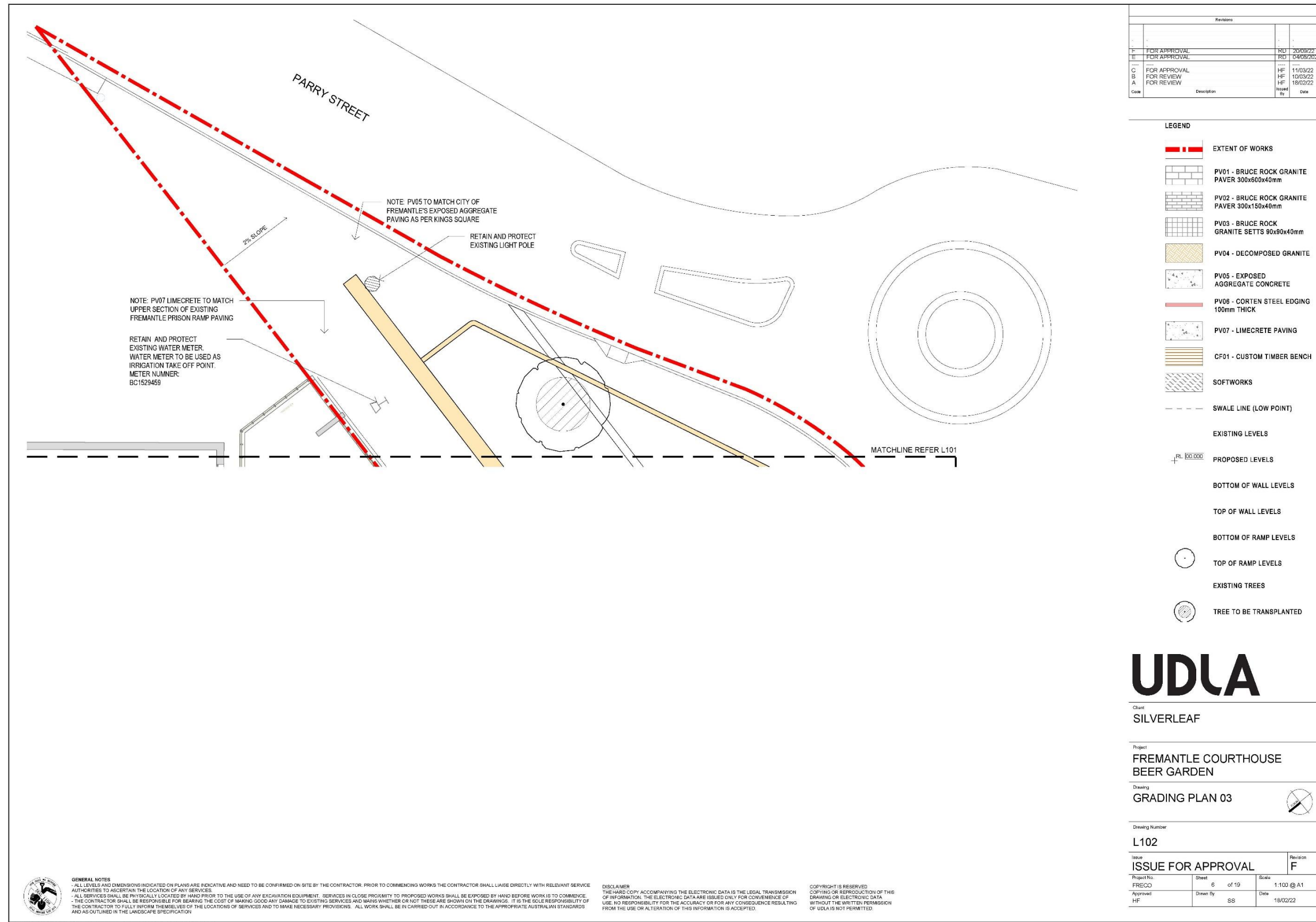
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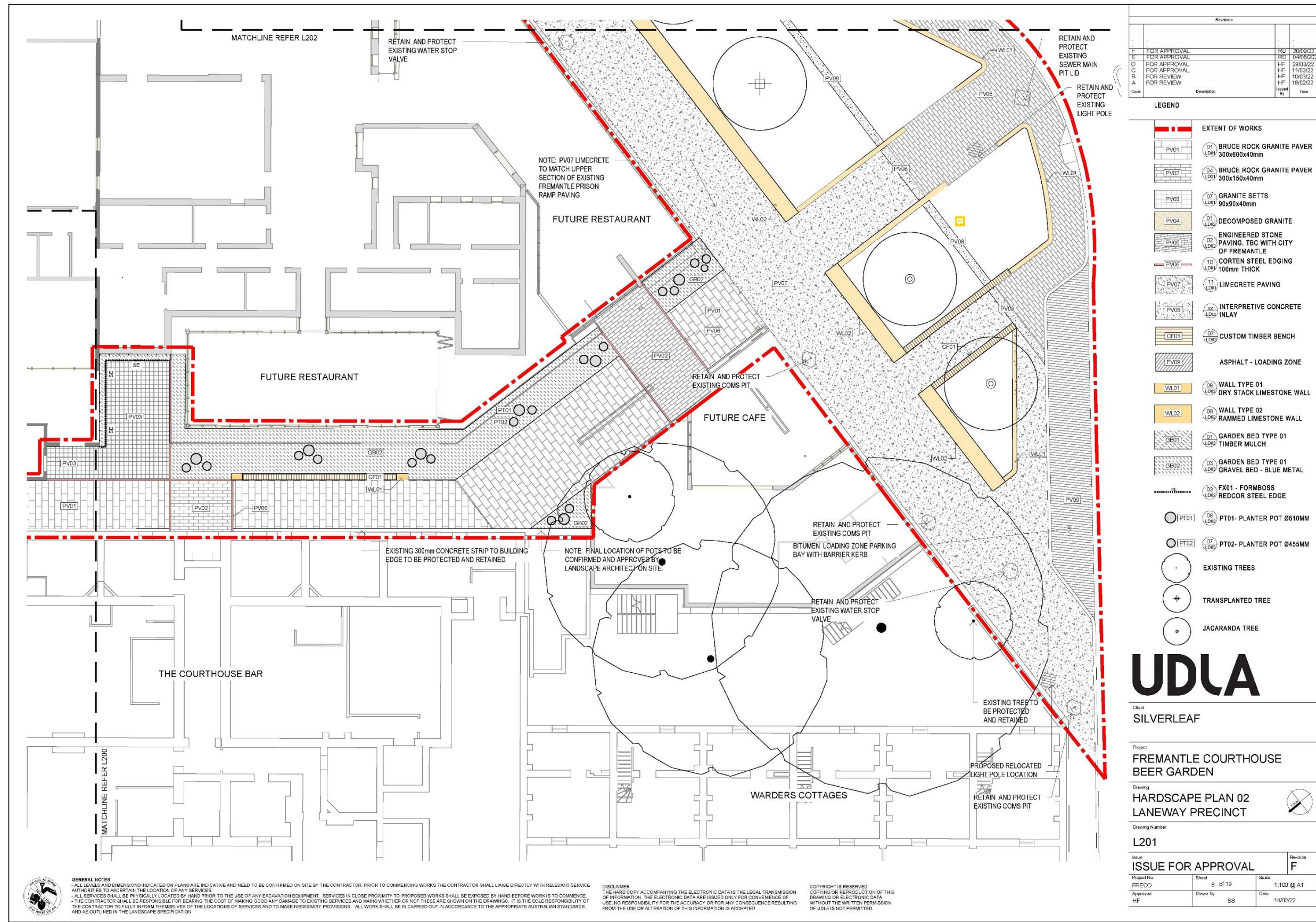
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U:\1 - udla PROJECTS\FRECO Fremantle Courthouse Beer Garden\2 Drawings\1 CAD\FRECO\_DD.dwg





