Metro Inner-South Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday, 18 September 2023; 9:00am
Meeting Number: MISJDAP/158
Meeting Venue: Electronic Means

To connect to the meeting via your computer - https://us06web.zoom.us/j/86573727843

To connect to the meeting via teleconference dial the following phone number - +61 8 7150 1149
Insert Meeting ID followed by the hash (#) key when prompted - 865 7372 7843

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Clayton Higham (Presiding Member)
Lindsay Baxter (A/Deputy Presiding Member)
John Syme (A/Third Specialist Member)
Cr Andrew Sullivan (Local Government Member, City of Fremantle)
Cr Bryn Jones (Local Government Member, City of Fremantle)

Officers in attendance

Cardia Mariani (City of Fremantle)
Chloe Johnston (City of Fremantle)
Kayla Goodchild (City of Fremantle)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Decland Creighan (Urbis)
Kate Bainbridge (Urbis)
Charl Testa (Woods Bagot)
Phil Griffiths (Griffiths Architects)
Liam Beling (Signature Hospitality Group)
Elsa Nugent (Signature Hospitality Group)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Rachel Chapman (Deputy Presiding Member)
Peter Lee (Third Specialist Member)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the DAP website.

5. Declarations of Due Consideration

The Presiding Member notes an addendum to the responsible authority report was published in relation to Item 8.1, received on 12 September 2023.

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Member	Item	Nature of Interest
Cr Bryn Jones	8.1	Impartiality Interest – Cr Jones participated in a Planning Committee meeting where this item was discussed.

7. Deputations and Presentations

7.1 Declan Creighan (Urbis) presenting in support of the recommendation for the application at Item 8.1. The presentation will address a general overview of the process to date.

The City of Fremantle may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No.37 (Lot 502) South Terrace, Fremantle

Development Description:	Three Storey Tavern
Applicant:	Signature Property Group c/o Urbis
Owner:	Selden Pty Ltd
Responsible Authority:	City of Fremantle
DAP File No:	DAP/23/02488

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	**LG Name**	**Property Location**	**Application Description**	**Date Lodged**
DAP/22/02244 DR121/2022	City of Fremantle	Nos. 34-38 (Lots 1823, 1209, 1212 and 1217) Amherst Street and Nos. 2-4 (Lots 1223 and 1222) Stack Street, Fremantle	56 Grouped Dwellings	30/11/2022

Current SAT Applications				
File No. & SAT DR No.	**LG Name**	**Property Location**	**Application Description**	**Date Lodged**
DAP/18/01521 DR15/2023	City of Belmont	225 (Lot 500), Great Eastern Highway, Belmont	Use Not Listed: Third Party Signage	31/01/2023
DAP/22/02252 DR62/2023	City of Fremantle	No.130 (Multiple Lots) Stirling Highway, North Fremantle	20-Storey Mixed-Use Development, Comprising Three (3) Residential Apartment Towers (198 Multiple Dwellings) And Various Non-Residential Uses (Restaurant, Shop, Tavern, Office, Reception Centre and Industry-Light)	13/04/2023
DAP/23/02455 DR119/2023	City of Fremantle	No.87 -93 (Lot 363 & 364) Queen Victoria Street, Fremantle	Service Station Redevelopment	12/07/2023

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

Government of **Western Australia**
Development Assessment Panels

Presentation Request Form

Regulation 40(3) and DAP Standing Orders 2020 cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Decland Creighan
Company (if applicable)	Urbis
Please identify if you have any special requirements:	**YES** ☐ **NO** ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	MISJDAP/158
Meeting Date	18 September 2023
DAP Application Number	DAP/23/02488
Property Location	No. 37 South Terrace, Fremantle
Agenda Item Number	8.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	**YES** ☒
Is the presentation in support of or against the report recommendation)? *(contained within the Agenda)*	**SUPPORT** ☒ **AGAINST** ☐
Is the presentation in support of or against the proposed development?	**SUPPORT** ☒ **AGAINST** ☐
Will the presentation require power-point facilities?	**YES** ☒ **NO** ☐ **If yes, please attach**

Government of **Western Australia**
Development Assessment Panels

Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	*The presentation will address:* General overview of process to date Being available to answer any panel questions

In accordance with Clause 3.5.2 of the *DAP Standing Orders*, your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

See attached ppt.

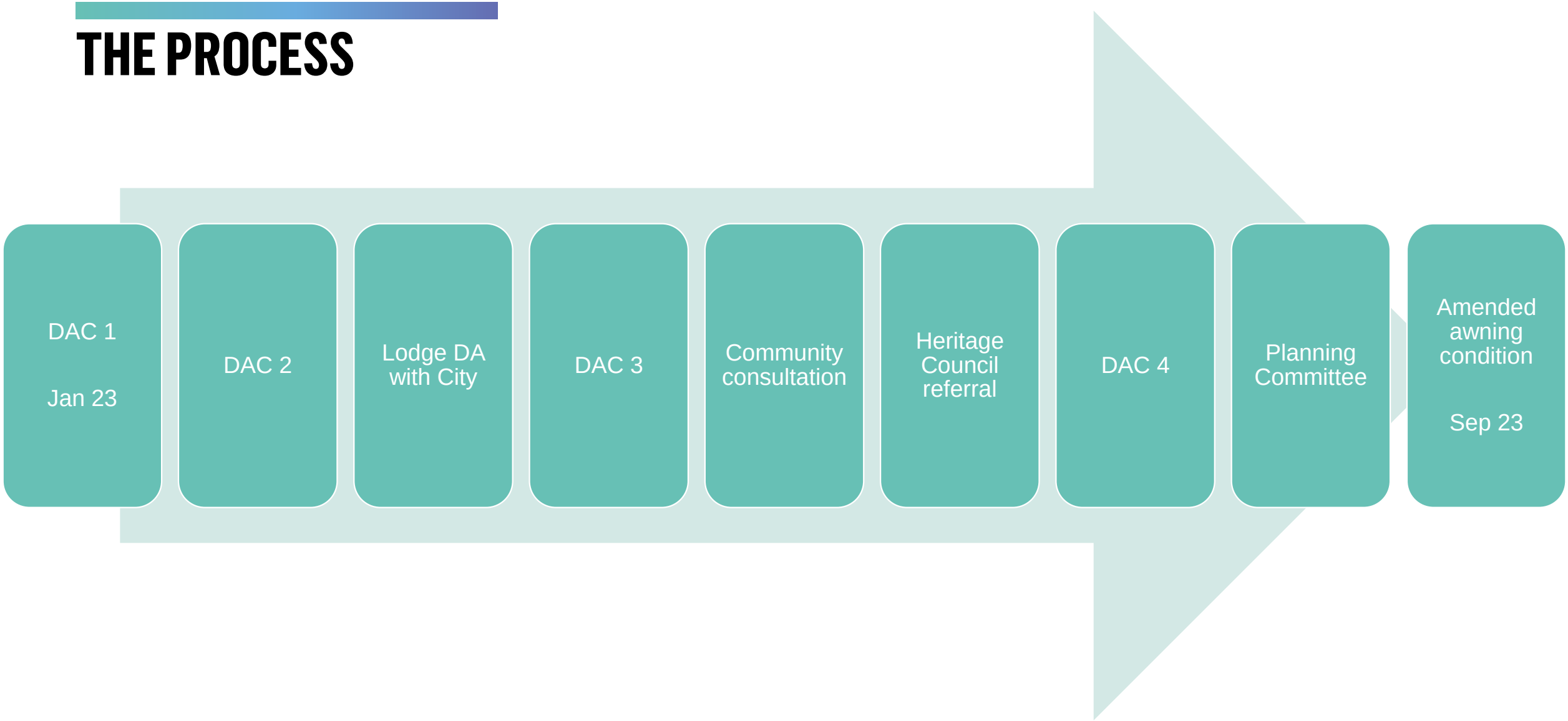
- Proposal seeks to activate site at the corner of South Terrace and Essex Street – a key site in the heart of Fremantle opposite adjacent to several state heritage listed sites.
- The design has carefully balanced the need to address the heritage significance of the area without competing with the heritage buildings – and ensure a high level of functionality and future adaptability.
- Worked with the City's officers, Design Advisory Committee and Council to obtain favourable recommendation. Also received fairly positive community and Heritage Council feedback.
- This included working though the veranda along South Terrace and Essex Street, verge modifications to ensure safe/appropriate thoroughfare and the roof-top design and activation.
- We look forward to working with the City to see this site re-activated and contribute to the vitality of the precinct. The Sporting Globe are excited to be part of the bustling Fremantle scene and accommodate a new option with the city centre.

37 SOUTH TERRACE, FREMANTLE

URBIS

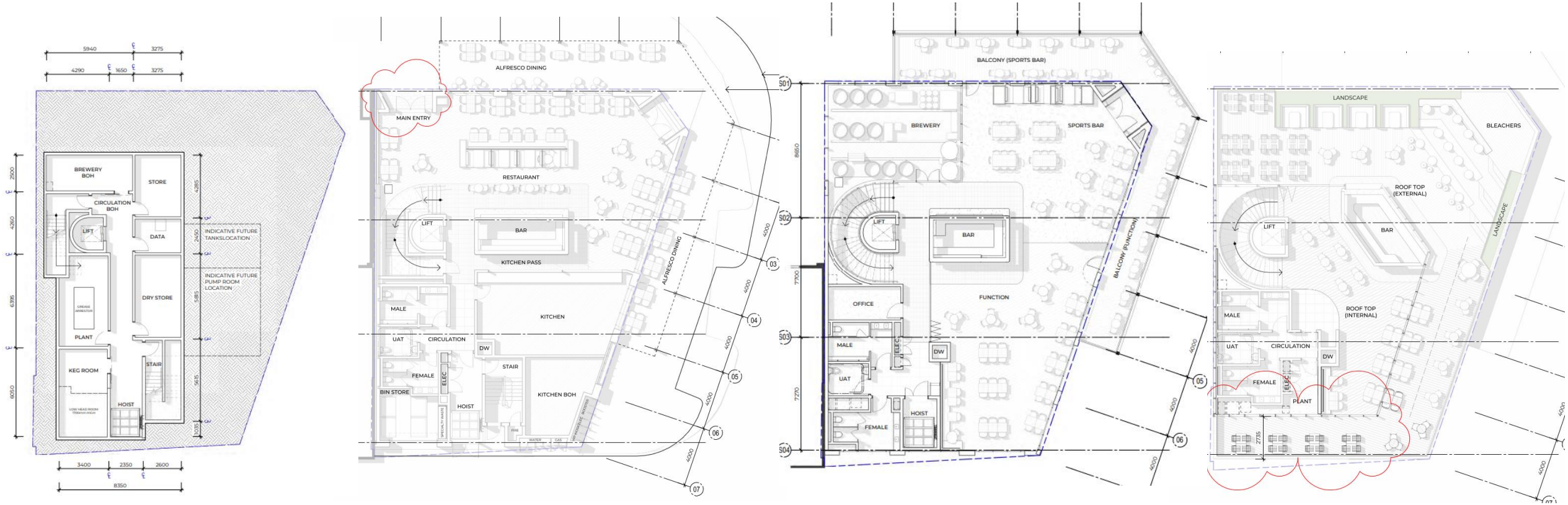
MISDAP Presentation

THE PROCESS



URBIS

FLOOR PLANS


BREWERY BOH
STORE
CIRCULATION BOH
LIFT
DATA
INDICATIVE FUTURE TANKS LOCATION
DRY STORE
INDICATIVE FUTURE PUMP ROOM LOCATION
PLANT
KEG ROOM
STAIR
HOIST
ALFRESCO DINING
MAIN ENTRY
RESTAURANT
BAR
KITCHEN PASS
KITCHEN
MALE
UAT
CIRCULATION
DW
FEMALE
ELEC
BIN STORE
KITCHEN BOH
BALCONY (SPORTS BAR)
BREWERY
SPORTS BAR
BALCONY (FUNCTION)
OFFICE
FUNCTION
LANDSCAPE
BLEACHERS
ROOF TOP (EXTERNAL)
ROOF TOP (INTERNAL)


BALUSTRADE COLOR AMENDED TO MATCH BALCONY BELOW
ROOFTOP AWNING MEMBER SIZE ADJUSTED AND SOLAR SHADE LOUVER ELEMENTS INDICATED
ENTRANCE AWNING REMOVED
OPERABLE WINDOWS
ENTRANCE WALL MATERIAL AND GEOMETRY AMENDED

URBIS


ROOFTOP AWNING MEMBER SIZE ADJUSTED AND SOLAR SHADE LOUVER ELEMENTS INDICATED
BALUSTRADE COLOR AMENDED TO MATCH BALCONY BELOW
OPERABLE WINDOWS
OPERABLE WINDOWS

URBIS


ROOFTOP AWNING MEMBER SIZE ADJUSTED AND SOLAR SHADE LOUVER ELEMENTS INDICATED
ENTRANCE AWNING REMOVED
ENTRANCE WALL MATERIAL AND GEOMETRY AMENDED

URBIS

THANK YOU!

City's officers have been pragmatic and assisted us fantastically through the process – collaborating to get exceptional outcome for this important site.

Hopefully it is now in position to be considered favourably by the JDAP today.

Urbis, Woods Bagot, Griffiths Architects and Signature Hospitality Group are available for any questions

Application no: DAP/23/02488 & DAP004/23
Enquiries: Cardia Mariani
Telephone: 1300 693 736
Email: planning@fremantle.wa.gov.au

DAP Secretariat
Locked Bag 2506
Perth WA 6001

12 September 2023

Dear Sir/Madam

RE: Addendum to Responsible Authority Report (RAR) – DAP/23/02488 | 37 South Terrace, Fremantle | Three Storey Tavern

Please be advised that as outlined in the RAR for the abovementioned application, the application was presented to the City of Fremantle Planning Committee meeting held on Wednesday 6 September 2023 and the minutes from the meeting are now available.

Please see the Responsible Authority recommendation below:

Council SUPPORT the Officer's Recommendation to APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the three storey Tavern subject to conditions, for the reasons outlined in the Responsible Authority Report (RAR), with the exception of an amendment to Condition 5 as follows:

5. *Prior to lodging an application for a building permit for the development hereby approved, amended plans are to be submitted with an alternative awning design/configuration, materiality and colour to ensure the rooftop awning on the second level (rooftop) as indicated on the approved plans has a lightweight appearance and remains visually permeable from the street, to the satisfaction of the City of Fremantle on advice from the Design Advisory Committee.*

Kind regards

Cardia Mariani
Senior Planning Officer

NO. 37 (LOT 502) SOUTH TERRACE, FREMANTLE – THREE STOREY TAVERN – (CM DAP004/23)

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner-South JDAP	
Local Government Area:	City of Fremantle	
Applicant:	Signature Property Group c/o – Urbis	
Owner:	Selden Pty Ltd	
Value of Development:	$6.5 million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)	
Responsible Authority:	City of Fremantle	
Authorising Officer:	Manager Development Approvals	
LG Reference:	DAP004/23	
DAP File No:	DAP/23/02488	
Application Received Date:	18 May 2023	
Report Due Date:	8 September 2023	
Application Statutory Process Timeframe:	90 days with an additional 35 days agreed.	
Attachment(s):	1. Amended Development Plans 2. Waste Management Plan 3. Sustainability Report 4. Acoustic Report 5. Heritage Impact Statement 6. Heritage Council of Western Australia Comments 7. Combined DAC meeting minutes (DR1, DR2, DR3 & DR4) 8. Draft Intersection Modification 9. Submission Table 10. Applicant's Planning Report 11. City's Heritage Impact Report	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

The application was presented to the City of Fremantle Planning Committee meeting held on Wednesday 6 September 2023, the minutes from this meeting are not yet available and will be provided as an addendum to this report.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme (MRS)
Region Scheme - Zone/Reserve	Central City Zone
Local Planning Scheme	City of Fremantle Local Planning Scheme No.4 (LPS4)
Local Planning Scheme - Zone/Reserve	City Centre Zone
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Tavern – A (discretionary)
Lot Size:	435m^2
Existing Land Use:	Vacant building
State Heritage Register	No
Local Heritage	☐ N/A ☐ Heritage List ☒ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Approval is sought for the demolition of the existing building and construction of a three (3) storey Tavern at No. 37 (Lot 502) South Terrace, Fremantle. The proposal consists of:

- A basement level which consists of a store, plant and brewery component and will be largely used for back of house services.
- The ground floor consists of a bar, kitchen and restaurant dining, with alfresco dining on both South Terrace and Essex Street, with the main entrance being off South Terrace and another entrance available on the corner of South Terrace and Essex Street.
- The first floor consists of function space, sports bar and a brewery (for consumption on site only) with access to balconies over South Terrace and Essex Street.
- Lastly, the second floor consists of a bar with roof top dining and bleachers on the corner of the site, with plant equipment proposed to be located on the roof.

Proposed Land Use	Tavern
Proposed Net Lettable Area	400m^2
Proposed No. Storeys	3
Proposed No. Dwellings	N/A

Background:

The subject site comprises of one (1) lot with a total land area of 435m^2 located at No. 37 (Lot 502) South Terrace, Fremantle. In summary, the subject site is described as follows:

1. Zoned ‘Central City Zone’ under the MRS and ‘City Centre Zone’ under LPS4.

2. Is located on a corner site with three lot frontages to South Terrace, Essex Street and Essex Lane.
3. Is located within Local Planning Area 1 – City Centre, Sub Area 1.3.1 – West End under LPS4.
4. Is located within the Central Fremantle Heritage Area and is located adjacent to several State Heritage Registered sites including the Fremantle Technical College (41 South Terrace), the Sail and Anchor (64 South Terrace) and the Fremantle Markets (74 South Terrace).
5. The immediate locality surrounding the subject site is zoned City Centre Zone, with the area further to the south-east past Norfolk Street being zoned Mixed Use (R35). Refer figure 1 below for site context map.

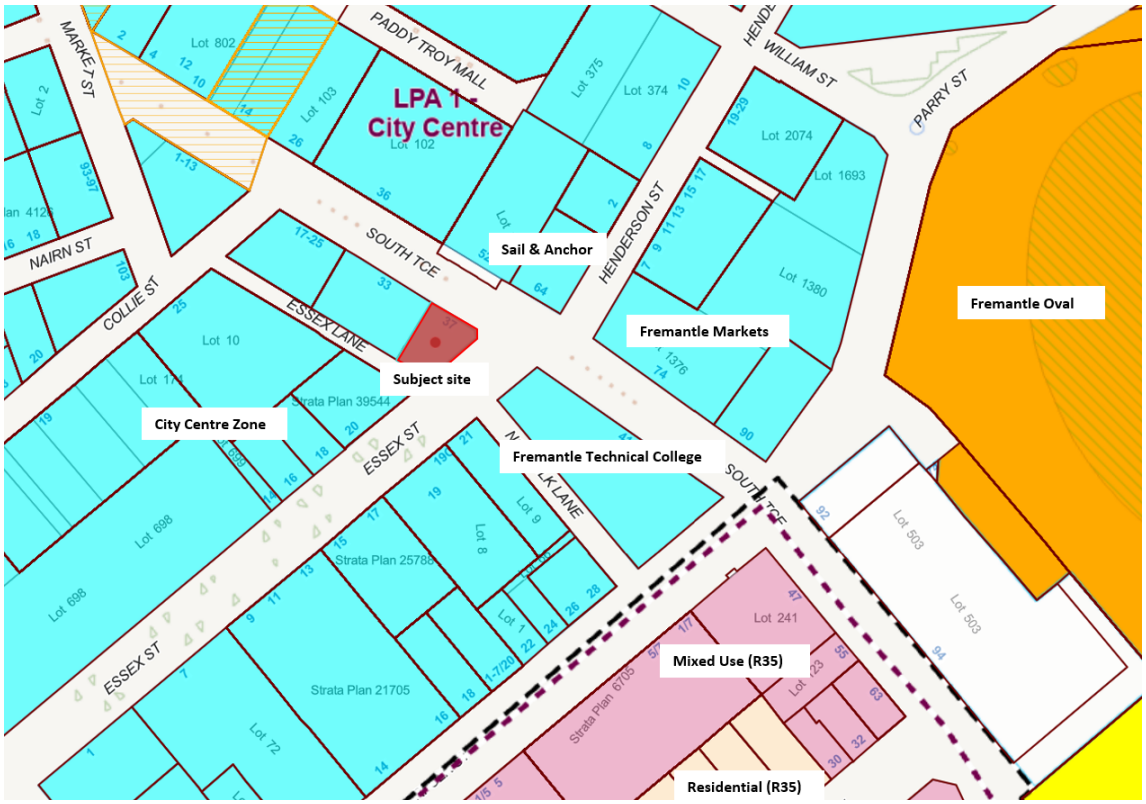


Figure 1 - *Site Context Map*

Legislation and Policy:

Legislation

1. *Planning and Development Act 2005*
2. *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations)
3. *Planning and Development (Development Assessment Panels) Regulations 2011* (the DAP Regulations)
4. *City of Fremantle Local Planning Scheme No.4* (LPS4)
5. *Environmental Protection (Noise) Regulations 1997* (Noise Regulations)

State Government Policies

1. State Planning Policy 7.0 – Design of the Built Environment (SPP7.0)
2. State Planning Policy 3.5 – Historic Heritage Conservation

Structure Plans/Activity Centre Plans

N/A

Local Policies

1. Local Planning Policy 1.3 – Community Consultation on Planning Proposals (LPP1.3)
2. Local Planning Policy 1.9 – Design Advisory Committee & Principles of Design (LPP1.9)
3. Local Planning Policy 2.13 – Sustainable Buildings Design Requirements (LPP2.13)
4. Local Planning Policy 2.19 – Contributions for Public Art and/or Heritage Works (LPP2.19)
5. Local Planning Policy 2.24 – Waste Management Plans for New Development (LPP2.24)
6. Local Planning Policy 3.6 – Heritage Areas (LPP3.6)

Consultation:

Public Consultation

In accordance with the City of Fremantle Local Planning Policy 1.3 – Community Consultation on Planning Proposals (LPP1.3), the proposal was advertised in accordance with the 'complex application' requirements of the policy.

The proposal is deemed as a 'complex application' as it involves the complete demolition of a building where the building is included in a designated Heritage Area under LPS4 and involves a significant exercise of discretion in terms of the Scheme and the City's Local Planning Policy provisions, specifically in regards to building height.

The proposal was advertised via the following methods:

a) A period of 28 days
b) Letters to all landowners and occupiers within a 200-metre radius of the subject site
c) Sign on site
d) Local newspaper notice
e) My Say Freo website
f) 'Talk to a planner' session held on Thursday 29 July at 5:30pm – 6:00pm

Ten (10) submissions were received on the proposal, 5 being in support of the proposal and 5 objecting to the proposal. Attachment 9 shows all of the submissions received on the proposal (verbatim). Table 1 below provides a summary of the key concerns raised by the submitters and the City's comments in accordance with Clause 67(2)(y) of the Regulations.

Table 1 – Summary of objections raised and Officers response

Issue Raised	**Officer comments**
Concerns regarding the number of similar venues already existing and the need for another similar land use and business competition.	Competition between businesses is not considered a relevant planning consideration, however the proposed land use and its suitability for the zone is discussed in the report below.
Fire separation requirements for the boundary wall and windows located on the north-western lot boundary adjacent to 33 South Terrace.	This element will be addressed through the building permit stage, and will be subject to complying with fire separation requirements under the National Construction Code. An advice note has been recommended advising the applicant of a building permit, specifically a certified application, and of the relevant requirements required to be complied with to achieve fire separation compliance.

The design of the building is not in keeping with the existing streetscape.	Refer DAC comments and planning assessment section of this RAR.
Concerns regarding the Acoustic Report submitted not considering local residences.	An amended acoustic report was submitted by the applicant dated 5 July 2023, which demonstrated it is capable of achieving compliance with the *Environmental Protection (Noise) Regulations 1997* subject to conditions.