**GENERAL NOTES**

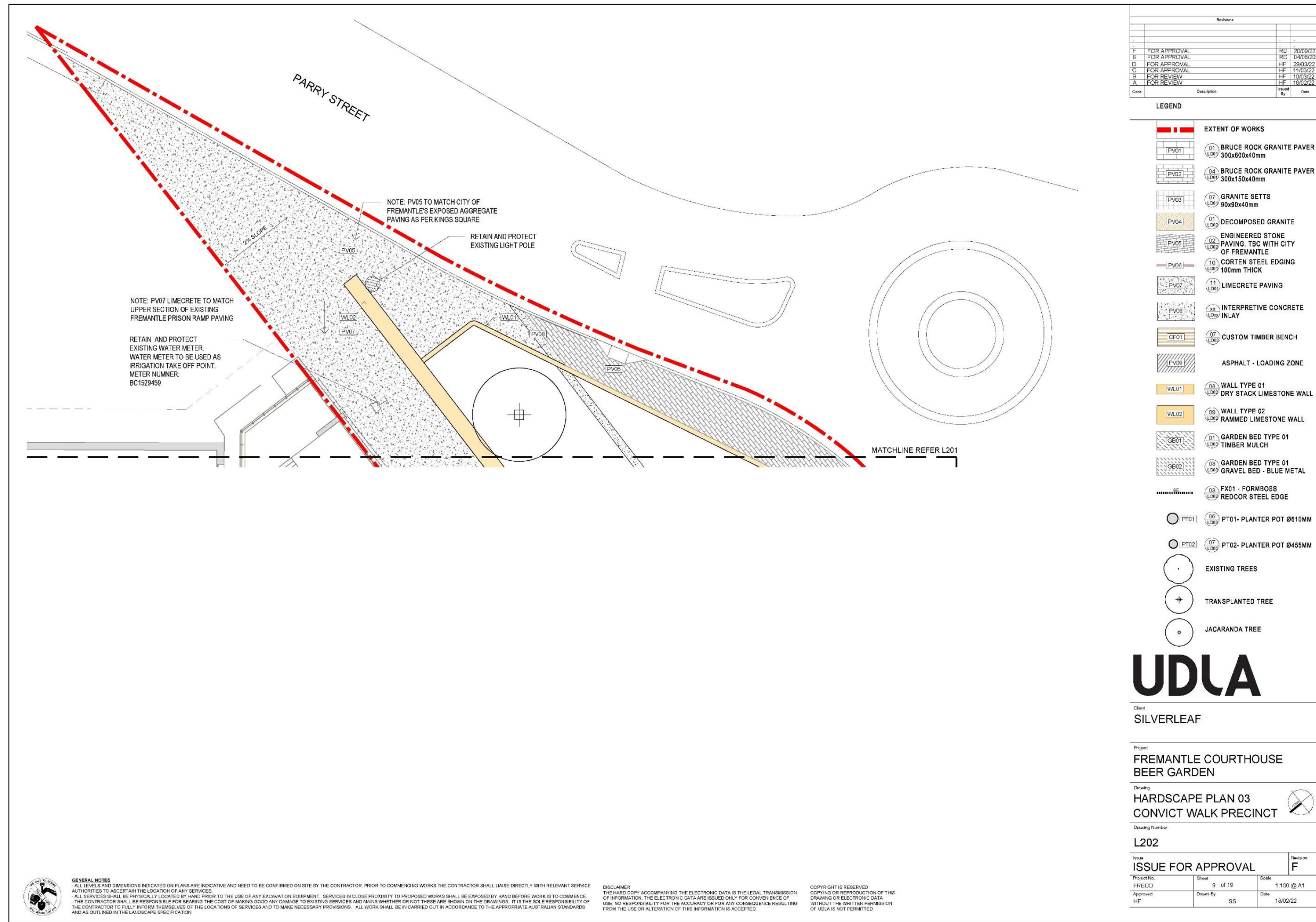
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Code	Description	Issued By	Date
F	FOR APPROVAL	HF	20/09/22
E	FOR APPROVAL	RD	04/09/22
D	FOR APPROVAL	HF	29/03/22
C	FOR APPROVAL	HF	11/03/22
B	FOR REVIEW	HF	10/03/22
A	FOR REVIEW	HF	18/02/22

LEGEND	
	EXTENT OF WORKS
	BRUCE ROCK GRANITE PAVER 300x600x40mm
	BRUCE ROCK GRANITE PAVER 300x150x40mm
	GRANITE SETTS 90x90x40mm
	DECOMPOSED GRANITE
	ENGINEERED STONE PAVING. TBC WITH CITY OF FREMANTLE
	CORTEN STEEL EDGING 100mm THICK
	LIMECRETE PAVING
	INTERPRETIVE CONCRETE INLAY
	CUSTOM TIMBER BENCH
	ASPHALT - LOADING ZONE
	WALL TYPE 01 DRY STACK LIMESTONE WALL
	WALL TYPE 02 RAMMED LIMESTONE WALL
	GARDEN BED TYPE 01 TIMBER MULCH
	GARDEN BED TYPE 01 GRAVEL BED - BLUE METAL
	FORMBOSS REDCOR STEEL EDGE
	PT01- PLANTER POT Ø810MM
	PT02- PLANTER POT Ø455MM
	EXISTING TREES
	TRANSPLANTED TREE
	JACARANDA TREE

**UDLA**

Client: SILVERLEAF

Project: FREMANTLE COURTHOUSE BEER GARDEN

Drawing: HARDSCAPE PLAN 03 CONVICT WALK PRECINCT

Drawing Number: L202

Issue	Revision
ISSUE FOR APPROVAL	F

Project No. FRECO	Sheet 9 of 19	Scale 1:100 @ A1
Approved HF	Drawn By SS	Date 18/02/22



**GENERAL NOTES**

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