Referrals/consultation with Government/Service Agencies

Heritage Council of Western Australia
The application was referred to the Heritage Council at the Department of Planning, Lands and Heritage due to the site being located adjacent from buildings listed on the State Heritage Register (Fremantle Technical College, Sail and Anchor Hotel, and Fremantle Markets).

The Heritage Council advised that in accordance with the plans submitted, the proposal is supported subject to a condition requiring a detailed signage proposal. A condition has been recommended, in addition to an advice note advising that any signage may be subject to a separate application for planning approval.

The Heritage Council's full response can be viewed at attachment 6.

Fremantle Port Authority
The site is located within the Fremantle Port Buffer Area 2 and was therefore referred to the Fremantle Port Authority (FPA) for their comments on the proposal. FPA advised that they are supportive of the proposal but require the provisions of LPP 2.3 (Area 2) to be integrated within the design. A condition has been recommended to ensure compliance with LPP2.3 prior to the lodgement of a building permit.

Design Review Panel Advice

The proposed development was presented to the City of Fremantle Design Advisory Committee (DAC) on four separate occasions, twice prior to the lodgement of the development application and twice after the development application was formally lodged in May 2023. A brief timeline of the DAC presentations are listed as follows:

Table 2 – *Design Review Timeline*

Timeline	**Date**
Design Review 1 (DR1)	9 January 2023
Design Review 2 (DR2)	13 March 2023
Application formally lodged	18 May 2023
Design Review 3 (DR3)	12 June 2023
Amended plans received	25 July 2023
Design Review 4 (DR4)	14 August 2023

The full combined set of DAC meeting minutes (DR1, DR2, DR3 and DR4) can be found at attachment 7.

As noted above, the applicant submitted amended plans on 25 July 2023 in response to the comments made by the DAC in its DR3 meeting. Given the changes made to the plans altered the third floor of the building, the proposal was reconsidered by the DAC at DR4.

The DAC's final recommendations are summarised in the following table, and the City's officers make the following comments.

Table 3 – *DAC Final recommendations (DR4) on the final set of plans and the City's response*

DAC final recommendations	City's Response
Clarify the intent of the awning for users of the second storey deck, and how the awning will perform its intended shading use with consideration of varying orientations and different sun-angles.	The City notes the comments made by the DAC in regards to the Level 2 roof-top awning and it is considered that the awning will have a negative impact on the on the cultural heritage of the streetscape and surrounding heritage buildings. The applicant has opted not to make further amendments to the plans to respond to this advice at this stage. For these reasons the City has recommended a condition requiring the rooftop awning to be removed prior to the lodgement of a building permit.
Subsequently, resolve the design of the awning structure, including the louvres, and connection of the structure to the walls of the building, with the objective of minimising its height and visual bulk from the view of pedestrians at the intersection and on both streets.	As above.
Clarify the species type and long-term viability of the screening plants next to the parapet.	The City notes the comments made by the DAC and have recommended a condition requiring further detail of the landscaping to be submitted and approved by the City prior to the lodgement of a building permit.
Confirm the location of all proposed public artwork.	In accordance with LPP2.19, the applicant is required to contribute one (1) per cent of the developments total cost to the development of public art works and/or heritage works. A condition and associated advice note has been recommended to ensure the contribution is captured prior to the commencement of the development.

It is considered that the applicant has generally addressed the requirements of SPP7.0 subject to relevant conditions.

Planning Assessment:

The development assessment has been undertaken in accordance with the relevant statutory planning framework as listed above in this report. The proposed development and uses generally comply with all applicable legislation and policies, with the following key elements forming key consideration in the determination of the application.

1. Building Height (LPS4)
2. Parking Requirements (LPS4)

3. Demolition of Existing Building
4. Acoustic Requirements
5. Balconies proposed over the South Terrace and Essex Street road reserves and the impact on the intersection existing intersection.

Land Use

The subject site is zoned City Centre Zone under the City of Fremantle Local Planning Scheme No. 4 (LPS4). A 'Tavern' is an 'A' use within the City Centre Zone meaning that the use is not permitted unless the Council has exercised its discretion and has granted development approval after giving special notice (advertising) in accordance with Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* Schedule 2.

The proposed land use is defined in Schedule 1 of LPS4 as follows:

Tavern *means premises the subject of a tavern license granted under the Liquor Control Act 1988*

Clause 3.2.1 (b) of LPS4 outlines the objectives of the City Centre Zone, which are as follows:

Development within the city centre zone shall —

i) provide for a full range of shopping, office, administrative, social, recreation, entertainment and community services, consistent with the region-serving role of the centre and including residential uses, and

ii) comply with the objectives of local planning area 1 of schedule 7,

iii) conserve places of heritage significance the subject of or affected by development.

The proposed land use of Tavern is deemed to be consistent with the objectives of the City Centre Zone, noting it provides an additional hospitality/entertainment use on a central and busy street. It is complementary to surrounding uses, which are similar or of a supporting nature, and redevelops a site that has been occupied by a vacant, single storey building for some time.

Clause 67 (2) of the 'Deemed Provision' of the Regulations requires the decision maker to take into consideration a range of matters which may or may not be already covered by the existing state and local planning framework applicable to the application. The proposal is also deemed to be consistent with the matters to be considered under Clause 67 (2) of the Regulations.

Demolition of Existing Building

Demolition of a building within a heritage area requires careful consideration prior to approval because demolition can remove all heritage significance of a place, except for intangible historical and social values that are not dependant on physical fabric.

Clause 67(2) (k) and (l) of the Regulations (Deemed Provisions) require local governments to have due regard to the built heritage conservation of any place that is of cultural heritage significance and the effect of the proposal on the cultural heritage significance of the area in which the development is located when making decisions on relevant applications.

Clause 4.14.1 of the City of Fremantle Local Planning Scheme No.4 (LPS4) states:

4.14.1 Council will only grant planning approval for the demolition of a building or structure where it is satisfied that the building or structure:

(a) has limited or no cultural heritage significance, and

(b) does not make a significant contribution to the broader cultural heritage significance and character of the locality in which it is located.

4.14.2 In considering an application under 4.14.1, Council shall have regard to any heritage assessment required under the Planning and Development (Local Planning Schemes) Regulations 2015.

This clause provides the authority for the decision maker to issue approval for demolition, only if it meets both of the triggers (part a and b) of the clause. If it does not, there is no ability for the Council to approve demolition.

Whilst the site is not individually heritage listed, it is located within the Central Fremantle Heritage Area in which South Terrace is a highly significant and largely intact Gold Rush era heritage streetscape. This streetscape extends from the Fremantle Railway Station in Phillimore Street to the former Synagogue on Norfolk Street and forms and important connection between the State Heritage Listed West End, Fremantle and the Convict Establishment Heritage Area which surrounds the Fremantle Prison World Heritage site. In the immediate vicinity of the subject site, there are a number of State Heritage Listed buildings including, the Sail and Anchor Hotel, the Fremantle Markets and the former Fremantle Technical School. Refer to figure 1 which shows the subject sites location in relation to these sites.

The existing building on-site was most recently used as a fast food outlet, commencing in the 1990's and is a single storey brick and rendered detail commercial building. The design of the existing building incorporated practices which were commonly used throughout the 1980s and 1990s to integrate new buildings into the significant heritage streetscapes by using faux heritage design. This design approach has now fallen out of favour for the mannered use of historic feature elements.

The existing building at 37 South Terrace is therefore considered to have limited heritage significance and does not contribute to the character of the Central Fremantle Heritage Area, therefore meeting both (a) and (b) of Clause 4.14.1 of LP4.

The demolition of the building is therefore supported.

<u>Building Height</u>

Schedule 7 – Local Planning Areas of LPS4 sets out the development requirements for new developments. The subject site is located within Local Planning Area 1, Sub Area 1.3.1 – West End (LPA1-1.3.1) of LPS4 which prescribes a maximum building height of 14.0 metres as measured from natural ground level.

In addition to the 14.0 metre height requirement as stipulated under Schedule 7, Clause 4.8.1.2 of LPS4, enables, where there is a variation in ground level over a development footprint of greater than one metre, Council may increase the specific height requirements of Schedule 7 subject to –

a) no portion of external wall of the building exceeding the maximum external wall height requirement of Schedule 7 by greater than 0.5 metres, and

b) no portion of external wall of the building that exceeds the maximum external height requirement of Schedule 7 being situated on the higher side of the development footprint as measured from natural ground level.

The below table outlines the proposals compliance with the height requirements stipulated in LPA1-1.3.1 and Clause 4.8.1.2.

Provision	Requirement	Proposal	Extent of variation

Building Height (Schedule 7 & Clause 4.8.1.2 of LPS4)	14.5 metres	3 Storeys Maximum height – 15.150m (16.2m to top of Plant)	650mm

Clause 4.8.1 of LPS4 outlines specific criteria to when a variation to the height requirements outlined in Schedule 7 may be supported. Specifically, Clause 4.8.1.1 states:

> *4.8.1.1 Where sites contain or are adjacent to buildings that depict a height greater than that specified in the general or specific requirements in schedule 7, Council may vary the maximum height requirements subject to being satisfied in relation to all of the following:*

To trigger an assessment against the above clause, it requires the site contain or be adjacent to buildings that already exceed the height requirements depicted in schedule 7. In this instance, it is noted that there are two existing developments which are adjacent to the subject site that exceed the height requirement of 14.0 metres under Schedule 7. Table 4 below shows the properties which exceed the height requirements under Schedule 7 and the existing height of the proposal. Figure 2 shows their location in relation to the subject site.

***Table 4** – Adjacent sites with heights greater than 14.0 metres*

Site Address	**Existing Height (maximum)**
1. 25 Collie Street, Fremantle	• 15.9 metres top of wall height 
2. 41 South Terrace, Fremantle	• 19.9 metres to top of point • 15.8 metres to roof ridge • 12 -14.1 metres wall height



***Figure 2** - Adjacent sites with heights greater than 14.0 metres (subject site shown in red)*

Noting there are two adjacent sites which exceed the height requirements under schedule 7, the trigger for an assessment against the criteria in clause 4.8.1.1 can be undertaken.

An assessment against Clause 4.8.1.1 of LPS4 is provided below:

a) ***The variation would not be detrimental to the amenity of adjoining properties or the locality generally.***

The proposed development only exceeds the 14.0 metre height requirement in the southern corner as noted on the Southern and Eastern Elevation plans (corner of Essex Street and Essex Lane) due to the existing topography of the site. The site slopes approximately 1.5 metres from the northern corner of the site to the southern corner of the site. The remainder of the development complies with the height requirements under schedule 7 with a height of 13.85 metres.

Figure 3 below shows the portions of the building on the southern and eastern elevations which exceed the 14.5 metre building height requirement. It is noted that the building height on the western and northern elevations complies.

In addition to the above, the final set of development plans (attachment 1) have incorporated amendments to ensure the third floor is set back from Essex Street by 2.435 metres reducing the bulk and scale impact of the height variation on Essex Street.



Figure 3 *– Portion of building exceeding the 14.5 metre building height requirement*

b) Degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality,

In addition to having buildings located adjacent which exceed the height requirements of schedule 7, the height variation shall graduate the scale between buildings of varying heights.

The proposed development is considered to effectively graduate the scale of external wall heights, starting at the Fremantle Technical College which has varying wall heights of 12.0 metres – 14.1 metres, before stepping up to the proposed development at 37 South Terrace's height which ranges from 15.1 metres – 13.65 metres, then further stepping up to the top of wall height of the development at 25 Collie Street being 15.9 meters.

Figure 4 and 5 below shows the proposed development in context of the surrounding building heights.



Figure 4 *– Left: Technical College (41 South Terrace), Middle: Subject Site (37 South Terrace), Right: Sailing for Oranges (33 South Terrace)*

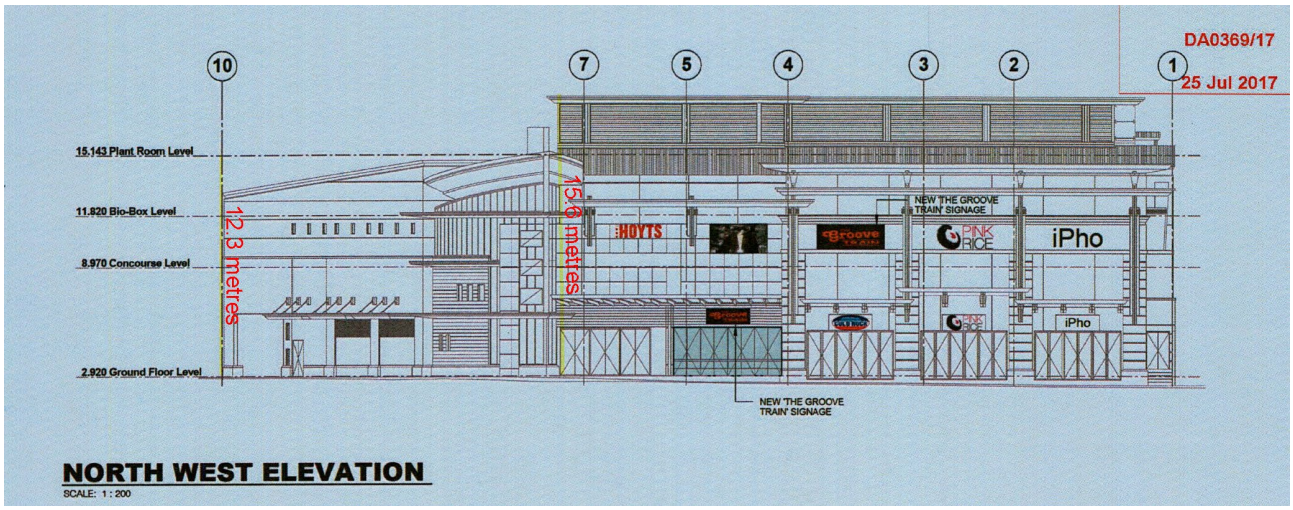


Figure 5 *– 25 Collie Street (Note: sits behind 33 South Terrace as pictured in Figure 3 above)*

Noting the above, the proposed height is considered to reasonably graduate the scale of buildings of varying heights within the locality and will not create a dramatic change in predominant heights of the area.

c) Conservation of the cultural heritage values of buildings on-site and adjoining, and

The design of the ground and first floor of the proposal have identified and responded to the significance of the heritage context by considering the established scale, massing, form, texture and colour without directly copying historic styles and features.

With regards to the second floor, the applicant has made efforts to reduce the impact of the bulk and scale of the proposed development on the streetscape and surrounding heritage buildings by submitting amended plans setting back the top floor from Essex Street which is incorporated in the final set of development plans (attachment 1). The increased setback on the top floor to Essex Street will result in a reduced the impact of the bulk of the building, specifically its impact on Essex Street and will in turn conserve the heritage value of the Technical College located adjacent to this elevation.

As emphasised by the DAC comments above, the DAC and the City both have concerns with regards to the Level 2 rooftop awning and it is considered that the awning will have a negative impact on the on the cultural heritage of the streetscape and surrounding heritage buildings. The awnings, as noted on the plans are proposed to be louvred and visible from both South Terrace and Essex Street, with the louvred element making the awnings appear solid in nature. There is also limited details provided on the awnings to be clear that they will not have a negative impact on the cultural heritage values

of the streetscape and adjoining buildings. Figure 6 below shows the awning as viewed from South Terrace and Figure 7 shows the awning as viewed from Essex Street.



***Figure 6** – Level 2 rooftop awning (highlighted in yellow) as viewed from South Terrace*



***Figure 7** – Level 2 rooftop awning (highlighted in yellow) as viewed from Essex Street*

The removal of the awning will ensure that the proposed development will conserve the cultural heritage values of the area and adjoining buildings, and in turn will enable the height variation sought to be supported under Clause 4.8.1.1 of LPS4.

For these reasons the City has recommended a condition requiring the rooftop awning to be removed prior to the lodgement of a building permit.

d) Any other relevant matter outlined in Council's local planning policies.

The proposal is deemed to be consistent with the requirements of all relevant local planning policies, particularly the City's Local Planning Policy 3.6 – Heritage Areas (LPP3.6). It is noted that the new building is considered to respect and complement the heritage significance of the area subject to conditions as discussed above. In addition, the City's Heritage Impact Report (attachment 11) reinforces the proposals compliance with LPP3.6.

Below is an assessment against where the proposal seeks discretion to local planning policies.

In addition to the above, it is noted that the plant is proposed to be located on the roof of the site, bringing the development to a total height of 16.2 metres in height. Clause 4.8.1.3 of LPS4 states:

4.8.1.3 Excluding development within the Residential zone, Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria –

a. The minor projection being no more than 4 metres above the highest part of the main building structure; and
b. The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.

For the purpose of this clause, 'minor projection' will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools.

The proposed plant is proposed to project 1.1 metres above the highest part of the building and the area of the projection makes up approximately 4.5% of the roof area of the building and is therefore consistent with the provisions of Clause 4.8.1.3.

On the basis of the above assessment, the proposed height variation is supported by the City subject to a condition requiring the removal of the level 2 roof awning.

Car parking

The car parking ratio applied by LPS4 for the proposed land use of Tavern are as follows:

Provision	**Requirement**	**Proposal**	**Extent of variation**
Car parking bays - Tavern	1:2.5m^2 of public bar area 1:5m^2 of lounge/garden area (approx. 75m2 of public bar area = 29.96 bays required + Approx. 814m2 of garden area = 162.9 bays) Total bays required = 193	Nil	193
Delivery bays	1: service/storage area	Nil	1

Clause 4.7.3.1 of LPS4 states that Council may waive or reduce the standard parking requirement specified in Table 2 subject to the applicant satisfactorily justifying a reduction due to one or more of the following –

i) the availability of car parking in the locality including street parking,
ii) the availability of public transport in the locality,

iii) any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of the efficiencies gained from the consolidation of shared car parking spaces,
iv) any car parking deficiency or surplus associated with the existing use of the land,
v) legal arrangements have been made in accordance with clause 4.7.5 for the parking or shared use of parking areas which are in the opinion of the Council satisfactory,
vi) any credit which should be allowed for a car parking demand deemed to have been provided in associated with a use that existed before the change of parking requirement,
vii) the proposal involves the restoration of a heritage building or retention of a tree or trees worthy of preservation,
viii) any other relevant considerations.

The development proposes nil car parking bays in lieu of 193 bays and nil delivery bays. The site is located within a 250-metre buffer of a high frequency bus route and is within an 800-metre buffer of the Fremantle Train Station entrance. Noting the sites location on South Terrace, there is a bus stop located across the Essex Street road outside the Technical College along South Terrace and outside the Fremantle Markets. The existing arrangement on site also contains no car parking bays for its use as a fast-food outlet.

The site is also located within proximity to sufficient on-street car parking options including bays on Essex Street and Essex Lane, in addition to privately owned multi storey car parks located within walking distance from the site at 19 Collie Street and 20 Henderson Street, Fremantle.

The alterations proposed to the kerb to accommodate the two-storey balcony, will also have the ability to retain the short term bay on Essex Street and Essex Lane is proposed to be used for servicing as per existing arrangements for businesses in this area. To confirm arrangements, a delivery management plan is recommended.

The proposed land use of 'Tavern' will have a reasonably high proportion of patrons who will drink and may not drive to the venue. They will likely be travelling to and from the venue via other methods (i.e. public transport and ride share options). It is also noted that the site, being located within the City Centre on effectively the main street, it is likely that people who visit the space will likely be visiting the area for other reasons.

In addition to the above, the City of Fremantle's Integrated Transport Strategy 2015 (ITS) provides direction on the management and provision of car parking within the city centre, with its objectives to reduce the amount of vehicle traffic in the city centre by promotive public transport and active transport within Fremantle CBD.

Having regard to the above assessment, the proposal satisfactorily meets provisions *i* and *ii* of Clause 4.7.3.1 of LPS4.

<u>Noise</u>

The applicant submitted an acoustic report to demonstrate that the proposed development is capable of complying with the *Environmental Protection (Noise) Regulations 1997 (*Noise Regulations). The acoustic report prepared by Stantec dated 5 July 2023, outlines that the venue can accommodate up to 621 patrons (356 indoors and 265 outdoors) with the hours of operation being proposed as follows:

- Monday to Saturday 0900 – 2400 hrs
- Sunday 1100 – 2400 hrs

The acoustic report has been reviewed by the City's officers and the City is satisfied that the proposed development can comply with the Noise Regulations subject to the recommendations outlined in the report. The key recommendations of the report are as follows:

- The development must incorporate the design, construction and management requirements as recommended in the acoustic report.
- On completion of construction and installation of the amplifier/PA system, provide a report from a suitably qualified contractor, confirming that the design and construction requirements in the Stantec Report have been fulfilled, the amplifier/PA system has been installed as per the Stantec Report requirements and calibrated.
- A Noise Management Plan, incorporating the recommend noise management measures in Section 6 of the Stantec Report, must be submitted by the occupant, prior to an occupancy permit being granted.

To ensure compliance with the applicants Acoustic Report and the Noise Regulations, relevant conditions have been recommended in accordance with the above.

The Acoustic Report can be viewed at attachment 4.

Waste Management

LPP2.24 requires the provision of a Waste Management Plan (WMP) to accompany a development application for a tavern land use, and in accordance with LPP2.24 a WMP was submitted which can be viewed at attachment 2. The WMP satisfactorily demonstrates how waste will be managed and collected.

Sustainability

LPP2.13 requires any development with a Gross Lettable Area (GLA) of more than 1000m^2 to be designed and constructed in such a manner so as to demonstrate the following sustainability requirements:

> *a) A rating not less than 4 Star Green Star using the relevant Green Building Council of Australia Green Star rating tool, or its equivalent demonstrated through a report provided by a suitably qualified professional*.*
> **This may include a One Planet Living Action Plan that is certified by Bioregional Australia or a One Planet Living Integrator.*

The applicant submitted a Sustainability Report prepared by Full Circle Design Services dated 21 June 2023, which demonstrates the proposal complies with the requirements of LPP2.13 subject to conditions. Relevant conditions have been recommended to ensure the proposal complies with the submitted sustainability report and LPP2.13.

Balconies over the road reserve

The application proposes balconies with verandah posts over the South Terrace and Essex Street road reserves. It is noted that the applicant will be required to obtain necessary approvals for the encroachment of the balconies into the road reserves from the Department of Lands, and an advice note to this effect has been recommended.

In addition to the above, Regulation 17 of the *Local Government (Uniform Local Provisions) Regulations 1996,* requires that an insurance policy, in the joint names of the local government and the person, indemnifying the local government against any claim for damages which may arise in, or out of, the verandah's construction, maintenance or use is required to be obtained by those persons constructing anything within the road reserve. An advice note to this effect has also been recommended to advise the applicant of this requirement.

In considering the proposed balconies over the road reserves, the City initially raised concerns with regards the proposed verandah post locations and the existing kerb alignment on Essex Street. The existing alignment would mean the proposed location of the verandah posts will not be located a sufficient distance from the road on Essex Street resulting in an unnecessary risk. Further, there would not be enough space to allow pedestrians to pass safely.

After discussions with the applicant, the City is supportive for the applicant to modify the existing Essex Street and South Terrace intersection in accordance with attachment 8, at the full cost of the applicant/owner. The modified intersection will allow for a safe clearance of the verandah posts from the kerb line/road and maintain a sufficient pedestrian walkway.

A condition has been recommended requiring the applicant to submit a detailed intersection design prior to the lodgement of a building permit application to the satisfaction of the City, and then subsequent construction in accordance with the approved design, at the full cost of the applicant prior to the occupation of the development.

Public Art
The subject site falls within a designated contribution area under LPP2.19 for public art contributions.

For this development, the applicant is required to contribute one (1) per cent of the developments total cost to the development of public art works and/or heritage works. As the estimated cost of development is $6.5 million, the contribution required is a total of $65,000. A condition and associated advice note has been recommended to ensure the contribution is captured prior to the commencement of the development.

Conclusion:

Approval is sought for the demolition of the existing building and construction of a three (3) storey tavern at Lot 502 (No. 37) South Terrace, Fremantle, which includes a rooftop terrace and balconies over the road reserves. The development is proposed in a prominent location on the corner of South Terrace and Essex Street and is located within the Central Fremantle Heritage Area.

The proposed development seeks variations to some development controls, including building height, car parking and other elements which were key in the assessment process include acoustic requirements and the realignment of the Essex Street and South Terrace intersection.

Overall, the City is supportive of the proposed development as it is consistent with the relevant planning framework, subject to a condition requiring the removal of the level 2 rooftop awnings.

On this basis, it is therefore recommended that the application be approved, subject to appropriate conditions of development approval.

Officer Recommendation

1. **Accept** that the DAP Application reference DAP/23/02488 is appropriate for consideration as a “Tavern” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2.1 of the City of Fremantle Local Planning Scheme No. 4;

2. **Approve** DAP Application reference DAP/23/02488 and accompanying plans (DA_003 Rev 1, DA_004 Rev 3, DA_005 Rev 1, DA_006 Rev 2, DA_007 Rev 3, DA_008 Rev 3, DA_009 Rev 3, DA_010 Rev 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Fremantle Local Planning Scheme No. 4, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

3. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.

4. Prior to lodging an application for a building permit, storm water disposal plans, details and calculations must be submitted for approval by the City of Fremantle and thereafter implemented, constructed and maintained to the satisfaction of the City of Fremantle.

5. Prior to lodging an application for a building permit for the development hereby approved, amended plans are to be submitted removing the rooftop awning on the second level (rooftop) as indicated on the approved plans, to the satisfaction of the City of Fremantle.

6. Prior to lodging an application for a building permit for the development hereby approved, detailed designs of the modifications to the Essex Street and South Terrace intersection are to be submitted and approved by the City of Fremantle.

   Prior to occupation of the development, the modifications to the Essex Street and South Terrace intersection are to be completed to the full cost of the landowner and/or applicant to the satisfaction of the City of Fremantle.

7. Prior to lodging an application for a Building Permit for the development hereby approved, final details of the external materials, colours and finishes of the proposed development, including a physical sample board or materials is to be submitted and approved to the satisfaction of the City of Fremantle, on the advice of the City's Design Advisory Committee.

8. Prior to lodging an application for a Building Permit for the development hereby approved, the design and materials of the development shall adhere to the requirements set out within City of Fremantle policy LPP2.3 - Fremantle Port Buffer Area Development Guidelines for properties contained within Area 2. Specifically, the development shall provide the following:
   b) Glazing to windows and other openings shall be laminated safety glass of minimum thickness of 6mm or "double glazed" utilising laminated or toughened safety glass of a minimum thickness of 3mm.
   c) Air conditioners shall provide internal centrally located 'shut down' points and associated procedures for emergency use.
   d) Roof insulation in accordance with the requirements of the Building Codes of Australia.

9. Prior to occupation of the development hereby approved, the boundary wall located on the north-western lot boundary shall be of a clean finish in any of the following materials:
   - coloured sand render,
   - face brick,
   - painted surface,

   and be thereafter maintained to the satisfaction of the City of Fremantle.

10. Prior to lodging a Building Permit for the development hereby approved, details of how the recommendations contained in the Acoustic Report (Ref: 301251378), prepared by Stantec, dated 5 July 2023 are to be implemented are to be submitted to the satisfaction of the City of Fremantle. All measures are to maintained for the life of the development, unless otherwise approved by the City of Fremantle.

11. Prior to occupation of the development hereby approved, a report from a suitably qualified contractor is to be provided, confirming that the design and construction requirements of the amplifier/PA system in the Acoustic Report (Ref: 301251378) prepared by Stantec dated 5 July 2023 have been implemented to the satisfaction of the City of Fremantle.

12. Prior to the occupation for the development hereby approved, the owner shall contribute a monetary amount equal in value to one percent of the estimated development cost, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art works and/or heritage works to enhance the public realm in accordance with *LPP 2.19: Contributions for Public Art and/or Heritage Works* and to the satisfaction of the City of Fremantle. Based on the estimated cost of the development being $6.5 million the contribution to be made is $65,000.

13. Prior to lodging an application for a Building Permit for the development hereby approved, the applicant/owner is to submit a copy of documentation from the Green Building Council of Australia or have a suitably qualified professional stating how the development will achieve a Green Star rating of at least 4 Stars of equivalent, to the satisfaction of the City of Fremantle.

14. Prior to lodging an application for a Building Permit for the development hereby approved, all piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the City of Fremantle.

15. Prior to lodging an application for a Building Permit for the development hereby approved, a detailed landscaping plan shall be submitted to and approved by the City of Fremantle.

    All landscaping shall be installed prior to occupation to the satisfaction of the City of Fremantle.

16. Prior to occupation of the development hereby approved, the applicant/owner is to submit a copy of documentation from the Green Building Council of Australia or a suitably qualified professional stating that the development as constructed achieves a Green Star rating of at least 4 Stars or equivalent, to the satisfaction of the City of Fremantle.

17. Prior to lodging an application for a building permit for the application hereby approved, a detailed signage proposal is to be required to be submitted and approved on the advice of the Heritage Council of Western Australia, to the satisfaction of the City of Fremantle.

18. Prior to lodging an application for a Building Permit or Demolition Permit a Construction/Demolition Management Plan shall be submitted and approved, to the satisfaction of the City of Fremantle addressing, but not limited to, the following matters:
    a) Use of City car parking bays for construction related activities;
    b) Protection of infrastructure and street trees within the road reserve;
    c) Security fencing around construction sites;
    d) Gantries;
    e) Access to site by construction vehicles;
    f) Contact details;

g) Site offices;
h) Noise - Construction work and deliveries;
i) Sand drift and dust management;
j) Waste management;
k) Dewatering management plan;
l) Traffic management; and
m) Works affecting pedestrian areas.

Dewatering application must include:-

- Written approval from department of Water and Department of Park and Wildlife
- Dewatering impact report
- Demonstrated compliance with Swan Trust Policy SRT/DE6
- Before discharge in to the City's storm water system, they need to have a sediment control and weekly monitoring plan.

The approved Demolition and Construction Management Plan shall be adhered to throughout the demolition of the existing building on site and construction of the new development.

19. Prior to occupation of the development hereby approved, a final Waste Management Plan shall be provided for approval by the City. The Waste Management Plan must be implemented at all times, unless otherwise approved, to the satisfaction of the City of Fremantle.

20. Prior to occupation of the development hereby approved, a Delivery Management Plan shall be provided for approval by the City of Fremantle. The Plan must be implemented at all times, unless otherwise approved, to the satisfaction of the City of Fremantle.

21. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

Advice Notes

1. A Building permit is required for the proposed Building Works. A certified BA1 application form must be submitted and a Certificate of Design Compliance (issued by a Registered Building Surveyor Contractor in the private sector) must be submitted with the BA1.

2. Fire separation for the proposed building works must comply with Part 3.7 of the Building Code of Australia.

3. The applicant is reminded to obtain necessary approvals for encroachment of an awning/ verandah into South Terrace and Essex Street road reserve and this may include written consent and tenure from State Land Services.

4. Regulation 17 of the *Local Government (Uniform Local Provisions) Regulations 1996,* requires that an insurance policy, in the joint names of the local government and the person, indemnifying the local government against any claim for damages which may arise in, or out of, the verandah's construction, maintenance or use is required to be obtained by those persons constructing anything within the road reserve.

5. The applicant is advised that any signage may be subject to a separate application for planning approval.

6. The applicant/owner is advised that an obstruction permit may be required from the City for any future obstruction of the road reserve. An application for obstruction permit can be found via www.fremantle.wa.gov.au

7. Any works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way requires a separate approval from the City of Fremantle's Infrastructure department who can be contacted via info@fremantle.wa.gov.au or 9432 9999.

8. It is recommended that the applicant engages the City's Environmental Health department to determine their obligations in obtaining an alfresco dining permit. The City's Environmental Health department can be contacted on 9432 9999 or alternatively via email at health@fremantle.wa.gov.au.

9. If construction works involve the emission of noise above the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an *Application for Approval of a Noise Management Plan* must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence. Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.

10. In relation to the condition regarding public art contribution, the applicant is advised that Council may waive the requirement for the public art/heritage work contribution in accordance with clause 6 of LPP 2.19 where the development incorporates public art in the development to the same value as that specified in the condition that is located in a position clearly visible to the general public on the site of the development. Should artwork be incorporated in the development a public art strategy for the site must be submitted to and approved prior to the issue of a Building Permit, to the satisfaction of the City of Fremantle. Please contact the City's Public Arts Coordinator on 9432 9999 for further information on this process. Prior to occupation of the development, the approved artwork must be installed and thereafter maintained to the satisfaction of the City of Fremantle. In determining the appropriateness and artistic merit of the public art, council shall seek relevant professional advice.

11. Effective measures shall be taken to stabilize sand and ensure no sand escapes from the property by wind or water in accordance with the City's Prevention and Abatement of Sand Drift Local Law.

12. The premises must comply with the *Food Act 2008*, regulations and the Food Safety Standards incorporating AS 4674-2004 *Design, construction and fit-out of food premises*. Detailed architectural plans and elevations must be submitted to Environmental Health Services for approval prior to construction via an application to notify/register a food business. The food business is required to be registered under the *Food Act 2008*. For further information contact Environmental Health Services on 9432 9999 or via health@fremantle.wa.gov.au.

13. Any removal of asbestos is to comply with the following – Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a Class B asbestos removal licence holder for. All asbestos removal is to be carried out in accordance with the *Work Health and Safety Act 2020* and accompanying regulations and the requirements of the *Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]*;

Note: Removal of any amount of friable asbestos must be done by a Class A asbestos removal licence holder and an application submitted to WorkSafe, Department of Commerce. https://www.commerce.wa.gov.au/worksafe/.

14. The proponent must:
    a) make application to Environmental Health Services via Form 1 - *Application to construct, alter or extend a public building* as a requirement of the Health (Public Buildings) Regulations 1992;
    b) once construction has been completed, make application to Environmental Health Services via Form 2 - *Application for a public building certificate*; And
    c) once construction has been completed, complete and submit Form 5 - *Certificate of Electrical Compliance for a Public Building* to Environmental Health Services.

    Note that Section 1 does not apply to or in relation to building work, as defined in the *Building Act 2011* section 3, for which a building permit is required under that Act. For further information and a copy of the application form contact Environmental Health Services on 9432 9999 or via health@fremantle.wa.gov.au.

15. In regard to the condition requiring a Construction Management Plan, Local Planning Policy 1.10 Construction Sites can be found on the City's web site via http://www.fremantle.wa.gov.au/development/policies. A copy of the City's Construction and Demolition Management Plan Proforma which needs to be submitted with building and demolition permits can be accessed via: https://www.fremantle.wa.gov.au/sites/default/files/Construction%20and%20Demolition%20Management%20Plan%20Proforma.pdf.

    The Infrastructure Business Services department can be contacted via info@fremantle.wa.gov.au or 9432 9999.

W—B
WOODS BAGOT

THE SPORTING GLOBE

37 SOUTH TERRACE, FREMANTLE

DA documentation updates

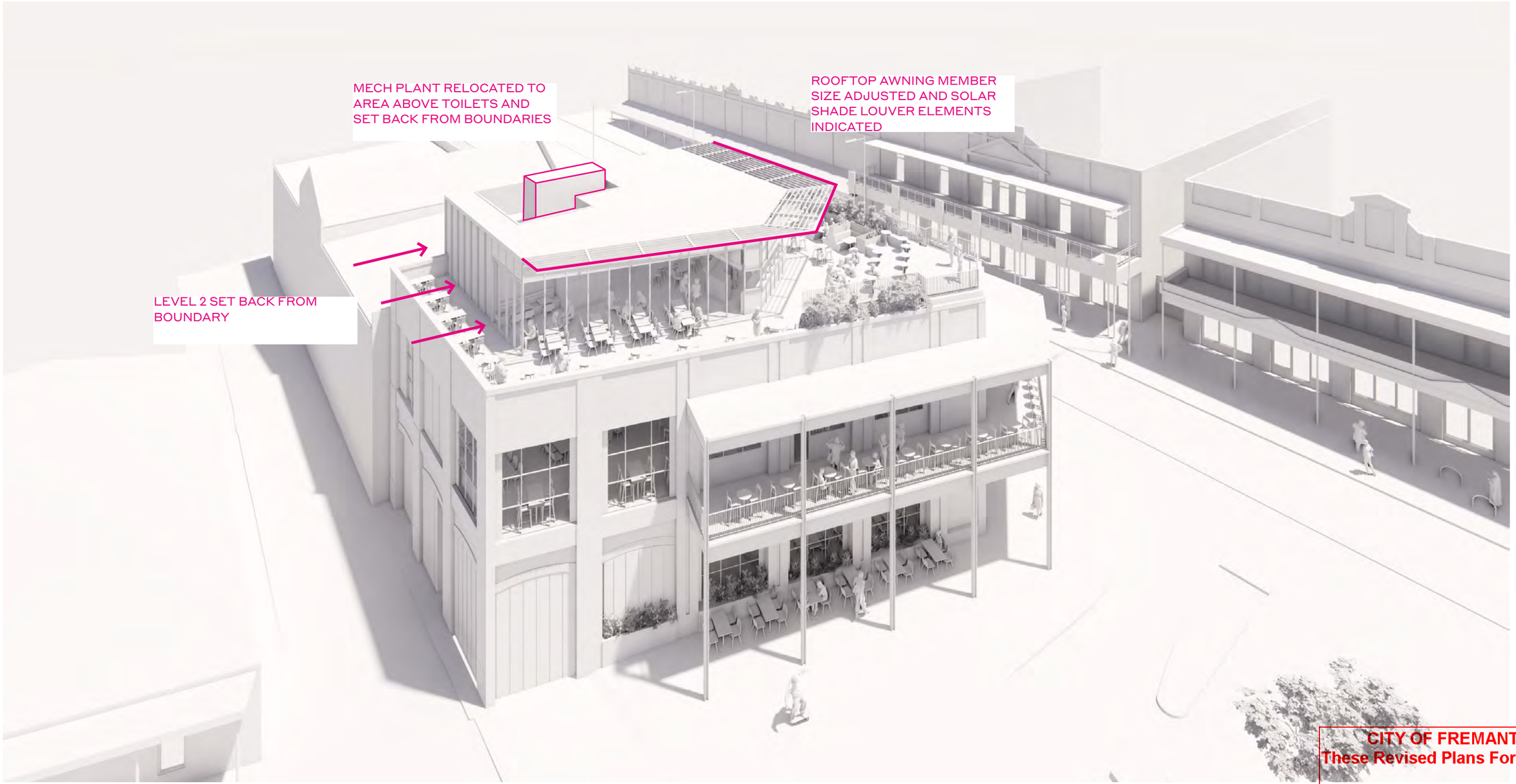
July 2023

CITY OF FREMANTLE
These Revised Plans Form Part of

DAP004/23

15 July 2023

Design Amendments
Aerial View Indicating Amendments



CITY OF FREMANTLE
These Revised Plans Form Part of
DAP004/23
15 July 2023

Design Amendments
South Terrace Elevation View



CITY OF FREMANTLE
These Revised Plans Form Part of
DAP004/23
Heritage Response
15 July 2023

Design Amendments
Essex Street Elevation View



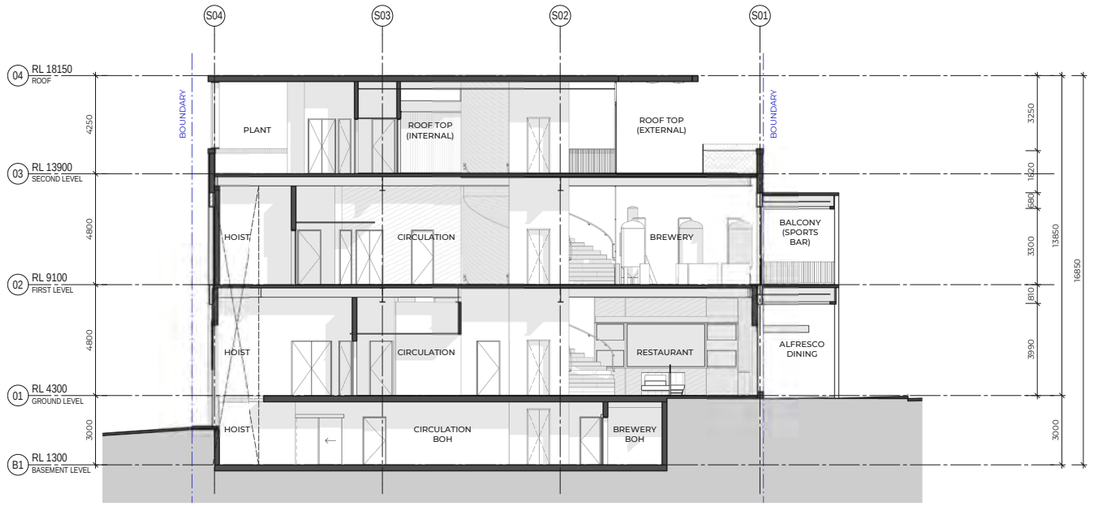
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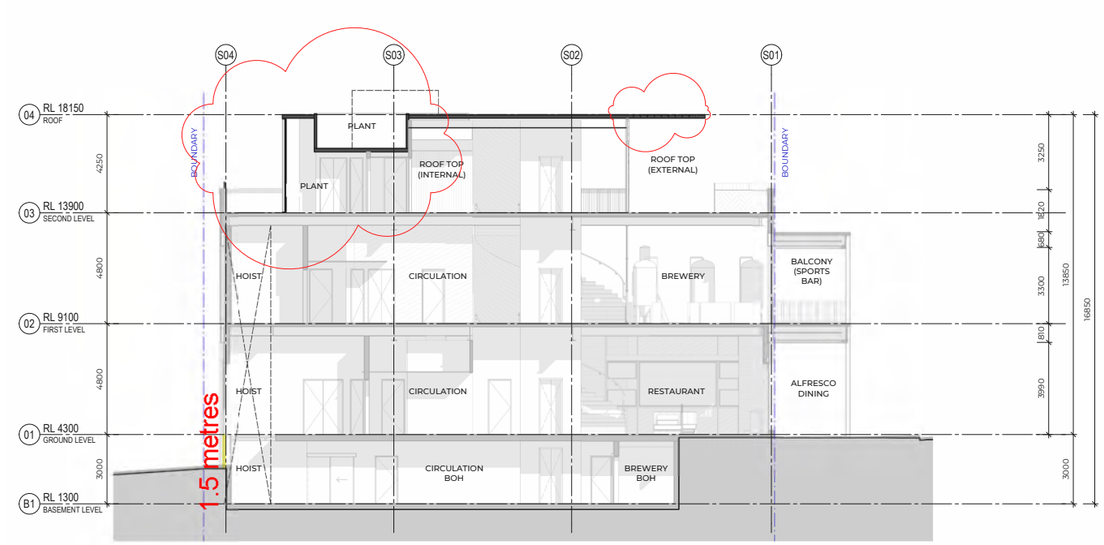
Design Amendments
South Terrace Entrance View



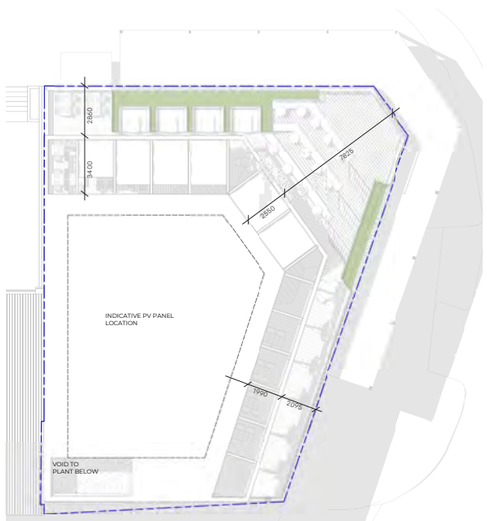
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Design Amendments
Section Comparison

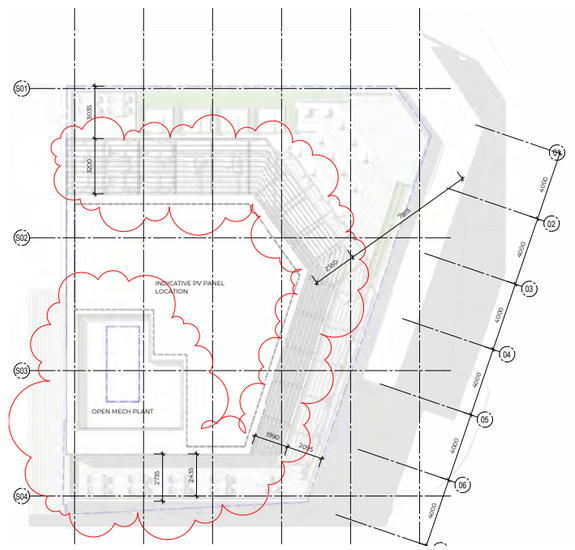




DA Submission



Proposed Changes



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WOODS BAGOT

Contacts

CHARL TESTA
CHARL.TESTA@WOODSBAGOT.COM
TEL +61 8 9322 0534

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

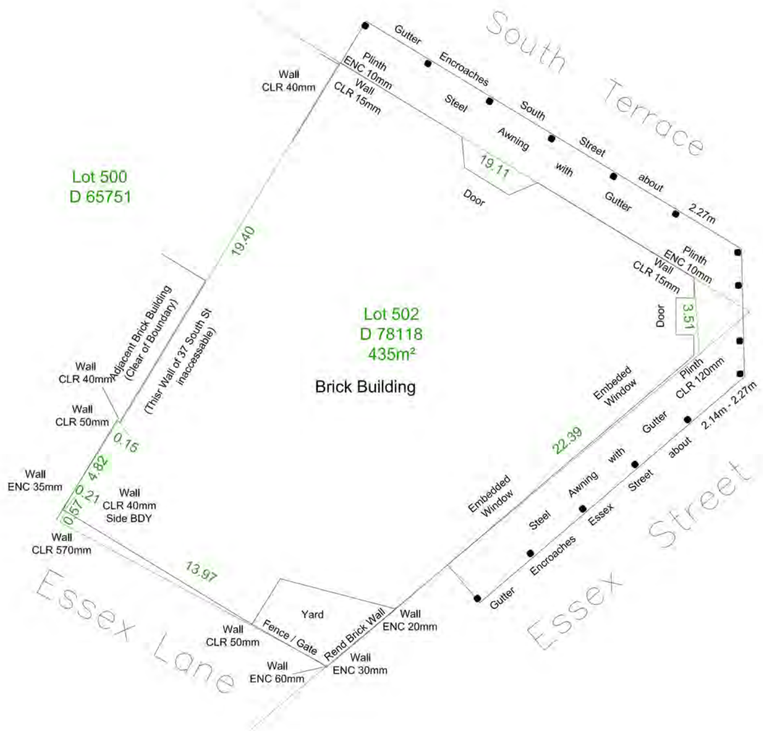
We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

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N

IDENTIFICATION SURVEY

Lot 502 on
Diagram 78118
CT 1891/527



CLR - Clear of BDY
ENC - Encroaching BDY

■ Wooden Pillar

This is the plan referred to in my report dated 06/11/2022

Peter Bonus - Horizon Surveys - Consulting Surveyors
Our Ref: 220139

VIDE CT 1891/527 FOR ANY ENCUMBRANCES

Plan Prepared For:
Signature Hospitality Group

Disclaimer: This plan has been prepared for Identification purposes only and as such is not a new survey of the title dimensions. This plan should not be used for any other purpose other than to identify the parcel of land and its original dimensions.

Plan of Identification Survey

37 South Street
Fremantle WA 6160

Date:	07/11/2022		
Ref:	83815	Rev:	-
Scale:	1:200@A3	Sheet:	1 of 1

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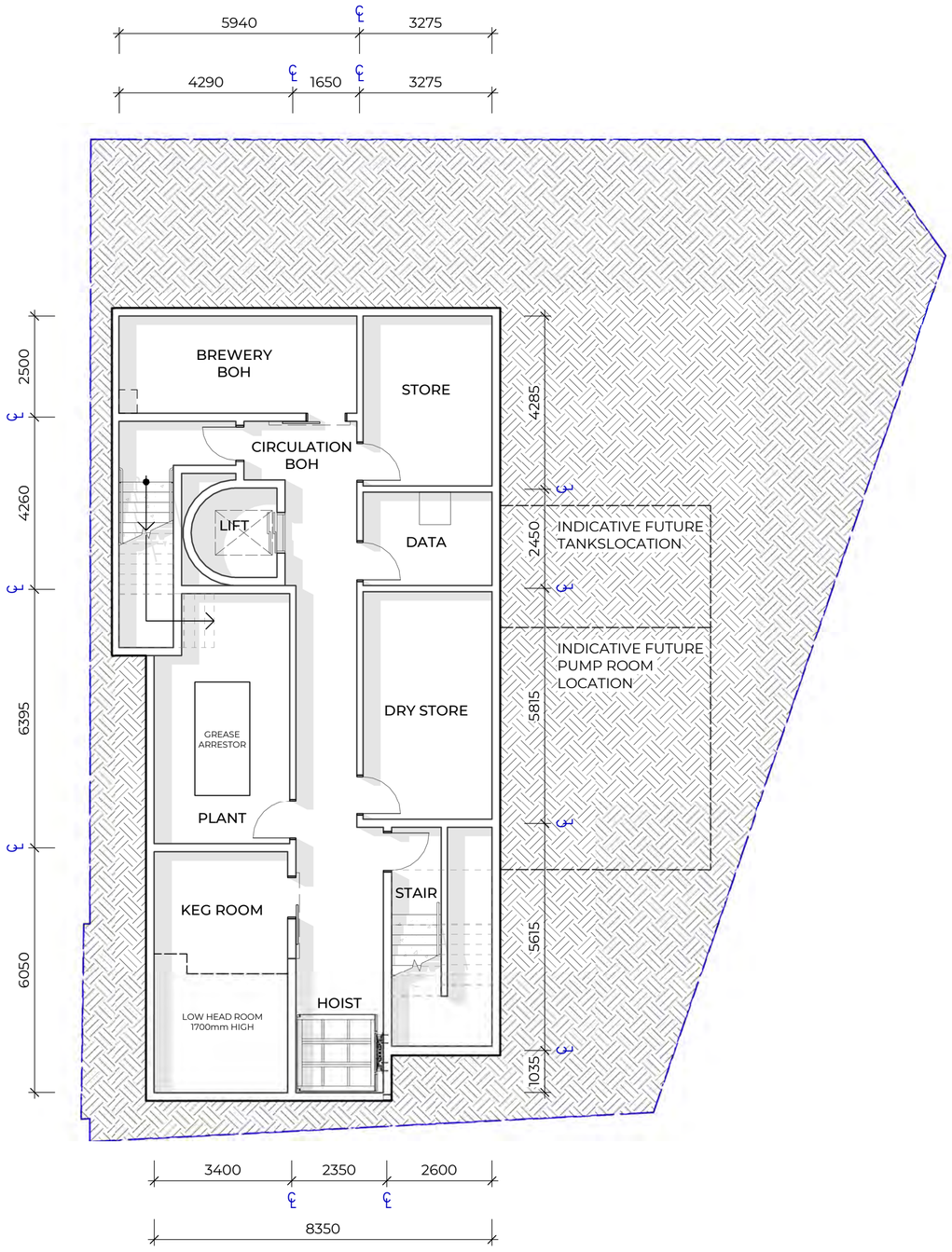
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Sheet title
Basement Level

Project no.
160849

Sheet no.
DA_003

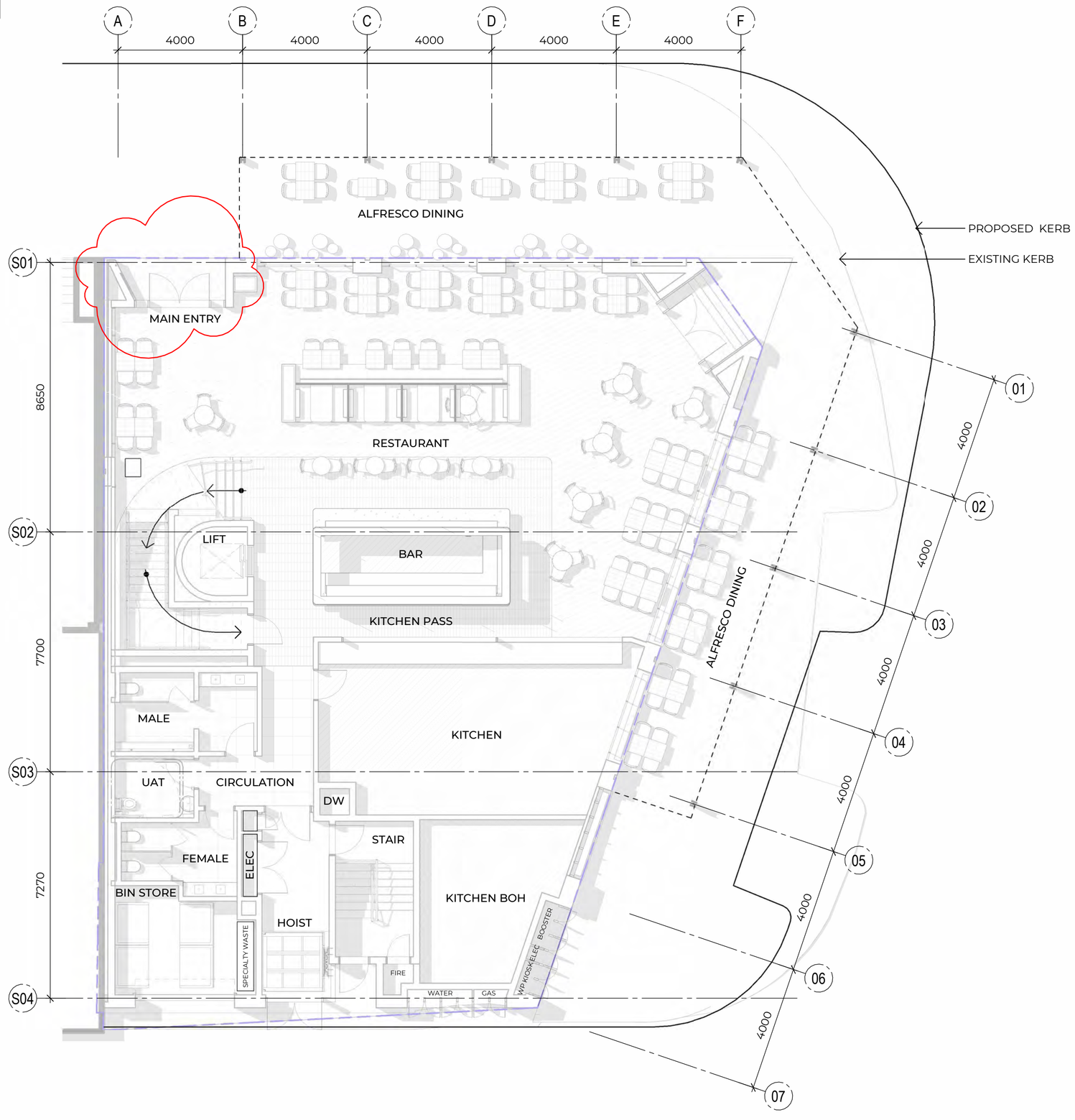
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Sheet title
Ground Level

Project no.
160849

Sheet no.
DA_004

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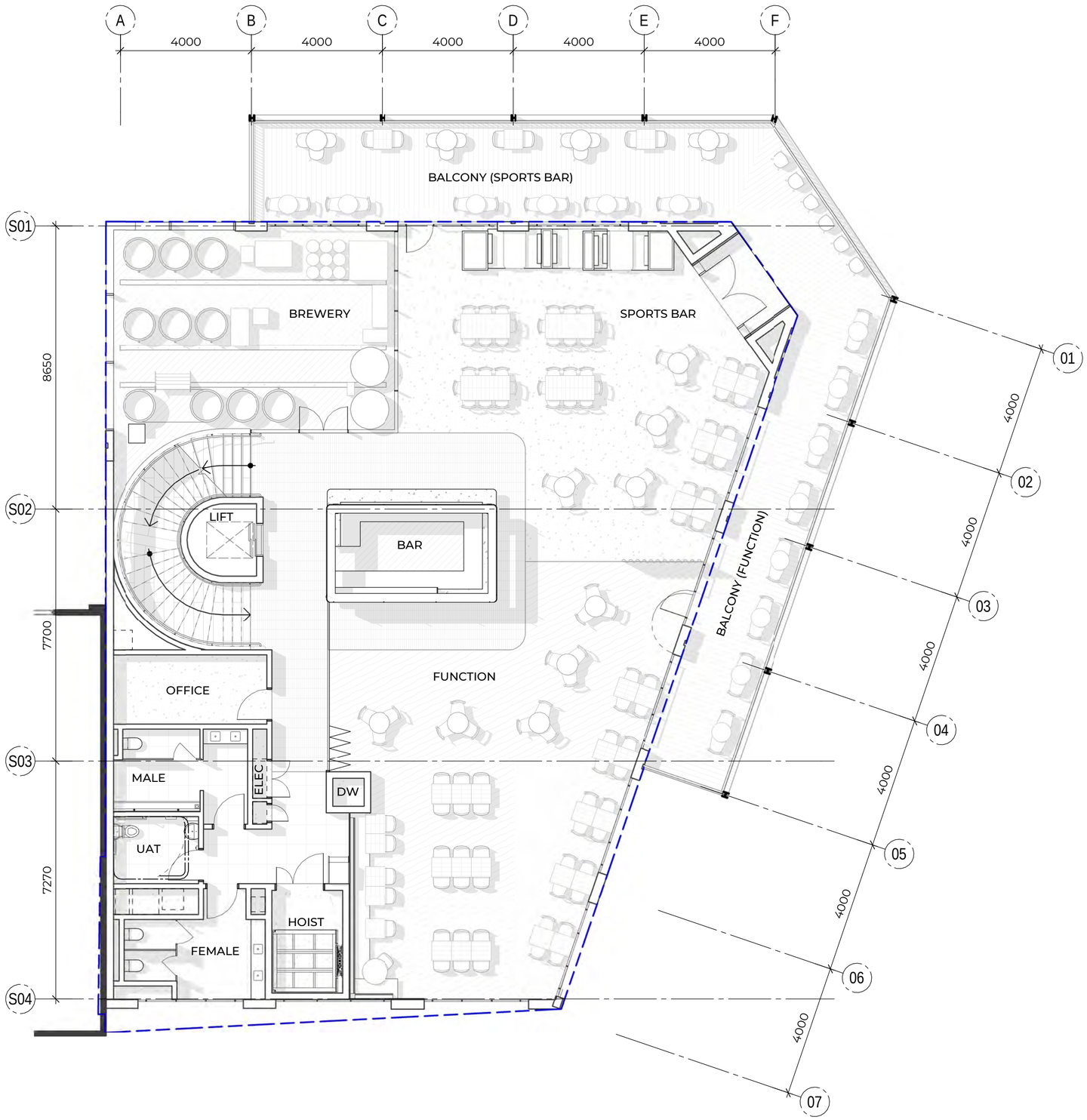
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Sheet title
First Level

Project no.
160849

Sheet no.
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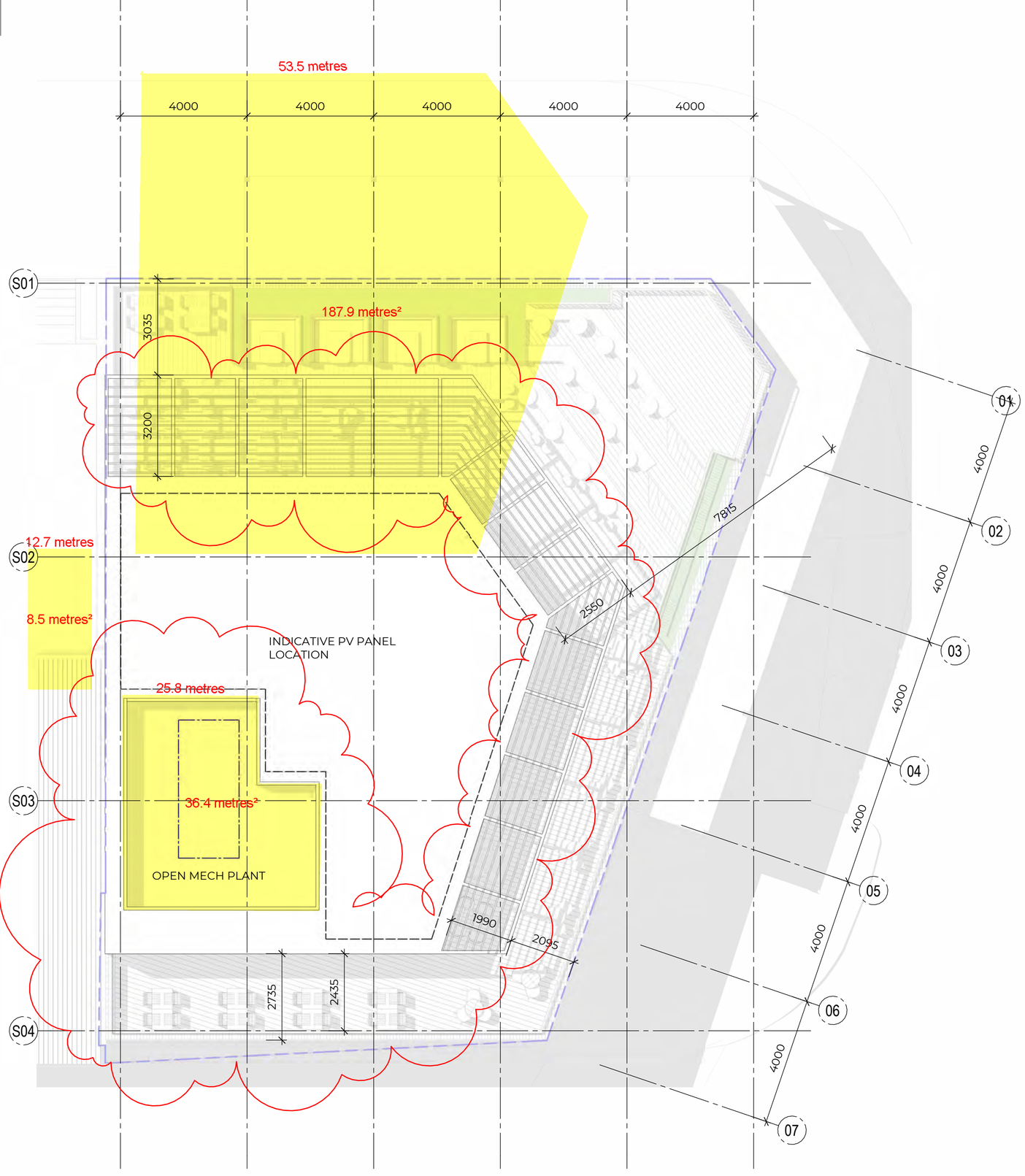
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Sheet title
Second Level

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Revision **2**
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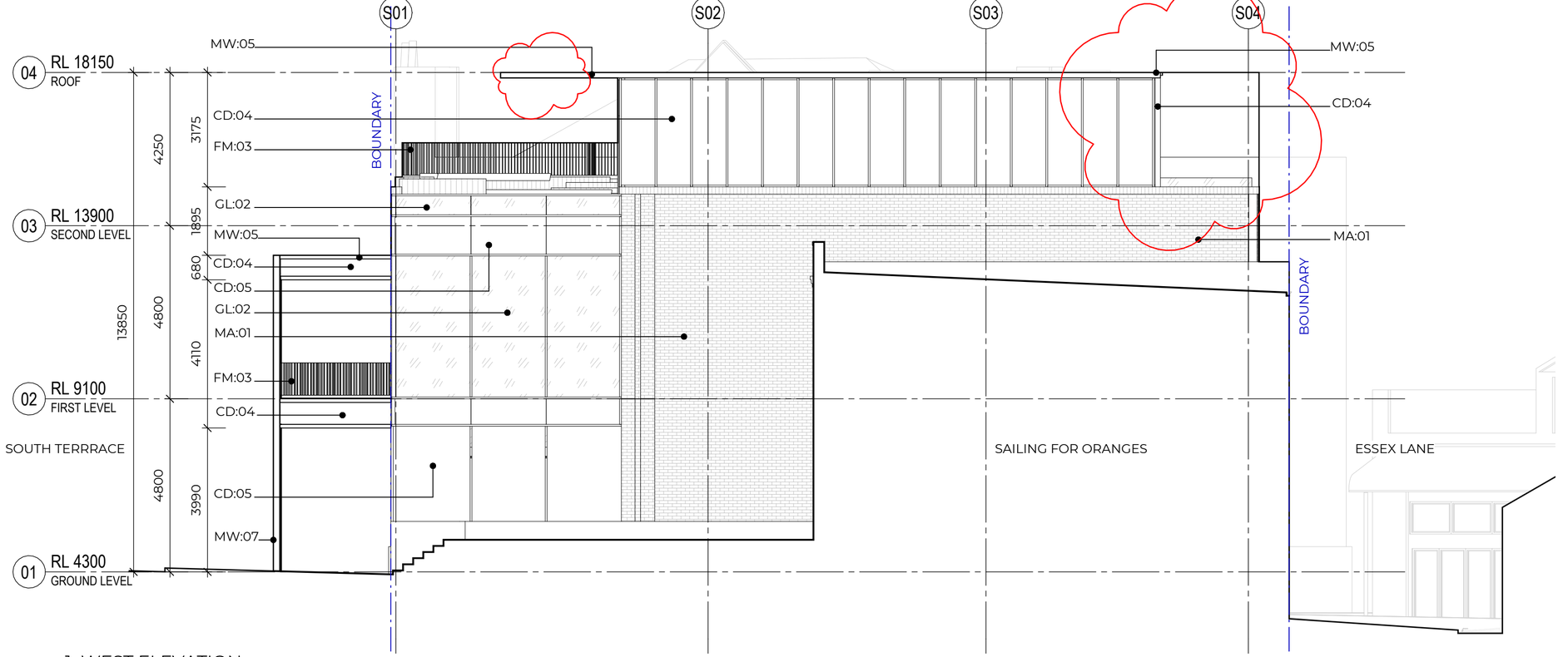
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Sporting Globe Fremantle

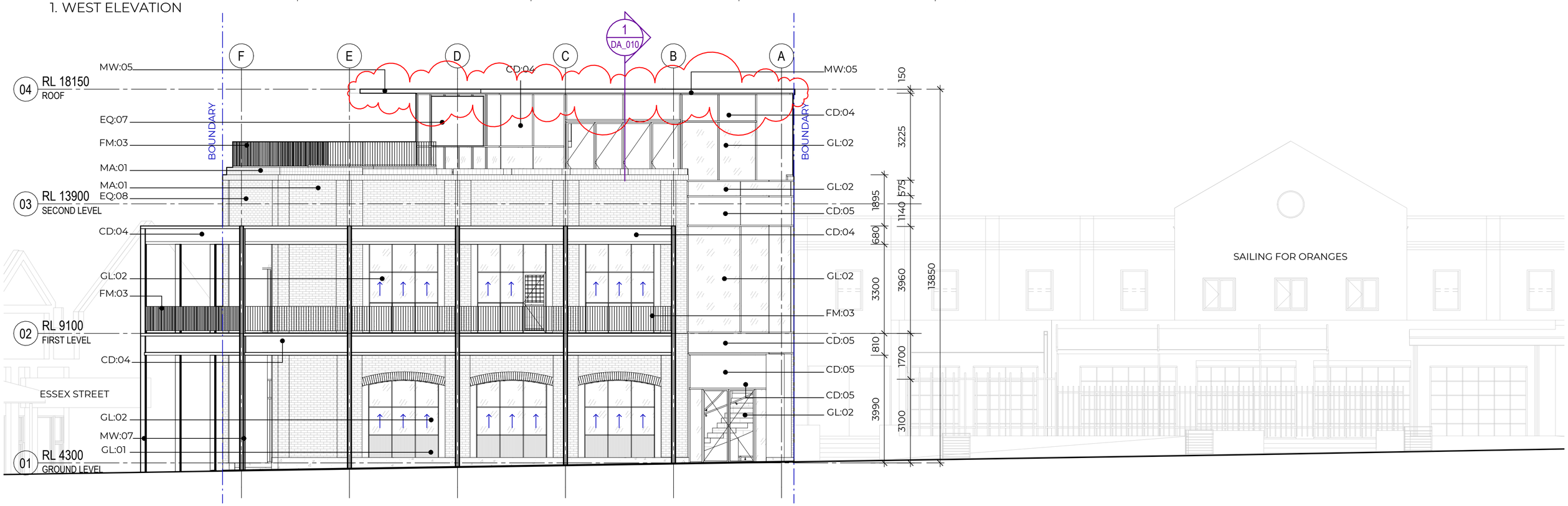
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Roof Level

Project no. **160849**
Sheet no. **DA_007**
Scale **1 : 100**
Revision **3**
Sheet size **A2**
Date **07/13/23**

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1. WEST ELEVATION



2. NORTH ELEVATION

LEGEND

CD:04	METAL CLADDING NATURAL BRUSHED FINISH
CD:05	METAL CLADDING CUSTOM / MANOR RED FINISH
DR:07	METAL ROLLER SHUTTER DOOR
EQ:07	3.5m LED TV SCREEN
FM:03	VERTICAL FLAT BAR METAL BALUSTRADE
GL:01	FLUTED PATTERNED WINDOW GLAZING
GL:02	CLEAR WINDOW GLAZING IN OPERABLE (VERTICAL SLIDING) ALUMINIUM FACADE SYSTEM
GL:03	OPAQUE GLAZING (FRITTED)
MA:01	FACE BRICKWORK
MW:05	PROFILED ALUMINIUM FASCIA CAPPING
MW:07	STRUCTURAL STEEL COLUMN

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Project: Sporting Globe Fremantle

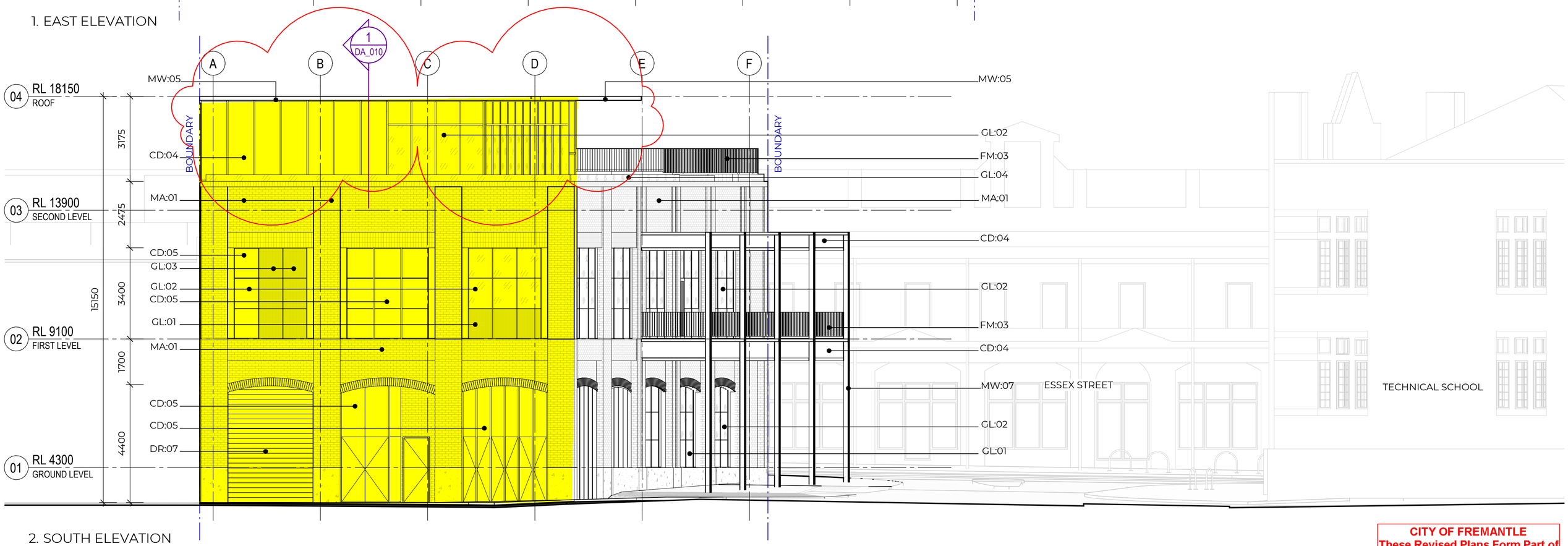
Sheet title: Elevations

Project no. 160849
Sheet no. DA_008
Scale 1 : 100
Revision 3
Sheet size A2
Date 07/13/23

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1. EAST ELEVATION



2. SOUTH ELEVATION

LEGEND

CD:04	METAL CLADDING NATURAL BRUSHED FINISH
CD:05	METAL CLADDING CUSTOM / MANOR RED FINISH
DR:07	METAL ROLLER SHUTTER DOOR
EQ:07	3.5m LED TV SCREEN
FM:03	VERTICAL FLAT BAR METAL BALUSTRADE
GL:01	FLUTED PATTERNED WINDOW GLAZING
GL:02	CLEAR WINDOW GLAZING IN OPERABLE (VERTICAL SLIDING) ALUMINIUM FACADE SYSTEM
GL:03	OPAQUE GLAZING (FRITTED)
MA:01	FACE BRICKWORK
MW:05	PROFILED ALUMINIUM FASCIA CAPPING
MW:07	STRUCTURAL STEEL COLUMN

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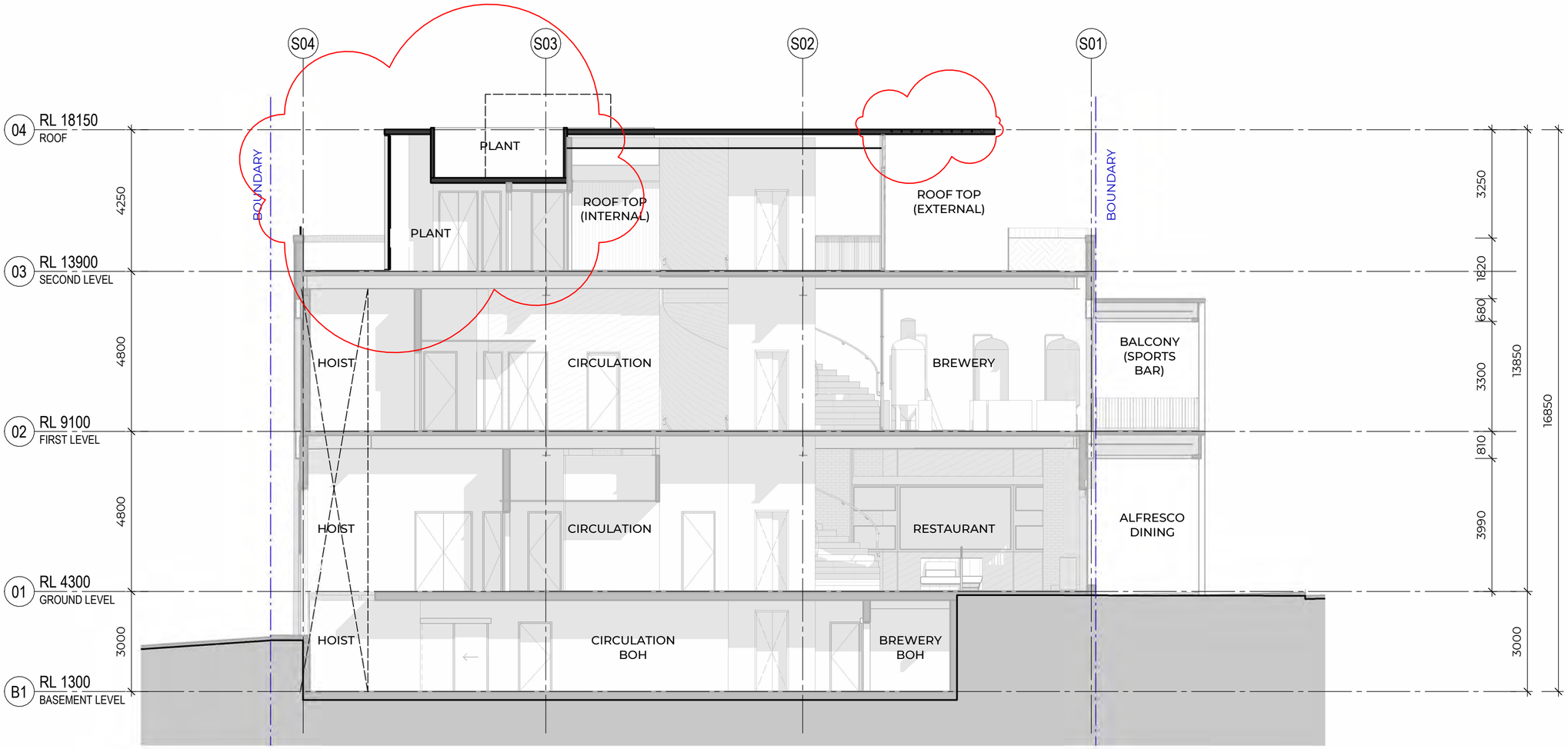
Client: Signature Hospitality Group

Project: Sporting Globe Fremantle

Sheet title: Elevations

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Sheet title
North-South Section

Project no. **160849**
Sheet no. **DA_010**
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Sheet size **A2**
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Waste Management Plan

37 South Terrace, Fremantle

Prepared for Signature Hospitality Group

3 May 2023

Project Number: WMP23023

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DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	3/05/2023	DP	AB	DP

Approval for Release

Name	Position	File Reference
Dilan Patel	Project Manager – Waste Management Consultant	WMP23023-02_Waste Management Plan_1.0
Signature	Dilan Patel Digitally signed by Dilan Patel Date: 2023.05.03 10:03:50 +08'00'	

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Executive Summary

Signature Hospitality Group is seeking development approval for the proposed Sporting Globe Fremantle development located at 37 South Terrace, Fremantle (the Proposal).

To satisfy the conditions of the development application the City of Fremantle (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	14,831	1,100L	Three	Five times each week	Private Contractor
Recycling	3,937	1,100L	One	Four times each week	Private Contractor

A private contractor will service the Proposal from Essex Lane.

Site management will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Signature Hospitality Group is seeking development approval for the proposed Sporting Globe Fremantle development located at 37 South Terrace, Fremantle (the Proposal).

To satisfy the conditions of the development application the City of Fremantle (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by South Terrace to the north, Essex Street to the east, Essex Lane to the south and commercial developments to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

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2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables have been calculated based on the floor area (m^2) of the waste generating areas, as follows:

- Ground Level Bar – 15m^2;
- Restaurant – 159m^2;
- Alfresco Dining – 127m^2;
- Brewery – 54m^2;
- Sports Bar – 98m^2;
- Balcony Sports Bar – 72m^2;
- First Level Bar – 21m^2;
- Function – 104m^2;
- Balcony Function – 38m^2;
- Office – 10m^2;
- Second Level Bar – 18m^2;
- Roof Top – 88m^2; and
- Roof Top – 144m^2.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the Western Australian Local Government Association's (WALGA) *Commercial and Industrial Waste Management Plan Guidelines* (2014) with consideration given to City of Perth's *Waste Guidelines for New Developments* (Revision 5, effective from June 2019).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	Operational Days
Ground Level Bar	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	7
Restaurant	Restaurants - WALGA	660L/100m^2/day	130L/100m^2/day	7
Alfresco Dining	Restaurants - WALGA	660L/100m^2/day	130L/100m^2/day	7
Brewery	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
Sports Bar	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
Balcony Sports Bar	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
First Level Bar	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
Function	Function Room - Perth	200L/100m^2/day	100L/100m^2/day	2
Balcony Function	Function Room - Perth	200L/100m^2/day	100L/100m^2/day	2
Office	Offices - WALGA	10L/100m^2/day	10L/100m^2/day	7
Second Level Bar	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
Roof Top	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4
Roof Top	Licensed Club - WALGA	50L/100m^2/day	50L/100m^2/day	4

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2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 2-2. It is estimated that the commercial tenancies at the Proposal will generate 14,831L of refuse and 3,937L of recyclables each week.

Table 2-2: Estimated Waste Generation

Tenancies	Area (m^2)	Waste Generation Rate ($L/100m^2/day$)	Waste Generation (L/week)
Refuse			
Ground Level Bar	15	50	53
Restaurant	159	660	7,346
Alfresco Dining	127	660	5,867
Brewery	54	50	108
Sports Bar	98	50	196
Balcony Sports Bar	72	50	144
First Level Bar	21	50	42
Function	104	200	416
Balcony Function	38	200	152
Office	10	10	7
Second Level Bar	18	50	36
Roof Top	88	50	176
Roof Top	144	50	288
		Total	**14,831**
Recyclables			
Ground Level Bar	15	50	53
Restaurant	159	130	1,447
Alfresco Dining	127	130	1,156
Brewery	54	50	108
Sports Bar	98	50	196
Balcony Sports Bar	72	50	144
First Level Bar	21	50	42
Function	104	100	208
Balcony Function	38	100	76
Office	10	10	7
Second Level Bar	18	50	36
Roof Top	88	50	176
Roof Top	144	50	288
		Total	**3,937**

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3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

Note: the waste generation volumes are best practice estimates and the number of bins to be utilised represents the maximum requirements once the Proposal is fully operational. Bin requirements may be impacted as the development becomes operational and the nature of the tenants and waste management requirements are known.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse and recycling.

These internal bins will be collected by the staff/cleaners at least once each day and transferred to the Bin Storage Area for consolidation into the appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist staff and cleaners to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes			
	240L	360L	660L	1,100L
Depth	0.73	0.848	0.78	1.070
Width	0.59	0.680	1.26	1.240
Height	1.06	1.100	1.20	1.330

Reference: SULO Bin Specification Data Sheets

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse five times each week and recyclables four times each week.

Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

- Three 1,100L refuse bins; and
- One 1,100L recycling bin.

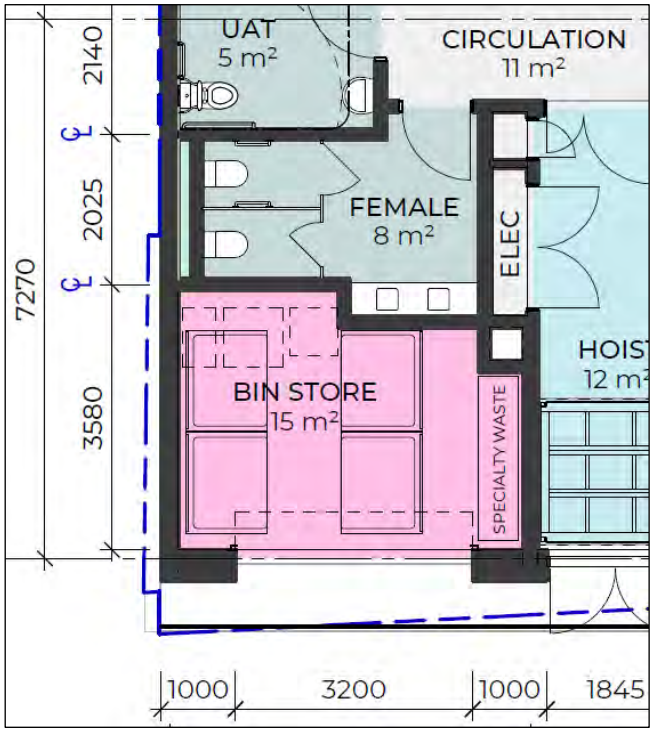
Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required			
		240L	360L	660L	1,100L
Refuse	14,831	13	-	5	3
Recycling	3,937	5	3	2	1

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The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown Diagram 1 represents the maximum requirements assuming five collections each week of refuse and four collections each week of recyclables.

Diagram 1: Bin Storage Area



3.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter into the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by site management during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

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4 Waste Collection

A private contractor will service the Proposal and provide three 1,100L bins for refuse and one 1,100L bin for recyclables.

The private contractor will collect refuse five times each week and recyclables four times each week utilising a rear loader waste collection vehicle.

The private contractor's rear loader waste collection vehicle will service the bins from Essex Lane. The private contractors waste collection staff will ferry the bins to and from the Bin Storage Area and the rear loader waste collection vehicle.

The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Essex Lane and pull up adjacent to the Bin Storage Area for servicing.

Once servicing is complete the private contractor's rear loader waste collection vehicle will continue in a forward motion along Essex Lane moving with traffic flow.

4.1 Bulk and Speciality Waste

Bulk and speciality waste materials will be removed from the Proposal as they are generated on an 'as required' basis, through the assistance of site management.

Adequate space has been allocated for the placement of cabinets/containers for collection and storage of specialty wastes that are unable to be disposed of within the bins in the Bin Storage Area. These may include items such as:

- Refurbishment wastes from fit outs;
- Batteries and E-wastes;
- White goods/appliances;
- Used Cooking Oil;
- Cleaning chemicals; and
- Commercial light globes.

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5 Waste Management

Site management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ensure all tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor tenant behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with tenants to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

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6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Three 1,100L refuse bins, collected five times each week; and
- One 1,100L recycling bin, collected four times each week.

A private contractor will service the Proposal from Essex Lane.

Site management will oversee the relevant aspects of waste management at the Proposal.

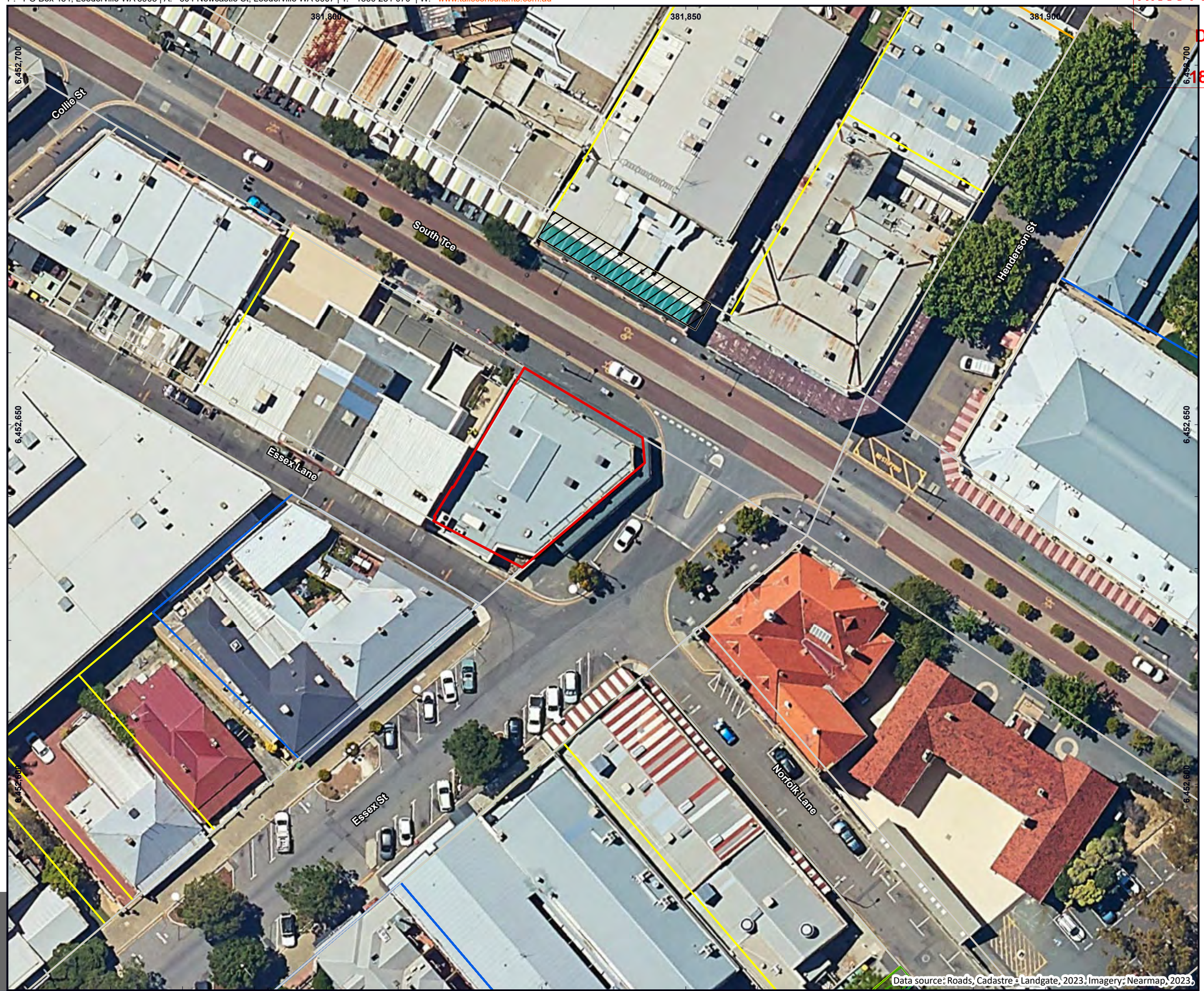
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Figures

Figure 1: Locality Plan

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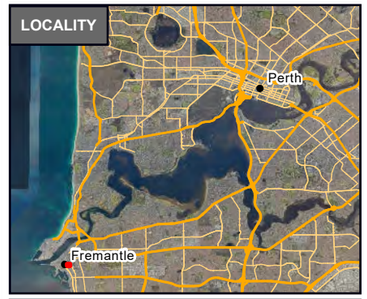


LEGEND

- Site Boundary
- Cadastre
- Easement
- Lease
- Crown Allotment
- Freehold
- Road
- Strata Plan or Lot

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LOCALITY



0 5 10 15 20 km

LOCALITY

37 South Terrace, Fremantle

Signature Hospitality Group

N 0 5 10 15 20 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:500

Prepared:	E Jackson	Date:	27/03/2023
Reviewed:	D Patel	Revision:	A
Project:	WMP23023		

talis consultants

Figure 01

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18 May 2023

Assets | Engineering | Environment | Noise | Spatial | Waste

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ESD Briefing Note

Full Circle Design Services

Project:	Sporting Globe – Fremantle
Service:	Sustainable Design
Subject:	ESD Overview – DA Phase
Revision:	B
Date:	21st June 2023
Author:	Graham Agar

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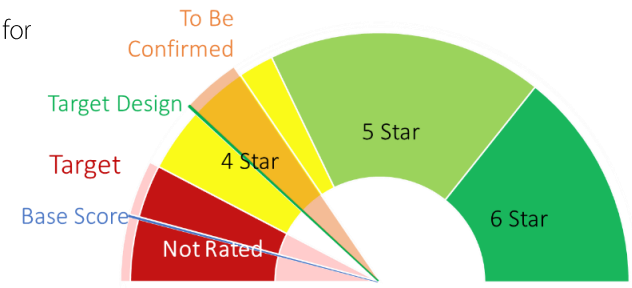
This briefing note provides a summary of the sustainable design strategy for the proposed redevelopment of 37 South Terrace in Fremantle. The site is an existing food tenancy, with plans to convert the site into a three storey + basement food and beverage outlet.

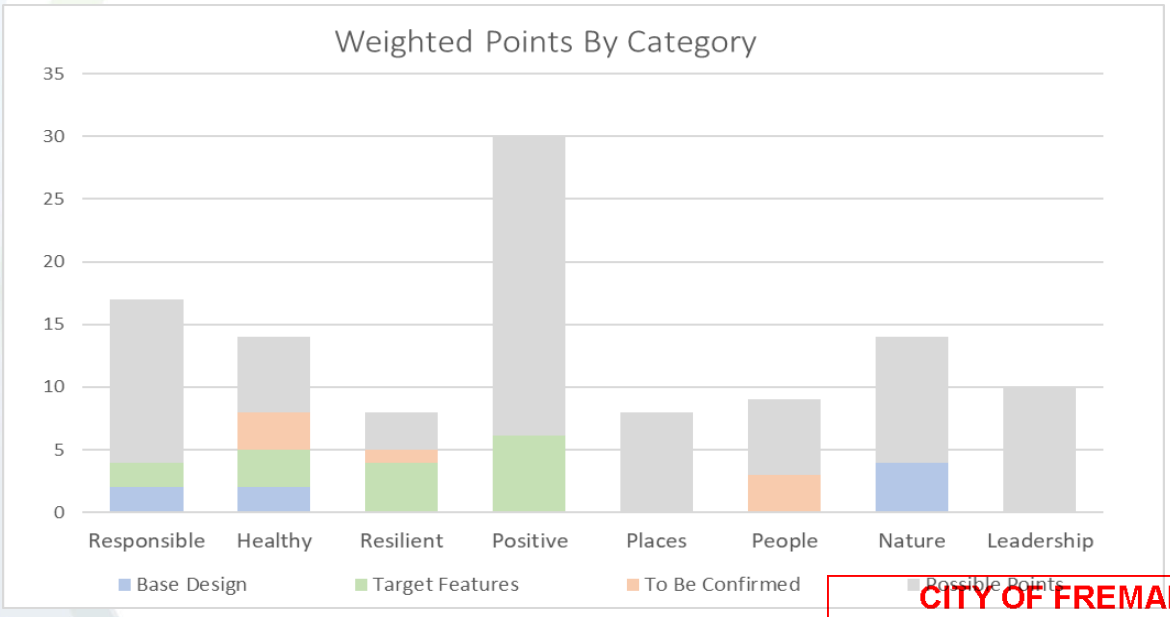
The design intends to demonstrate best practice in sustainable design, using self-assessment against the Green Star Buildings tool to benchmark performance levels and compare the value of various potential features.

Overall, the project team are seeking to achieve at least 15% of the available Green Star credits – the 4-Star certification threshold. The current pathway identifies 25% of credits as targeted – around 50% margin.

The services and architectural design is not yet full resolved, however, the project team have identified a preferred pathway to meet this performance level, including features such as:

- Climate resilient design – 10% Envelope Improvement over BCA
- Independent Commissioning Verification
- Selection of certified sustainable products for flooring, paints and insulation
- Increased outside air rates and high proportion of naturally ventilated spaces
- Onsite air quality testing
- 30% reduction in energy use over standard practice
- Onsite renewable energy generation
- Low flow tapware and water efficiency
- Minimisation of fossil fuel use on site





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Green Star Credit List

Revision	Date	Reason for Issue
A	17th April 2023	Initial Review
B	21st June 2023	DRP Update

Project Name	37 South Terrace
Project Number	2022_065
Version	Buildings V1.1
Target Rating	4 Stars 15 Points
Buffer	10%
Client	Signature Hospitality Group
Local Council	City of Fremantle
Building Owner	Signature Hospitality Group
Building Tenant	Signature Hospitality Group

ESD Consultant	FCDS	GFA (m2)	1,458.0
Project Manager	Signature	Site Area (m2)	427
Architect	Woods Bagot	Type	Food and Beverage
Quantity Surveyor	QS	UFA	1,458.0
ICA	ICA	Car Bays	0
Building Surveyor	Surveyor	Occupants	20

Project Team		
Main Contractor	Builder / Main Contractor	
Discipline	Consultant	Contractor
Mechanical	Mechanical Consultant	Mechanical
Electrical	Electrical Consultant	Electrical
Fire	Fire Consultant	Fire Contractor
Hydraulic	Hydraulic Consultant	Plumber
Civil	Civil Consultant	Civil
Structural	Stantec	Structure
Façade	Stantec	Façade
Lift	Lift Consultant	Lift
Landscape	Landscape Consultant	Landscape
Specialists		
Acoustic Engineer	Acoustics	
Waste Consultant	Waste Design	
Transport Planner	Transport Engineer	
Life Cycle Modeller	ICA Analyst	
Climate Change	CCAR	

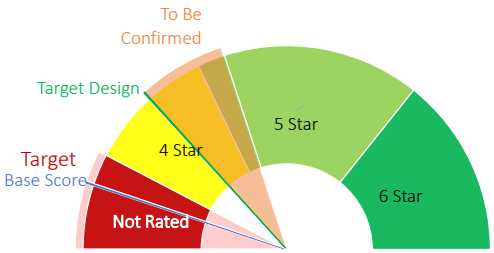
Target Design Features

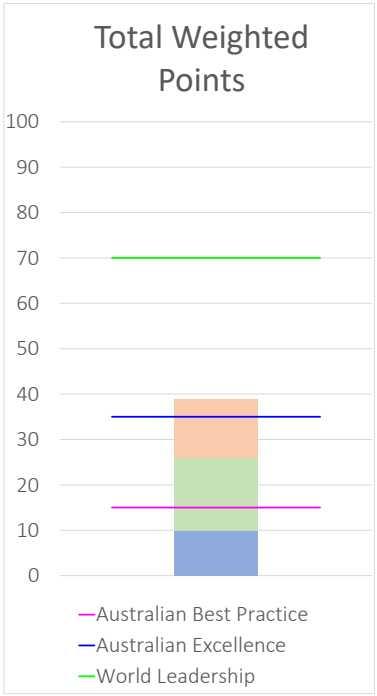
Credit	Points	Comment
P26.1 - Life cycle Impacts	2	To be reviewed with LCA practitioner if appointed
R9.1 - Responsible Finishes	1	Design will target responsible finishes within occupied areas.
H12.3 - Impact Noise Transfer	1	Design is expected to maintain noise separation.
P25.2 - Improved Water Performance	3	Low flow tapware would meet this requirement
H12.2 - Acoustic Separation	1	Kitchen is separated from occupied space.
R16.2 - Climate Change Risk and Adaptation Assessment	1	Designers will target envelope performance improvement over BCA minimum.
R17.1 - Comprehensive Risk Assessment	2	FCDS can carry out a base level review to identify these risks.
P22.2 - Net Zero Path	3	Requires building energy model and justification. Project would be expected to comply based on passive design and provision of 20kW PV Array.
R20.1 - Active Generation and Storage Systems	1	20kW PV array would meet this requirement and deliver an economically beneficial outcome for the centre.
R3.9 - Soft Landings Approach	1	Project requires the use of an ICA or the completion of the soft landings approach.
H10.3 - Provision of Outdoor Air	1	Design is expected to meet the requirements of AS 1668.4 for all occupied spaces.
R5.1 - Risk and Opportunity Assessment	1	Risk reviewv of procurement can be of benefit for the contractor - to be reviewed.
H13.4 - On Site Toxicity Testing	1	Onsite review of VOC and formaldehyde content would verify performance outcome but at a high cost.
P23.3 - 100% Renewable Energy	3	Offset of fossil fuels from minor uses provides limited value other than the credit points.
P24.1 - Net Zero Path	2	Selection of GWP < 10 is not commercially feasible for this project. Limits product selection.
P24.2 - Emission Elimination	2	Offset is considered a significant cost.
P25.3 - Exceptional Water Performance	3	Credit requires grey water or large scale rainwater reuse.
P23.2 - 100% Renewable Electricity	3	Cost of offsetting energy consumption considered significant. Not being pursued.

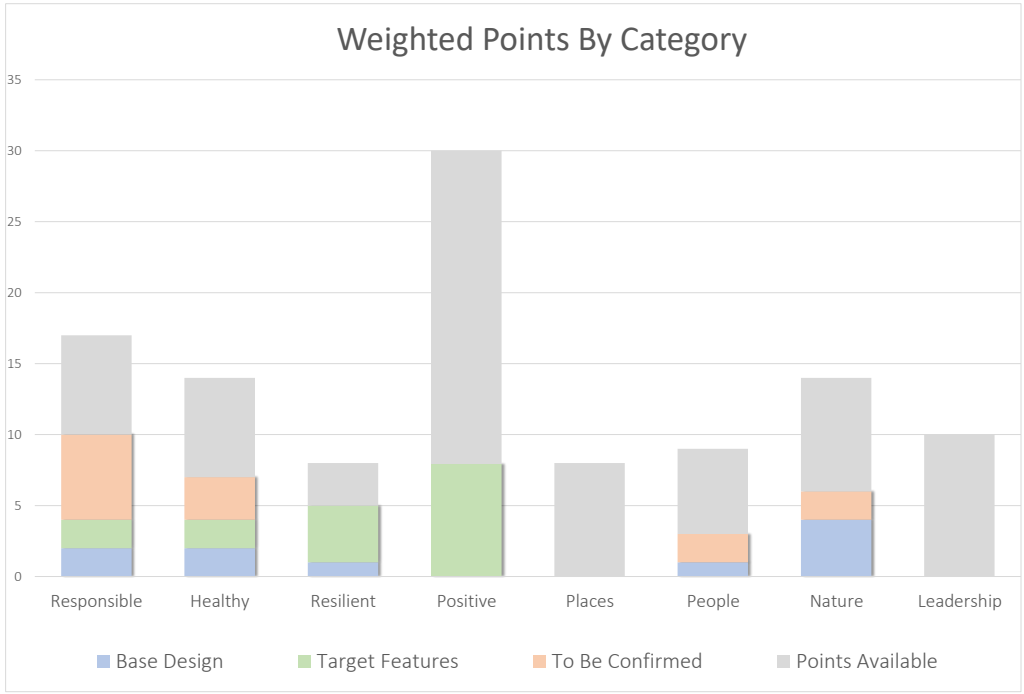
This is FCDS self-assessment of the proposed redevelopment of 37 South Terrace. This scorecard is in no way equivalent to a formal review or certification by the Green Building Council and is intended to demonstrate how the design team intends to meet their target of 'Australian Excellence' in sustainable design.
Credits are classifed as follows:
Target Features refers to sustainable design initiatives selected and expected to be implented by the project team.
To be Confirmed credits are features which are not currently documented but may be implemented by the project team, depending on design development.

Category	Available Points	Base Design	Target Features	To Be Confirmed	Not Achieved
Responsible	17	2	2	6	7
Healthy	14	2	2	3	7
Resilient	8	1	4	0	3
Positive	30	0	8	0	22
Places	8	0	0	0	8
People	9	1	0	2	6
Nature	14	4	0	2	8
Leadership	10	0	0	0	10
	100	10	16	13	61
		10.0	25.9	38.9	

Rating Achieved







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	Ref No.	Title	Aim of Credit	Sub-Element	Credit Criteria Summary	Design Team Actions	Key Stakeholder	Points Available	Base Design	Target Features	To Be Confirmed	Unlikely Points	Comments
Responsible	R1.1	Industry Development	The development facilitates industry transformation through partnership, collaboration and data sharin	Green Star Accredited Professional	The building owner or developer appoints a Green Star Accredited Professional, discloses the cost of sustainable building practices to the GBCA, and markets the building's sustainability achievements.	Appoint a GSAP as part of the project team.	FCDS	1					FCDS are completing this scope. Sustainable design information will be available through FCDS reporting and development marketing material.
	R1.2			Financial Transparency		The project team must complete, and include in the submission, the Green Star Financial Transparency Disclosure Template. The template assists the project team to submit the cost of sustainable building practices of the project including design, construction and documentation to the GBCA	FCDS						FCDS will complete this scope.
	R1.3			Marketing Excellence		* Complete Green Star Case Study * Detail Sustainability Achievements to Stakeholders * Display Green Star Certification Prominently	FCDS, Woods Bagot, Signature Hospitality Group & Signature						Project is not targeting formal certification.
	R2.1	Responsible Construction	The builder's construction practices promote the reduction of impacts and opportunities for improved environmental outcomes.	Environmental Management System	The builder's construction practices reduce impacts and promote opportunities for improved environmental and social outcomes.	The builder or head contractor (responsible party) must have a formalised systematic and methodical approach to planning, implementing and auditing in place during construction. From the start of construction the builder or head contractor must implement an Environmental Management Plan (EMP) which must be project specific and cover the entire project scope including all construction activities.	Builder / Main Contractor	Minimum Requirement	Met				FCDS will specify contractor compliance with this requirement.
	R2.2			Construction and Demolition Waste Diversion		Projects must divert at least 80% of construction and demolition waste from landfill.	Builder / Main Contractor	Minimum Requirement	Met				Contractor to use Instant waste or similar.
	R2.3			ESD Training		The head contractor must provide the following training to 95% of all contractors and subcontractors present on site for at least three days.	Builder / Main Contractor	Minimum Requirement	Met				Contractor to add ESD training to site induction
	R2.4			Construction and Demolition Waste Diversion - Exceptional		Projects must divert at least 90% of construction and demolition waste from landfill.	Builder / Main Contractor	1	1				Considered standard practice when specified.
	R3.1	Verification and Handover	The building has been optimised and handed over to deliver a high level of performance in operation.	Environmental performance targets	The building has been commissioned and will be tuned. The building was set up for optimum ongoing management due to its appropriate metering and monitoring systems. The project team create and deliver operations and maintenance information to the facilities management team at the time of handover. Information is available to building users on how to best use the building	Set environmental performance targets prior to construction and document them within an OPR (Owners Project Requirements)	FCDS	Minimum Requirement	Met				FCDS will generate OPR as part of ESD consultant Scope.
	R3.2			Services and maintainability review		Complete a services and maintainability review prior to construction.	ICA	Minimum Requirement	Met				Contractor will lead this review.
	R3.3			Building Commissioning		Commission the building in accordance with recognised best practice international standards, including a building envelope test. A specific building envelope pressure test plan and schematic are to be developed.	ICA & Mechanical Consultant	Minimum Requirement	Met				Mechanical / ESD scope will be required to include creation of plan and schematic
	R3.4			Building Systems Tuning		Engage a buoilding tuning service provider and tune the building for at least 12 months.	Signature Hospitality Group, FCDS & Signature	Minimum Requirement	Met				Building tuning to be undertaken post practical completion.
	R3.5			Metering and Monitoring		Provide accesible energy and water metering for all common uses, major uses, and major sources, connected to a monitoring system capable of capturing and processing the data produced by the meter	FCDS, Mechanical Consultant, Hydraulic Consultant & Electrical Consultant	Minimum Requirement	Met				Electrical design includes meters. Meter monitoring system to be added.
	R3.6			Operation and Maintenance Information		Provide operations and maintenance information for all nominated building systems to the building owner (or designated representative).	FCDS, Mechanical Consultant, Hydraulic Consultant & Electrical Consultant	Minimum Requirement	Met				O+M Documentation is not problematic.
	R3.7			Building Log Book		Develop a building log book to present to the building owner (or designated representative) before practical completion of the project	FCDS, Mechanical Consultant, Hydraulic Consultant & Electrical Consultant	Minimum Requirement	Met				FCDS will generate the log book with assistance from project team and contractors.
	R3.8			Building User Information		All building user information must be available to the building owner and facilities management team at the time of practical completion.	Builder / Main Contractor, FCDS, Mechanical Consultant, Hydraulic Consultant & Electrical Consultant	Minimum Requirement	Met				O+M Documentation is not problematic.
	R3.9			Soft Landings Approach	An independent level of verification is provided to the commissioning and tuning activities through the involvement of an independent commissioning agent, or through a soft landings approach that involves the future facilities management team. For large projects (>$20M) both must occur.	Deliver Soft Landings Approach for the project, including involving the FM team and/or Owners Representative across commissioning and handover, development of the Operations and Maintenance Manuals, Sign off on Operations and Maintenance Manuals and be trained before handover.	Signature Hospitality Group, ICA & Signature	1		1			Project requires the use of an ICA or the completion of the soft landings approach.
	R3.10			Independent Commissioning Agent		Appoint an independent commissioning agent (ICA) to act an advocate for and reports directly to the project owner.	Signature Hospitality Group, ICA & Signature						

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Responsible	R4.1	Operational Waste	Operational waste can be separated and recovered in a safe and easy manner.	Separation of Waste Streams	The project team must demonstrate the building is designed to allow effective management of operational waste by: • Separating waste streams; • Providing a dedicated and adequately sized waste storage area; and • Ensuring easy and safe access to waste storage areas for both occupants and waste collection contractors.	The building must provide labelled and accessible bins or storage containers to building occupants to enable them to separate their waste. At least four waste streams are to be collected, each at >1% of annual operational waste, with any waste stream over 5% (other than food) of the annual volume provided with dedicated collection points.	Signature Hospitality Group, Waste Design & Woods Bagot	Minimum Requirement	Met				Additional waste stream separation to be planned.
	R4.2			Dedicated Waste Storage		A dedicated area, or areas, for the storage and collection of the applicable waste streams must be provided. The storage area must be sized to accommodate all bins or containers, for all applicable waste streams, for at least one collection cycle.	Waste Design & Woods Bagot	Minimum Requirement	Met				As above
	R4.3			Access to Waste Storage Area		The storage area(s) must have easy and safe access by collection vehicles and cleaning staff	Signature Hospitality Group, Waste Design & Woods Bagot	Minimum Requirement	Met				Waste storage will need to be integrated throughout the tenancy with a plan to maintain segregation.
	R4.4			Qualified Waste Auditor		A waste specialist and/or contractor must sign-off on the designs to confirm they are adequately sized and located for the safe and convenient storage and collection of the waste streams identified	Signature Hospitality Group, Waste Design	Minimum Requirement	Met				Expectation that Signature Group will manage waste planning.
	R5.1	Responsible Procurement	The procurement process for all products, materials, and services for the building's design and construction follows best practice environmental and social principles.	Risk and Opportunity Assessment	The building's design and construction procurement process follows ISO 20400 Sustainable Procurement - Guidance and at least one identified supply chain risk and opportunity is addressed.	Undertake a risk and opportunities assessment of its supply chain to identify environmental and social risks and opportunities.	Builder / Main Contractor, FCDS & Woods Bagot	1					Risk revivew of procurement can be of benefit for the contractor - to be reviewed.
	R5.2			Responsible Procurement Plan		Develop and implement a plan to mitigate and manage identified risks and drive implementation of identified opportunities.	Builder / Main Contractor, FCDS & Woods Bagot						
	R6.1	Responsible Structure	The building's structure is comprised of responsibly manufactured products.	Responsible Structure	80% of all structural components (by cost) meet a Responsible Products Value score of at least 10	• Industry specific environmental product declarations (EPD) - 2 Points • Product specific environmental product declarations (EPD) - 4 Points • ISO14001 certification - 3 Points • Reused Product - 15 Points • FSC Certified - 10 Points • Best Practice PVC Certified - 5 Points	Stantec & Woods Bagot	3			3		Building has limited reuse of structure. Potential for compliance to be reviewewd with contractor.
	R6.2			Responsible Structure - Exceptional	In addition, one of the following is met: • 10% of all products in the structure (by cost) meet a Responsible Products Value score of at least 15; OR • 30% of all products in the structure (by cost) have an average Responsible Products Value score of at least 12.		Stantec & Woods Bagot	2					
	R7.1	Responsible Envelope	The building's envelope is comprised of responsibly manufactured products.	Responsible Envelope	60% of all building envelope components (by cost) meet a Responsible Products Value score of at least 10.	• Industry specific environmental product declarations (EPD) - 2 Points • Product specific environmental product declarations (EPD) - 4 Points • ISO14001 certification - 3 Points • Reused Product - 15 Points • FSC Certified - 10 Points • Best Practice PVC Certified - 5 Points	Stantec, Stantec & Woods Bagot	2			2		Building envelope will consider the use of carbon neutral bricks and the like.
	R7.2			Responsible Envelope - Exceptional	In addition, one of the following is met: • 10% of all products in building envelope (by cost) meet a Responsible Products Value score of at least 15. OR • 25% of all products in the building envelope (by cost) have an average Responsible Products Value score of at least 12.		Stantec, Stantec & Woods Bagot	2					
	R8.1	Responsible Systems	The building's mechanical, hydraulic, transportation and electrical systems are comprised of responsibly manufactured products.	Responsible Systems	20% of all active building systems (by cost) meet a Responsible Products Value score of at least 6.	• Industry specific environmental product declarations (EPD) - 2 Points • Product specific environmental product declarations (EPD) - 4 Points • ISO14001 certification - 3 Points • Reused Product - 15 Points • FSC Certified - 10 Points • Best Practice PVC Certified - 5 Points	Mechanical Consultant, Electrical Consultant, Fire Consultant, Hydraulic Consultant, Civil Consultant & Lift Consultant	1			1		Air conditioning, lighting and plumbing systems are considered likely to meet product specific EPD, ISO 114001 and Best Practice PVC requirements.
	R8.2			Responsible Systems - Exceptional	In addition, one of the following is met: • 5% of all active building systems (by cost) meet a Responsible Products Value score of at least 11. OR • 15% of all active building systems (by cost) have an average Responsible Products Value score of at least 8.		Mechanical Consultant, Electrical Consultant, Fire Consultant, Hydraulic Consultant, Civil Consultant & Lift Consultant	1					Additional credit not considered likely.
	R9.1	Responsible Finishes	The building's internal finishes (flooring, plasterboard, paints, ceilings, partitions, doors, internal windows etc.) are comprised of responsibly manufactured products and materials.	Responsible Finishes	60% of all internal building finishes (by area) meet a Responsible Products Value score of at least 7.	• Industry specific environmental product declarations (EPD) - 2 Points • Product specific environmental product declarations (EPD) - 4 Points • ISO14001 certification - 3 Points • Reused Product - 15 Points • FSC Certified - 10 Points • Best Practice PVC Certified - 5 Points	Woods Bagot & FCDS	1		1			Design will target responsible finsihes within occupied areas.
	R9.2			Responsible Finishes - Exceptional	In addition, one of the following is met: • 10% of all internal building finishes (by area) meet a Responsible Products Value score of at least 12. OR • 20% of all internal building finishes (by area) have an average Responsible Products Value score of at least 9.		Woods Bagot & FCDS	1					Unlikely to be achieved.

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Healthy	H10.0	Clean Air	Pollutants entering the building are minimised, and a high level of fresh air is provided to ensure levels of indoor pollutants are maintained at acceptable levels.	Ventilation System Attributes	Pollutants entering the building are minimised, and a high level of fresh air is provided to ensure levels of indoor pollutants are maintained at acceptable levels. Compliance is to be demonstrated for > of regularly occupied area	Ventilation systems are to comply with AS 1668.2 2012 and ASHRAE Standard 62.1:2013 for minimum separation between openings, outdoor intakes and sources of pollution. All new and existing ductwork is to be cleaned prior to occupation.	Mechanical Consultant	Minimum Requirement	Met				Basic requirement for mechanical design. No issues with this requirement.
	H10.1			Provision of Outdoor Air		Provide outdoor air to each space in the nominated area at a rate greater than the minimum required by AS 1668.2:2012 by 50% **or** Monitor and control CO2 levels <800ppm during design occupancy **or** Residential Buildings demonstrate best practice approach to outside air and prevention of mould.	Mechanical Consultant						Designers intend to use natural ventilation to meet outside air targets,
	H10.2			Exhaust or Elimination of pollutants		Select and utilise low emissions equipment; printers, stoves, vehicles etc. **and/or** Exhaust sources of pollutants directly to outside and physically separate them from occupants.	Signature Hospitality Group, Signature, Woods Bagot & Mechanical Consultant						Contaminated areas will be provided with an exhaust system.
	H10.3			Ventilation System Attributes	The building's ventilation systems allow for easy maintenance, and high levels of outdoor air are provided.	Provide adequate access to both sides of all moisture and debris-catching components for maintenance within the air distribution system.	Mechanical Consultant	2					Ducted fan coil units with MERV filtration and shallow coils can achieve this outcome.
	H10.3			Provision of Outdoor Air		Provide outdoor air to each space in the nominated area at a rate greater than the minimum required by AS 1668.2:2012 by 100% or Monitor and control CO2 levels <700ppm during design occupancy or Meet the requirements of AS 1668.4 2012.	Mechanical Consultant						Design is expected to meet the requirements of AS 1668.4 for all occupied spaces.
	H11.1	Light Quality	The building provides good daylight and its lighting is of high quality.	Minimum lighting comfort	The building provides adequate levels of daylight and good lighting levels suitable for the typical tasks in each space.	• All lighting must be flicker-free; • Light sources must have a minimum Colour Rendering Index (CRI) average R1 to R8 > 85, and a CRI R9> 50r; • Light sources must meet best practice illuminance levels for each task within each space type • The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006 • All light sources must have a minimum of 3 MacAdam Ellipses.	Electrical Consultant	Minimum Requirement	Met				Limited issues for most spaces.
	H11.2			Glare		Glare from light sources must be limited within the nominated area. Bare light sources must be fitted with baffles, louvers, translucent diffusers, ceiling design, or other means **or** Unified Glare Rating (UGR), as estimated from the manufacturers data sheets for a standard room, must not exceed the maximum values listed in Table 8.2 of AS/NZS 1680.1:2006. Where the nature of the tasks, layout and surface reflectance in a space are not known (e.g. shell and core) the lighting system must comply with the Luminaire selection system as detailed in Clause 8.3.4 of AS/NZS 1680.1:2006.	Woods Bagot & FCDS						Opal diffusers for LEDs should achieve these requirements.
	H11.3			Daylight		• Maximise the number of occupants that are in or near daylit areas during their daily activities for all building types; • Ensure regularly occupied spaces are in reasonable proximity to glazed façades, windows or skylights; • Control or mitigates glare in the daylit spaces; • Maximise daylight to spaces that prioritise learning, healing, and living: • Provide building occupants with unrestricted access to daylit indoor common spaces.	Woods Bagot & FCDS						Design includes excellent access to natural light
	H11.4			Daylight - Credit	The building provides either or both best practice Artificial Lighting and best practice access to daylight.	For residential buildings, 60% of the combined living and bedroom area of each apartment unit must comply with the daylight requirements. Kitchens are not included in the calculations. The daylight levels must also be present in at least 20% of the area of each bedroom and living area. Residential buildings and hospitality buildings must provide room blackout blinds or curtains to all bedrooms. If blinds or curtains are part of a packaged décor, all blinds offered for the bedroom décor must be blackout blinds.	Woods Bagot & FCDS	2	2				Current design is expected to meet these requirements.
	H11.5			Artificial Lighting		• The walls within the field of view of occupants in regularly occupied spaces must have an average surface reflectance value of 0.70 and an average surface illuminance of at least 50% of the horizontal illuminance levels required for task. • Vertical illuminance in workspaces: ensure that 50% of the horizontal task illuminance reaches the average eye height for 90% of primary spaces using vertical illuminance calculation grid.	Electrical Consultant	2			2		To be reviewed with designer and lighting modeller in due course.
	H12.1	Acoustic Comfort	The building provides acoustic comfort for building occupants.	Internal Noise Levels	An Acoustic Comfort Strategy is prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants.	Internal ambient noise levels in the nominated areas must be no less than 5 dB below the lower range value and no greater than the upper range value relevant to the activity type in each space as recommended in AS/NZS 2107.	Acoustics, Mechanical Consultant & Woods Bagot	Minimum Requirement	Met				Acoustic consultant to be appointed to review and optimise design as well as measuring performance at completion.
	H12.2			Acoustic separation	The building is designed and tested to achieve minimum acoustic performance requirements aligned with the Acoustic Comfort Strategy.	Address noise transmission between enclosed spaces within the nominated area either by sound privacy or insulation.	Acoustics & Woods Bagot	2		1			Kitchen is separated from occupied space.
	H12.3			Impact Noise Transfer		Floors above nomiated areas or adjacent spaces belonging to different tenancies which share a floor must not exceed dB LnT,w: – 55 for floors above residential accommodation spaces – 60 for all other spaces	Acoustics & Woods Bagot			1			Design is expected to maintain noise separation.

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Healthy	H13.1	Exposure to Toxins	The building's occupants are not directly exposed to toxins in the space they work, play, or live in.	Paints, adhesive, sealants and carpets	The building's paints adhesives, sealants, carpets, and engineered wood products are low or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.	Use low toxicity paints, adhesives, sealants and floor coverings.	Woods Bagot, Mechanical Consultant, Electrical Consultant, Fire Consultant, Hydraulic's	Minimum Requirement	Met				Commit to low toxicity paints, adhesives, sealants and floor coverings.
	H13.2			Engineered wood products		Use low emission formaldehyde composite or engineered wood products	Woods Bagot		Met				Commit to use of E0 joinery and composite wood products.
	H13.3			No lead, asbestos and PCBs		Undertake comprehensive site survey for Lead, PCB's and asbestos. Take appropriate remediation action where relevant.	Signature Hospitality Group		Met				No requirement, no existing buildings are being reused.
	H13.4			On Site Testing	On-site tests verify the building has low Volatile Organic Compounds (VOC) and formaldehyde levels.	Undertake performance testing on site at completion to confirm building meets target toxicity levels - TVOC < 0.27 ppm and Formaldehyde < 0.02ppm	FCDS & Signature Hospitality Group	2					Onsite review of VOC and formaldehyde content would verify performance outcome but at a high cost.
	H14.1	Amenity and Comfort	The building provides internal amenities that improve occupant experience of using the building.	Amenity and Comfort	The building has dedicated amenity rooms to act as parent room, a relaxation room, or an exercise room	Provide m2 dedicated room(s) to promite either inclusivity, mindfulness or exercise for rgular occupants. Room must be classified as either parent room, relaxation / meditation / prayer room or exercise room. Room must be at least 10m2 and 1m2 per 10 regular occupants or staff. Room must meet light quality, acoustic comfort and Design for Inclusion (where targeted) credits.	Woods Bagot	2					Design does not include amenity space for staff.
	H15.1	Connection to Nature	The building fosters connection to nature for building occupants.	Views	The building provides views, includes indoor plants, and incorporates nature-inspired design.	>60% of primary occupied spaces are within 8m of a compliant view.	Woods Bagot	1	Met				Design easily complies with the requirement for views.
	H15.2			Plants		Indoor plants must be provided in the nominated spaces. One or more plants in pots with a soil surface area totalling at least 500cm² for every 15m² of the primary spaces is required. Plants are to be supported by an ongoing2 year maintenance plan.	Woods Bagot & Signature Hospitality Group						Internal planting not included within current design.
	H15.3			Nature-InspiredDesign		Five additional nature-inspired design interventions must be provided in alignment with the following principles: • Elements that provide differing natural sensory experiences; • Elements that reflect natural and cultural patterns and forms; • Using natural materials; and • Natural motifs and art.	Woods Bagot				1		Integration of nature within the design can be readily accommodated.
	H15.4			Interaction	5% of the building's floor area/ or site area (whichever is greater) is allocated to nature in which occupants can directly engage with	Occupants can interact with nature either inside the building, or externally through a green wall or roof garden. At least 5% of the building's floor area/ or site area (whichever is greater) must be allocated to this opportunity. The allocated area must be accessible and have the necessary infrastructure to allow the activity to occur (for example water source/taps for irrigation, storage area for tools and equipment).	Signature Hospitality Group & Woods Bagot	1					Significant area of landscape, not within the project intent.
Resilient	R16.1	Climate Change Resilience	The building has been built to respond to the direct and indirect impacts of climate change.	Climate Change Resilience	The project team completes the climate change pre-screening checklist. The project team communicates the building's exposure to climate change risks to the applicant.	Complete climate change risk review checklist and issue to the building applicant.	CCAR	Minimum Requirement	Met				FCDS to complete detailed climate risk review.
	R16.2			Climate Change Risk and Adaptation Assessment	The project team develops a project-specific climate change risk and adaptation assessment for the building. Extreme and high risks are addressed.	Complete a detailed risk assessment and Mitigation strategy using an appropriately qualified professional . Ensure at least two and all Extreme and High risks are addressed.	Whole Deign Team	1		1			Designers will target envelope performance improvement over BCA minimum.
	R17.1	Operations Resilience	The building can respond to acute shocks and chronic stresses that can affect its operations over time.	Comprehensive Risk Assessmen	The project team undertakes a comprehensive review of the acute shocks and chronic stresses likely to influence future building operations.	Appoint a suitably qualified professional to undertake a detailed review of operations resolience including key shocks and stresses, such as infrastructure failuer, health pandemic, water security, increasing energy costs and rising cyber dependency	CCAR	2		2			FCDS can carry out a base level review to identify these risks.
	R17.2			Managing Risks	The building's design and future operational plan addresses any high or extreme system-level interdependency risks.	Provide design solutions to address at least two and all high and extreme risks.	CCAR supported by Whole Deign Team						Design team can provide potential mitigation to significant risks to project.
	R17.3			Addressing Power Loss	The building's design maintains a level of survivability and design purpose in a blackout.	Complete building performance assessment in black out conditions and provide appropriate design solutions to meet building purpose and provide a measure of survivability for occupants.	CCAR supported by Whole Deign Team						Blackout review not likely to identify any significant issues.
	R18.1	Community Resilience	The building contributes to improving the resilience of the community.	Community Resilience	The project team undertakes a needs analysis of the community, identifies shocks and stresses that impact the building's ability to service the community, and develops responses to manage these.	Appoint a qualified professional to develop a community resilience plan that identifies local community groups which rely on or interact (directly or indirectly) with the building. The plan must identify and address at least 2 and all high and extreme risks identified. Undertake at least one community capacity building activity prior to or during construction.	CCAR supported by Whole Deign Team	1					Community resilience is beyond the scope of this project.
	R19.1	Heat Resilience	The building reduces its impact on heat island effect.	Heat Island	At least 75% of the whole site area comprises of one or a combination of strategies that reduce the heat island effect.	Ensure >75% of site area is covered by materials which reduce heat island effect, including: * Vegetation and Green Roofs * Light Roofs (3 Year SRI>64 (flat roof) >34 (Pitched Roof) * Shaded or Light Hardscaping (3 Year SRI > 34) * Water bodies and/or water courses * Permanently Shaded site area	Woods Bagot & Landscape Consultant	1	1				Design is compliant with the provision of a light roof and paving.
	R20.1	Grid Resilience	The building contributes to the functioning of the grid as it transitions to a higher level of renewable energy capacity.	Active Generation and Storage Systems	The building meets one or several of the following: • Provides active generation and storage systems; • Has the infrastructure to deliver an appropriate demand response strategy; or • Has reduced its electricity consumption through passive design.	Design the building to have the capacity to reduce its electricity peak demand by 10% of the building's annual peak electricity demand for at least a one-hour period. The peak demand reduction can occur through thermal storage solutions (such as chilled water storage systems), by electricity storage solutions (batteries), or through renewable on-site generation.	Mechanical Consultant & Electrical Consultant	1		1			20kW PV array would meet this requirement and deliver an economically beneficial outcome for the centre.
	R20.2			Demand Response		Develop a strategy and systems to automatically shed 10% of a buildings peak electrical demand without affecting occupant amenity for at least 4 hours. Requires the BMS to have predictive capabilities and a demand management dashboard and automatic load shedding, including acceptance of external control signals. Strategy is to be commissioned and demonstrated as functional.	Mechanical Consultant & Electrical Consultant	1					Building is not expected to have a BMS. Compliance would require a solar array. Points and cost based on solar array above.
	R20.3			Passive Design Solutions		Deliver a naturally ventilated building which exceeds BCA requirements for building envelope performance. Alternatively, discuss options with the GBCA for alternate compliance.	FCDS & Woods Bagot	1					Building is provided with air conditioning.

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Positive	P21.1	Upfront Carbon Emissions	The building's upfront carbon emissions from materials and products have been reduced and offset.	Minimum Expectation	Reduce the building's upfront carbon emissions reductions through good design and material selection.	Complete the LCA Caclualtor and demonstrate that the building's upfront carbon emissions are at least 10% less than those of a reference building.	QS, ICA Analyst & Woods Bagot	Minimum Requirement	Met				Basic LCA analysis to be included by design team.
	P21.2			Net Zero Path		Employ an LCA professional to demonstrate the building's upfront carbon emissions are at least 20% less than those of a reference building - including any demolition works.	ICA Analyst, Signature Hospitality Group&Woods Bagot	3					LCA Analysis for the site will be undertaken by qualified professional .
	P21.3			Emissions Reduction		Employ an LCA professional to demonstrate the building's upfront carbon emissions are at least 20% less than those of a reference building - including any demolition works and all remaining emissions from Modules A1 – A5 are offset.	ICA Analyst, Builder / Main Contractor, Signature Hospitality Group&Woods Bagot	3					Desiesign team will utilise sustainable construction materials and processes to reduce building footprint.
	P22.1	Energy Use	The building has low energy consumption.	Minimum Expectation	Reduce the building's energy consumption in comparisson to BCA Section J minimum requirements. All systems and elements must exceed BCA minimum performance, irrespective of overall performance.	Complete building modelling and demonstrate that the building's energy use is at least 10% less than a reference building, excluding renewable generation on site. . For residential buildings, no individual apartment can be less than the larger number of: – The minimum NatHERS rating stated in the code, or – 6.5 star NatHERS rating.	FCDS	Minimum Requirement	Met				Design will exceed BCA minimum compliance requirements over façade and services efficiency.
	P22.2			Net Zero Path		Complete building modelling and demonstrate that the building's energy use is at least 20% less than a reference building, including renewable generation on site. .	FCDS	3		3			Requires building energy model and justification. Project would be expected to comply based on passive design and provision of 20kW PV Array.
	P22.3			Emissions Reduction		Complete building modelling and demonstrate that the building's energy use is at least 30% less than a reference building.	FCDS	3					Compliance with this credit requires an uneconomic PV Array.
	P23.1	Energy Source	The building's energy comes from renewables.	Zero Carbon Action Plan	Ensure the building does not require fossil fuels to operate and develops a detailed plan to achieve net carbon neutrality in operation.	Develop a zero carbon action plan and have it endorsed by the building owner. The plan is to address all Scope 1 and 2 emissions, including refrigerants on site and provide design requierments, including additional spatial and infrastructure upgrade required. The plan is to include a cost analysis including potential savings to design as net zero from practical completion.	FCDS, Hydraulic Consultant, Fire Consultant, Mechanical Consultant, Signature & Signature Hospitality Group	Minimum Requirement	Met				* Avoid all fossil fuels on site: - Solar with electric boost hot water - Offset diesel emissions from fire pumps - Reverse cycle heating
	P23.2			100% Renewable Electricity		The building is to ensure all electricity under the control of the building owner or operator must be accounted for and sourced from renewables. Tenant electricity can be excluded. Where this is achieved by off-site renewables, a 5 Year contract must be presented.	FCDS, Hydraulic Consultant, Fire Consultant, Mechanical Consultant, Signature & Signature Hospitality Group	3					Cost of offsetting energy consumption considered significant. Not being pursued.
	P23.3			100% Renewable Energy		In addition to the above, where the building includes infrastructure which can use fossil fuels to power building systems, the applicabt must demonstrate how it will not use fossil fuels during the building operation.	FCDS, Hydraulic Consultant, Fire Consultant, Mechanical Consultant, Signature & Signature Hospitality Group	3					Offset of fossil fuels from minor uses provides limited value other than the credit points.
	P24.1	Other Carbon Emissions	The building's emissions from refrigerants and remaining carbon sources are eliminated or offset.	Net Zero Path	Ensure the building's emissions from regrigerants and all other categories are eliminated or offset.	Utilise refrigerants with a GWP<10 or offset the GWP. Maintenance access must be provided to access and replace refrigerants.	Mechanical Consultant	2					Selection of GWP < 10 is not commercially feasible for this project. Limits product selection. Offset is considered a significant cost.
	P24.2			Emission Elimination		Eliminate all other emissions, including elements above plus; • Life-cycle emissions from modules B and C as calculated in Life Cycle Impacts; • Emissions from construction equipment use, and utilities during construction on site; and • Construction waste emission Alternatively, purchase offsets for 5 years of operational energy use at the current grid emissions coefficient.	Signature Hospitality Group	2					
	P25.1a	Water Use	The building has low water use.	Water Reduction - Prescriptive	Ensure the building meets minimum water performance requirements through a simple, prescriptive approach.	Provide low flow fixtures and appliances	FCDS	Minimum Requirement	Met				Design intended to be relatively water efficient.
	P25.1b			Water Reduction - Performance	Ensure the building meets minimum water performance requirements through a modelled approach.	Demonstrate a 15% performance improvement over minimum compliance using the Green Star Potable Water Calculator	FCDS, Hydraulic Consultant & Woods Bagot		Met				FCDS can undertake performance modelling if requried.
	P25.2			Improved Water Performance	The building uses 45% less potable water compared to a reference building. Multi-unit residential buildings use 40% less potable water compared to a reference building.	Complete water modelling and demonstrate a 40 / 45% performance improvement in water consumption for the proposed development.	FCDS, Hydraulic Consultant & Woods Bagot	3		3			Low flow tapware would meet this requirement
	P25.3			Exceptional Water Performance	The building uses 75% less potable water compared to a reference building. Multi-unit residential buildings use 60% less potable water compared to a reference building.	Complete water modelling and demonstrate a 60 / 75% performance improvement in water consumption for the proposed development.	FCDS, Hydraulic Consultant & Woods Bagot	3					Credit requires grey water or large scale rainwater reuse.
	P26.1	Life Cycle Impacts	The building has lower environmental impacts from resource use over its lifespan than a typical building.	Life cycle Impacts	The project demonstrates a 30% reduction in life cycle impacts when compared to standard practice.	Appoint an LCA practitioner and demonstrate an overall 30% performance improvement against all categories with no more than 10% increase in any category.	ICA Analyst	2		2			To be reviewed with LCA practitioner if appointed

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Places	P27.1	Movement and Place	The building's design and location encourages occupants and visitors to use active, low carbon, and mass transport options instead of private vehicles.	Showers	The building includes showers and changing facilities for building occupants that are accessible, inclusive and located in a safe and protected space.	Provide showers at a rate of 1 per 50 occupants (1 per 200 occupants over 200)	Woods Bagot	Minimum Requirement					Minimum compliance is not met.
	P27.2			Lockers		One locker must be provided for every eight staff occupants. The lockers must be secure and located in the changing rooms.	Woods Bagot	Minimum Requirement					Minimum compliance is not met.
	P27.3			Accessibility and Inclusivity		Upon accessing, pedestrians and cyclists must be protected from the elements and other vehicles. Access must be safe, with consideration given to avoiding steep gradients, surface grip levels and visibility around tight corners. Access to the facilities must be well lit between entryway to bike parking, all amenities and lift lobbies and main access points to the building. All regular building occupants must have easy access to lockers, showers, and building entry. Occupants must be able to find the facilities thanks to clear signage throughout the building and access points.	Woods Bagot	Minimum Requirement					Design is well connected to local pedestrian infrastrucutre.
	P27.4			Cyclist Facilities	The building's access must prioritise walking and cycling options. This means the building's access must be well lit, weather protected, and separated from vehicles. The building must also include access to cyclist facilities that are separated from the primary vehicle entrance to ensure safety.	Provide good access for cyclists and pedestrians: * Well let * Weather Protected * Separated from Vehicles * Signposted * Secure * Access connected to relevant cyclist storage	Signature Hospitality Group & Woods Bagot	3					No bike parking on site.
	P27.5			Sustainable Transport	Prepare a sustainable transport plan which seeks to change the mode of transport away from single use vehicles.	Include: * Car share parking schemes * Infrastructure for future EV chargins and parking * EV load management system	Signature Hospitality Group & Electrical Consultant						Project does not include car parking.
				Reducing Private Use	The building's design and location prioritises walking, cycling, and transport options that reduce the need for private fossil fuel powered vehicles.	Appoint a professional to provide a transport plan to reduce emissions associated with private vehicle use in comparisson to a reference building. Includes reduced vehicle emissions, increase active transport and reduction in trip kilometers.	Signature & Transport Engineer						Preparation of a transport plan will require appointment of professional if attempting formal certification
	P27.6			Walkability		Provide at least 10 amenities across at least five categories within 400m of the project site. Prioritise pedestrians over cars with strict speed limits on site.	FCDS						Project is considered highly walkable.
	P28.1	Enjoyable Places	The building provides places that are enjoyable and inclusive.	Publicly Accessible Spaces	The building delivers memorable, beautiful, vibrant communal or public places where people want to gather and participate in the community. The spaces are inclusive, safe, flexible and enjoyable	For non-residential spaces, provide 0.25m^2/ occupant or 2.5% of GFA (whichever is greater). For residential spaces provide 1.75m^2 per dwelling, with a minimum of 250m^2.	Woods Bagot	2					Design does not include public space.
	P28.2			Activation Strategy		Develop and fund an activation strategy to ensure placemaking continues after practical completion. The strategy must adress target activities, funding, timing of activation, facilitators/suppliers, encouragement, future implmentation.	Woods Bagot & Signature Hospitality Group						
	P29.2	Contribution to Place	The building's design makes a positive contribution to the quality of the public environment.	Independent Design Review	The building's design contributes to the liveability of the wider urban context and enhances the public realm.	Utilise an independent design review panel - such as the OGA - to undertake design reviews at key points in the design. As a minimum this includes at concept / schematic phase, design development phase and at building permit stage.	Woods Bagot & Signature Hospitality Group	2					0
	P30.2	Culture Heritage and Identity	The building reflects local culture, heritage and identity	Independent Design Review	The building's design reflects and celebrates local demographics and identities, the history of the place, and any hidden or minority entities. This celebration was arrived through meaningful engagement with community groups early in the	Utilise an independent design review panel - such as the OGA - to undertake design reviews at key points in the design. As a minimum this includes at concept / schematic phase, design development phase and at building permit stag	Woods Bagot & Signature Hospitality Group	1					0

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People	P31.1	Inclusive Construction Practices	The builder's construction practices promotes diversity and reduces physical and mental health impacts	Minimum Requirement	During the building's construction, the head contractor provides gender inclusive facilities and protective equipment. The head contractor also installs policies on-site to increase awareness and reduces instances of discrimination, racism and bullying.	The main contractor shall provide gender specific bathrooms and PPE on site and provide policies and training on discrimination, racism, bullying, drug and alcohol awareness and mental health.	Builder / Main Contractor	Minimum Requirement	Met				
	P31.2			Needs Analysis	The head contractor provides high quality staff support on-site to reduce at least five key physical and mental health impacts relevant to construction workers. They must also evaluate the effectiveness of their interventions.	The contractor must complete a needs analysis of site workers and contractors to determine appropriate actions. The policies and programs should be relevant to all construction workers on site for the full duration of construction. A mix of programs is acceptable throughout the duration of construction period.	Builder / Main Contractor	1	1				Contractor to ensure these requirements are met.
	P31.3			Physical and Mental Health Impacts		The head contractor must introduce programs and solutions to address at least five of the following: • Suicide prevention; • Healthy eating and active living; • Reduce harmful alcohol and tobacco consumption and avoid drug use; • Increased social cohesion, community and cultural participation; • Understanding depression; • Preventing violence and injury; • Decreased psychological stress; and • Finding fulfilment at work or mindful meditation.	Builder / Main Contractor						
	P31.4			Evaluating Effectiveness		Provide an evaluation report to the client and sub-contrators including programs and initiatives delivered and whether they delivered the intended outcomes.	Builder / Main Contractor						
	P32.1	Indigenous Inclusion	The building celebrates Aboriginal and Torres Strait Islander people, culture and heritage.	Reconciliation Action Plan	The building's design and construction celebrates Aboriginal and Torres Strait Islander people, culture and heritage by undertaking one or both of the following: • Playing an active role in the organisational Reconciliation Action Plan; and • Incorporating design elements using the Indigenous Design and Planning principles.	Ensure that the project team includes a member of the organisation RAP Working Group. In addition, at least 90% of the project RAP targets are to have been met and all implemented actions related to the RAP are publicly reported on the Project's website. Any design element must be informed by consultation undertaken with the local Aboriginal and Torres Strait Islander community or through nominated representatives.	Woods Bagot & Signature Hospitality Group	2					Outside of the scope of this project.
	P32.2			Inclusion of Indigenous Design		Demonstrate that the Australian Indigenous Design Charter are incorporated within the design. As a minimum, ensure the following are addressed: • Indigenous Led: Ensure Aboriginal and Torres Strait Islander representation in the creation of the design; • Community Specific: Ensure respect for the diversity of Aboriginal and Torres Strait Islander culture by following community specific cultural protocols; • Impact of Design: Always consider the reception and implications of all designs so that they are respectful to indigenous culture; and • Shared Knowledge (collaboration, co-creation, procurement): Develop and implement respectful methods for all levels of engagement and sharing of Indigenous knowledge (collaboration, co-creation, procurement).	Woods Bagot & Signature Hospitality Group						
	P33.1	Procurement and Workforce Inclusion	The building's construction facilitates workforce participation and economic development of disadvantaged and under-represented groups.	Social Procurement Strategy	Through the implementation of a social procurement strategy, at least 2% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups.	Create a strategy which includes a description of project objectives, needs and targets, a demographic survey of the local region, description of roles and responsibilities, data collection tools and templates and reporting requirements.	Signature Hospitality Group	2					Outside of the scope of this project.
	P33.2			Employment Opportunities Strategies		Direct 2% of project's contract value to generate employment opportunities for disadvantaged and under-represented groups either directly, through workforce targets; or indirectly, through social procurement.	Signature Hospitality Group						
	P33.3			Exceptional Performance	Through the implementation of a social procurement strategy, at least 4% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups.	Direct 4% of project's contract value to generate employment opportunities for disadvantaged and under-represented groups either directly, through workforce targets; or indirectly, through social procurement.	Signature Hospitality Group	1					
	P34.1	Design for Inclusion	The building is welcoming to a diverse population and is welcoming to their needs.	Accessible Navigation	The building is designed and constructed to be inclusive to a diverse range of people with different needs.	Ensure the building's design and construction must be able to be navigated and enjoyed by stakeholders of diverse ages, genders, and abilities (for example physical, sight, sound, mind, spectrum), including: • Equal access to the building: Provide equitable, appealing, safe, and secure access in a manner that does not segregate or stigmatise users through all principal entrance points and main thoroughfares inside and outside the building; • Diverse wayfinding: Introduce visual, physical, olfactory, and auditory solutions to help individuals navigate the site in a safe and enjoyable manner; and • Inclusive spaces: Introduce internal and external spaces for a diverse range of users, including parents, family restrooms, emergency rooms, quiet rooms and social interaction rooms. These rooms must be accessible to all users.	Woods Bagot	2			2		To be reviewed as design progresses.
	P34.2			Design for Dignity	Engagement with target groups has informed the inclusive design.	Ensure the design aligns with best practice guidelines, such as the Design for Dignity Guidelines: Principals for Beyond Compliance Accessibility in Urban Regeneration. Building solutions that are expected to be included would be assistive technologies, emotional health spaces, acoustic treatments, adaptive strategies, gender, size, and physical appropriate facilities.	Woods Bagot	1					

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Nature	N35.1	Impacts to Nature	Ecological value is conserved and protected.	Impacts to Nature - Minimum Requirements	The building was not built on, or significantly impacted, a site with a high ecological value.	Ensure site preparation and construction works do not clear: – Old-growth forest, – Prime agricultural land, – Any area within 100m of a wetland listed as being of 'High National Importance', – Aspects considered 'Matters of National Significance' listed under the Environmental Protection and Biodiversity Conservation Act (1999)	FCDS	Minimum Requirement	Met				No major issue for this project. Site is compliant.
	N35.2			Light Pollution to Neighbouring Bodies		Demonstrate that all outdoor lighting on the project complies with AS 4282:1997 Control of the obtrusive effects of outdoor lighting.	Electrical Consultant		Met				Electrical consultant to design to avoid light spill and provide models in support.
	N35.3			Light Pollution to Night Sky		Demonstrate that no external luminaire on the project has a ULOR that exceeds 5%, relative to its actual mounted orientation **or** that the direct illuminance from external luminaires on the project produce a maximum initial point illuminance value no greater than 0.5 Lux to the Site Boundary and 0.1 Lux to 4.5m beyond the site into the night sky.	Electrical Consultant & Landscape Consultant		Met				Electrical consultant to design to avoid light spill and provide models in support.
	N35.4			Wetland Management Plan		Where the building is within 100m of a wetland, generate and make public a site-specific Wetland Management Plan. The plan must be prepared by a qualified Ecologist or other qualified professional and include requirements for ongoing quarterly monitoring, annual reporting and management of the wetland ecosystem for a minimum of five years.	Signature Hospitality Group & Landscape Consultant		Met				Not applicable for this site.
	N35.5			Ecological Value	• The building's design and construction conserves existing natural soil, hydrological flows and vegetation elements; and • If deemed necessary by an Ecologist, at least 50% of existing site with high biodiversity value is retained.	Demonstrate ho current, future and past ecological values of the site are to be protected.Including assessment of local and regional threats and mitigation requirements and engaging with the local community.	Signature Hospitality Group & Landscape Consultant	2	2				Project meets this requirement.
	N35.6			Diversity Protection		Where an ecologist has assessed the area as high ecological value the project must retain at least 50% of the site area and manage impacts of light and noise poultion, habitat connectivity, water quality, migration and two other local issues.	Signature Hospitality Group & Landscape Consultant						Project is not considered high ecological value.
	N36.1	Biodiversity Enhancement	The building's landscape enhances the biodiversity of the site.	Landscape Area	• The building's site includes an appropriate landscape area; • The landscaping includes a diversity of species and prioritises the use of climate-resilient and indigenous plants; and • The project team develops a site-specific Biodiversity Management Plan and provides it to the building owner or building owner representative.	Provide landscaping over 15% of the site area or 0.2% of the GFA - whichever is Greater.	Landscape Consultant	2	0				Excessive requirement for most projects.
	N36.2			Diversity of Species		Landscape must be > 60% indigenous and achieve diversity of: * 10% Plant Species * 20% plant genus * 30% plant family. Provide 1 nesting tree per 500m2 of landscaped area.	Landscape Consultant						
	N36.3			Biodiversity Management Plan		An ecologist must assess and verify that the choice of landscaping and biodiversity is diverse and resilient to climate change impacts, thereby increasing the longevity of the landscape. An Ecologist must provide this narrative.	Landscape Consultant						
	N36.4			Increased Landscape Area	• A greater area of landscaping is provided; and • The landscaping includes critically endangered and/or endangered plant species native to the bioregion.	Provide landscaping over 30% of the site area or 0.333% of the GFA - whichever is Greater.	Landscape Consultant	2	0				
	N36.5			Increased Diversity of Species		Landscape must be > 80% indigenous and achieve diversity of: * 10% Plant Species * 20% plant genus * 30% plant family. Provide 1 nesting tree per 250m2 of landscaped area.	Landscape Consultant						

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Nature	N37.1a	Nature Connectivity	Wildlife movement is facilitated within and adjacent to the site	Landscaping	The site must be built to encourage species connectivity through the site, and to adjacent sites - through either landscaping **or** infrastructure. If the project sits within a blue or green grid strategy it must contribute to the goals of the strategy.	Provide landscape which is contiguous with existing, restored and new habitats. As a minimum requirement for habitat connectedness, the conservation area must make up at least 25% of the total external area within the building's site boundary to a minimum of 182m²	Landscape Consultant	2	0				Not feasible for this site.
	N37.1b			Infrastructure		Include design features such as a canopy bridge, wildlife tunnels, green roofs, amphibian tunnels and green infrastructure are used to connect nature on site to adjacent natural areas	Landscape Consultant & Civil Consultant						
	N38.1	Nature Stewardship	Biodiversity is restored beyond the building site.	Offsite Restoration	The building owner, as part of the project's development, undertakes activities that protects or restores biodiversity at scale beyond the development's boundary.	Achieve "Impacts to Nature" credit and restore an area at least equivalent to the GFA of the porject.	Signature Hospitality Group	2	0				Could be considered by Signature Hospitality Group
	N39.1	Waterway Protection	Local waterways are protected, and the impacts of flooding and drought are reduced.	Run Off Volume	The building demonstrates an annual average flow reduction (ML/yr) of 40% compared to pre-development levels and meets specified pollutants targets.	The development must demonstrate an annual average flow reduction (ML/yr) of 40% compared to pre-development levels.	Civil Consultant	2	2				Local infiltration of stormwater will meet this requirement.
	N39.2			Water Pollution		Total Suspended Solids (TSS) 85% Gross Pollutants 90% Total Nitrogen 45% Total Phosphorus 65%	Civil Consultant						
	N39.3			Run Off Volume	The building demonstrates an annual average flow reduction (ML/yr) of 80% compared to pre-development levels and meets specified pollutants targets.	The development must demonstrate an annual average flow reduction (ML/yr) of 80% compared to pre-development levels.	Civil Consultant	2			2		To be reviewed with Civil
	N39.4			Water Pollution		Total Suspended Solids (TSS) 90% Gross Pollutants 95% Total Nitrogen 60% Total Phosphorus 70%	Civil Consultant						

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Green Building Council Australia

Green Building Council of Australia

certifies that

Graham Agar

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CITY OF FREMANTLE
These Revised Plans Form Part of

DAP004/23

21 June 2023

Sporting Globe Fremantle

Acoustics Report

Development Application



05/07/2023

Ref: 301251378

PREPARED FOR:

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Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer
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004	20/06/2023	Issue for DA	BEM	IK	
005	05/07/2023	Issue for DA	BEM	IK	

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Executive Summary

Stantec was commissioned by Signature Hospitality Group to provide acoustic design advice for the proposed 3-storey sports bar to be located at 37 South Terrace (Lot 502), Fremantle WA. The venue will trade day and night and will accommodate up to 621 patrons (326 indoors + 295 outdoors).

To support the Development Application, noise impacts from the operation of the development have been assessed to criteria in accordance with *"WA Environmental Protection (Noise) Regulations 1997"* (EPNR).

Noise modelling was used to assess music and patron noise emissions from the proposal and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers.

Noise management measures have been provided for noise sources associated with the development. The noise sources considered are:

- Patron activity;
- Music (including live band);
- Mechanical services equipment;
- Deliveries; and
- Waste collection and rubbish disposal.

Architectural design recommendations and noise management measures have been provided to address the noise impacts of the proposed noise sources associated with the development.

Noise Emission Assessment

Patron and Music

- The building, including acoustic weak points such as doors, glazing and the lightweight roof, shall be designed to adequately contain noise emissions emitted by patrons and associated background music. Architectural design recommendations are provided in Section 3.2.4 and Section 4.1.
- Music within the internal patron areas shall be limited to an average Sound Pressure Level of 85 dB(A) at 1m within internal spaces and 75 dB(A) at 1m at outdoor areas. Refer to Section 3.2.6 for further requirements of the amplifier/PA system;
- Predicted noise levels at all nearby noise sensitive receivers may exceed by 1 dB under a full capacity scenario (621 persons), therefore in this scenario the venue operator should manage patron vocal effort after 10pm and/or shut the doors and windows to external areas;
- Should a live band be located on the outdoor area of level 2, the band should not exceed a maximum sound pressure level of 78 dB(A) at 1m.
- If the live band is to be positioned within the internal patron area of level 2, the band should not exceed a maximum sound pressure level of 88 dB(A) at 1m.
- Amplified music played indoors and outdoor should be played at a level that will not be audible at nearby receivers and should be managed by the tenant.

Waste collection and rubbish disposal

- It is recommended that deliveries and waste collection are limited to daytime hours Monday to Saturday where possible to minimize disruption to the surrounding residences.

In summary, in view of the available information, we consider that the proposed venue will be able to comply with the EPNR. The predictions in this report consider that the building recommendations and noise management measures provided will be implemented.

Mechanical Services

At this stage, no mechanical information was available as it is too early in the project and is generally selected during the later design phases.

Once details of equipment are available, appropriate recommendations will be provided as required to comply with the EPNR at all times of day prior to the issue of building permit.

1. Introduction

1.1 Overview

Stantec was commissioned by Signature Hospitality Group to provide acoustic design advice for the proposed sports bar to be located at 37 South Terrace (Lot 502), Fremantle WA.

To support the Development Application, noise impacts from the operation of the development have been assessed to criteria in accordance with *"WA Environmental Protection (Noise) Regulations 1997"* (EPNR).

As part of the development application, an acoustic assessment has been carried out in order to satisfy the requirements stated in the relevant regulations, policies and guidelines applicable to the project.

1.2 Project Location

The project site is at 37 South Terrace (Lot 502), Fremantle WA. The site is located within a primarily commercial and mixed-use area with several night-club and restaurant style tenancies in the near vicinity.

Compliance with the noise regulations at the nearest receivers is accepted to imply compliance at receivers located further away.

The site and nearby receivers are shown in Figure 1.



Source: NearMaps

Figure 1: Project Location

1.3 Scope Limitations

The following items are considered outside the scope of this report:

- Site testing prior or post project completion
- Any measurements at the start of project or for calibration of the noise model during the event.
- Noise level tests during the events
- Operational Noise Management Plan, to be prepared by the operator prior to commencement of operation.
- Construction noise and vibration management.

2. Acoustic Criteria

The acoustic criteria applicable to the scope of work are derived from the following documentation:

- Australian and New Zealand Standard AS/NZS 2107:2016 - *Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107)*; and
- Western Australian "*Environmental Protection (Noise) Regulations*" 1997 (EPNR).

2.1 Internal Noise Levels and Reverberation Time

The criteria recommended in this section are based on the limits presented in Australian Standard *'Acoustics – Recommended design sound levels and reverberation times for building interiors' (AS 2107:2016)*. The levels stated in AS 2107:2016 apply to the combined internal noise levels from building services and external sources.

Recommended design Reverberation Time (in seconds) is also provided in AS2107 and are determined by the room volume and activity. The recommended reverberation times are based on the arithmetic average of the reverberation times in the octave bands at 500 Hz and 1000 Hz.

Reverberation time (RT) refers to the length of time required for the sound field in a space to decay by 60 dB. In simple terms this means the amount of time it takes for sound energy to bounce around a room before being absorbed by the surface finishes and air. Closed spaces that don't have sound absorbent materials have long reverberation times (e.g. sports halls), and very absorbent rooms have short reverberation times (e.g. movie theatres).

Reverberation time affects how well speech is understood and influences the acoustic ambience of a space. The effect on speech intelligibility is noticeable in a long reverberation-time sports hall, where often a person cannot be understood only 3 to 5 m away.

The recommended design sound levels and reverberation time outlined by AS2107 have been detailed in Table 1.

Table 1: Recommended Internal Noise Levels and Reverberation times

Room Type	Recommended Design Sound Level ($L_{Aeq,T}$ dBA)	Recommended Design Reverberation Time (Seconds)
Bar / Dining / Function/Restaurant/Brewery	< 50	0.6 – 1.0
Kitchen	45 – 55	—
Corridors	< 50	—

Note 1: AS2107 – Reverberation time should be minimised for noise control.

2.2 Environmental Protection (Noise) Regulations 1997

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2.(2A):

> *"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."*

And Schedule 3 Clause 2.(2):

> *If it is not possible to identify the land for the purposes of subclause (1)(b) by reference to a land use map, the land within the circles is to be identified by determining the actual land use at the time the noise was received.*

The City of Fremantle LPS No.4 was accessed via the PlanWA online mapping system and were used in the determination of the influencing factor. Hospital lots, Sports grounds and Harbor lots zoned 'special use' were considered to be commercial for the purpose of calculating the assigned levels as per Schedule 3 clause 2(2).

The nearest noise sensitive receivers in the vicinity of the project have been identified as:

- 12 Essex Street (Esplanade hotel) a 3-storey mixed use blocks used as a hotel;
- 15 Essex Street, two 2-storey mixed use blocks with residential use assumed for the parts of the building facing the inner courtyard (the parts of the buildings facing Essex Street are used as food and beverage tenancies and therefore commercial in nature).
- 47 South Tce, 2-storey mixed use blocks (Norfolk Hotel) with building fronting South Terrace used as a food and beverage venue, and the block facing Norfolk Street used as a hotel
- 90 South Terrace (church) with noise sensitive use assumed during the daytime, including Sundays.

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on 19th June 2023. The available traffic data has been presented in Table 2.

Table 2: Traffic count data (MRWA)

Transport Corridors	EPNR Classification [1)]	2020/2021	2021/2022
South Terrace (South of South St)	Secondary Road	9,467	8,931
Marine Tce (North of South St)	Secondary Road	10,911	—

1) As defined by the EPNR. Major roads have greater than 15,000 vehicles per day. Secondary roads have between 6,000-15,000 vehicles per day.

2.2.1 Influencing Factor

The influencing factors for the nearest premises identified is 4-8 dB, as summarised below. This results from identifying major roads, commercial areas, industrial areas and sporting fields surrounding the premises.

Table 3: Influencing factor (IF) for nearest noise sensitive receivers

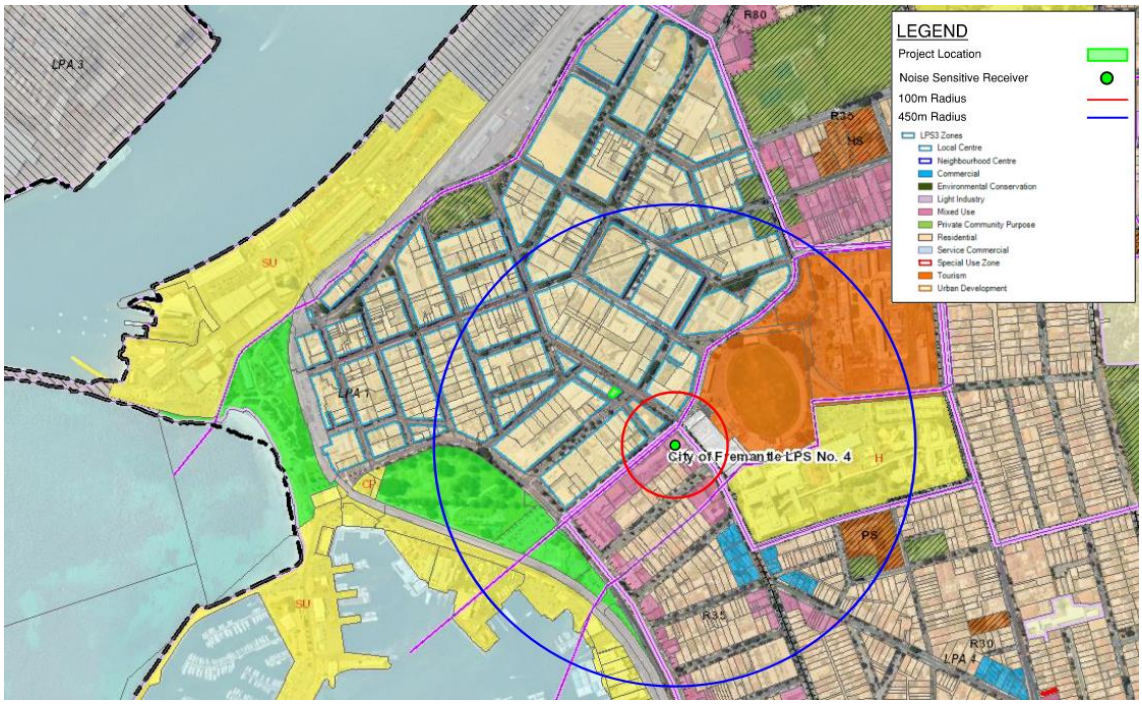
Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors / Sporting Field	Influencing Factor
15 Essex Street, Fremantle	71 % within 100m radius 44 % within 450m radius	0 % within 100m radius 0 % within 450m radius	South Tce (Secondary road) within 100m;	**8 dB**
47 South Tce, Fremantle	39 % within 100m radius 35 % within 450m radius	0 % within 100m radius 0 % within 450m radius	South Tce (Secondary road) within 100m. Sporting Field with attached building within 100m	**8 dB**
12 Essex Street, Fremantle	69 % within 100m radius 48 % Within 450m radius	0 % within 100m radius 0 % Within 450m radius	Marine Tce (Secondary road) within 100m. Some noise sensitive areas of the property are not within 100m of either Marine Terrace or South Terrace	**6 – 8 dB**
90 South Tce, Fremantle	43 % within 100m radius 38 % Within 450m radius	0 % within 100m radius 0 % Within 450m radius	South Tce (Secondary Road) within 100m	**8 dB**
7 Norfolk Street, Fremantle	49 % within 100m radius 36 % Within 450m radius	0 % within 100m radius 0 % Within 450m radius	South Tce (Secondary Road) within 100m Some noise sensitive areas of the property are not within 100m of either Marine Terrace or South Terrace.	**4 – 6 dB**

Figure 2 and Figure 3 indicate the land use zones surrounding 15 Essex St and 47 Norfolk St respectively.



Source: PlanWA online mapping system

Figure 2: Zoning map of areas surrounding 15 Essex St



Source: PlanWA online mapping system

Figure 3: Zoning map of areas surrounding 47 South Tce

2.2.2 Assigned Levels

Table 4 summarises the assigned levels at the nearest noise sensitive premises. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 4: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: Highly sensitive area 15 Essex St	0700 to 1900 hours Monday to Saturday	53	63	73
	0900 to 1900 hours Sunday & public holidays	48	58	73
	1900 to 2200 hours all days	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	43	53	63
Noise sensitive premises: Highly sensitive area 47 South Tce	0700 to 1900 hours Monday to Saturday	53	63	73
	0900 to 1900 hours Sunday & public holidays	48	58	73
	1900 to 2200 hours all days	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	43	53	63
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80

2.2.3 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5.

Table 5: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

Due to the required adjustments where received noise emissions are music, the building façade will be designed such that amplified music from within the building is at least 15 dB below the assigned levels at the receiving premises and inaudible over external patron noise.

2.2.4 Noise Emissions from Mechanical Services

Typically, projects of this type involve noise emissions from mechanical services such as air conditioning units, refrigeration condensers and fans. At this stage no information or data has been given regarding mechanical equipment selection.

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable. Further, equipment selections are not available at this stage of the project.

Therefore, an adjustment of +5 dB shall be conservatively assigned to noise emissions from mechanical equipment.

3. Noise Modelling

Noise emissions from the proposed development will be primarily due to:

- Music and Patron activity;
- Mechanical equipment; and
- Waste collection and rubbish disposal.

The building envelope will be designed such that internal music is not audible at nearby receivers, provided that the noise management measures provided are adhered to.

3.1 Noise Model Scenarios

3.1.1 Patron Capacity and Operating Hours

Maximum patron capacity is advised to be 621 patrons:

The proposed hours of operations are as follows:

- Mon – Sat 0900 – 2400 hrs
- Sunday 1100 – 2400 hours

3.1.2 Scenarios Modeled

The following scenario have been considered as described below.

- Ground Floor Main entrance door open with all windows closed, Level 1 windows and doors closed + Level 2 rooftop bar operable windows open + Indoor and outdoor areas in use + speakers (Indoors and outdoors for all levels)
    - Additionally, it is noted that a live band may be present on level 2. A live band has been considered in the modelled scenario.

3.2 Noise Model Inputs

Noise emissions from the indoor and outdoor areas were calculated using 3D noise modelling software (SoundPLAN 8.2). A reflection order of 3 was used in all assessments.

3.2.1 Noise Propagation Algorithm

The ISO 9613-2:1996 prediction algorithm has been used in this assessment. ISO 9613-2 specifies an engineering method for calculating the attenuation of sound during propagation outdoors in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous downwind octave band sound pressure level (as described in parts 1 to 3 of ISO 1996) under meteorological conditions favourable to propagation from sources of known sound emission.

3.2.2 Receivers

All noise receivers were located at 1.5 metre above each floor level and 1 metre away from the receiving façade. Reflected noise from the building façade is included in the received noise levels.

3.2.3 Topography

Terrain contours were sourced from *Geoscience Australia, Digital Elevation Model (DEM) 5 Metre Grid of Australia derived from LiDAR, 2015*. A ground absorption coefficient of 0.6 was used to suit an urban environment, which is in between a soft ground condition (1) and reflective ground condition (0).

3.2.4 Building Envelope

The acoustic performance requirements detailed in this section have been used in the noise model and will therefore require the building to achieve the stated minimum performance requirements summarised below.

- External solid wall elements of the building are to achieve minimum $R_W + C_{tr}$ 45
- Level 2 Roof and ceiling over First Floor patron areas treated to achieve R_W 43.
- External glazing to achieve minimum R_W 31 – 6.38mm glazing to windows and/or glazed doors
- External entry doors to achieve a minimum acoustic performance of R_w 30

Overall construction of the external façade elements has been detailed in Section 4.

3.2.5 Patron Sound Power Levels

Internal Patronage

The technical research paper '*Prediction of Noise from Small to Medium Sized Crowds'* (Hayne et al., November 2011), was used to estimate patron noise levels. L_{10} patron Sound Power Levels are approximated by the formula *15*Log(N)+67*, where N is the number of patrons.

Patron noise levels used in the noise emissions assessment have considered the following:

- Sound level associated with speech from a 50% mixture of male and female patrons;
- Correction for elevated patron noise in function areas, due to the consumption of alcohol (+3 dB); and
- Even distribution of patrons around the alfresco area.

An acoustic assessment was conducted for patrons and music at during a maximum capacity event. Noise management measures have been proposed to achieve compliance to external noise levels as per the EPNR.

To achieve compliance, any outdoor music must be at a conversational level only and must not be audible at nearby receivers.

Table 6: Internal Patron Sound Power Levels used in Assessment

Level	Area	Number of Patrons	Sound Power Level L_{WA10}
Ground	Restaurant Bar	74 total	98 dB(A)
First	Function Bar Dining	232 total	106 dB(A)
Second	Rooftop Bar	20 total	90 dB(A)

The paper referenced also notes that larger crowds of patrons tend not to exhibit tonal characteristics, hence no adjustments to the received noise level for intrusive characteristics will be applied. Patrons were assumed to be evenly distributed around the respective indoor and outdoor areas.

Alfresco Patronage

Sound Power Levels for the Ground floor Alfresco area, First floor balconies, and rooftop area were predicted using German Standard *VDI3770 Characteristic noise emission values of sound sources - Facilities for recreational and sporting activities*, being relevant for up to 300 patrons. Predicted Sound Power Levels were benchmarked against the local document "*Licensed Premises Noise Assessment Technical Guideline*". Version 2.0, Association of Australian Acoustical Consultants, AAAC, 2020 and found to be within the range of predictions used by Acoustical Consultants in Australia.

Table 7: Alfresco Patron Sound Power Levels used in Assessment

Level	Area	Number of Patrons	Sound Power Level L_{WA10}
Ground	Alfresco	136	89 dB(A)
First	Balcony facing South Tce	48	80 dB(A)
First	Balcony facing Essex St	20	76 dB(A)
Roof	Roof	91	85 dB(A)

Figure 4 shows an image from the noise model. The acoustic weak points of the building (e.g. doors, glazing) were considered the dominant sources of noise emission from within the building, as the solid façade elements generally achieve a performance which is 10 dB greater.

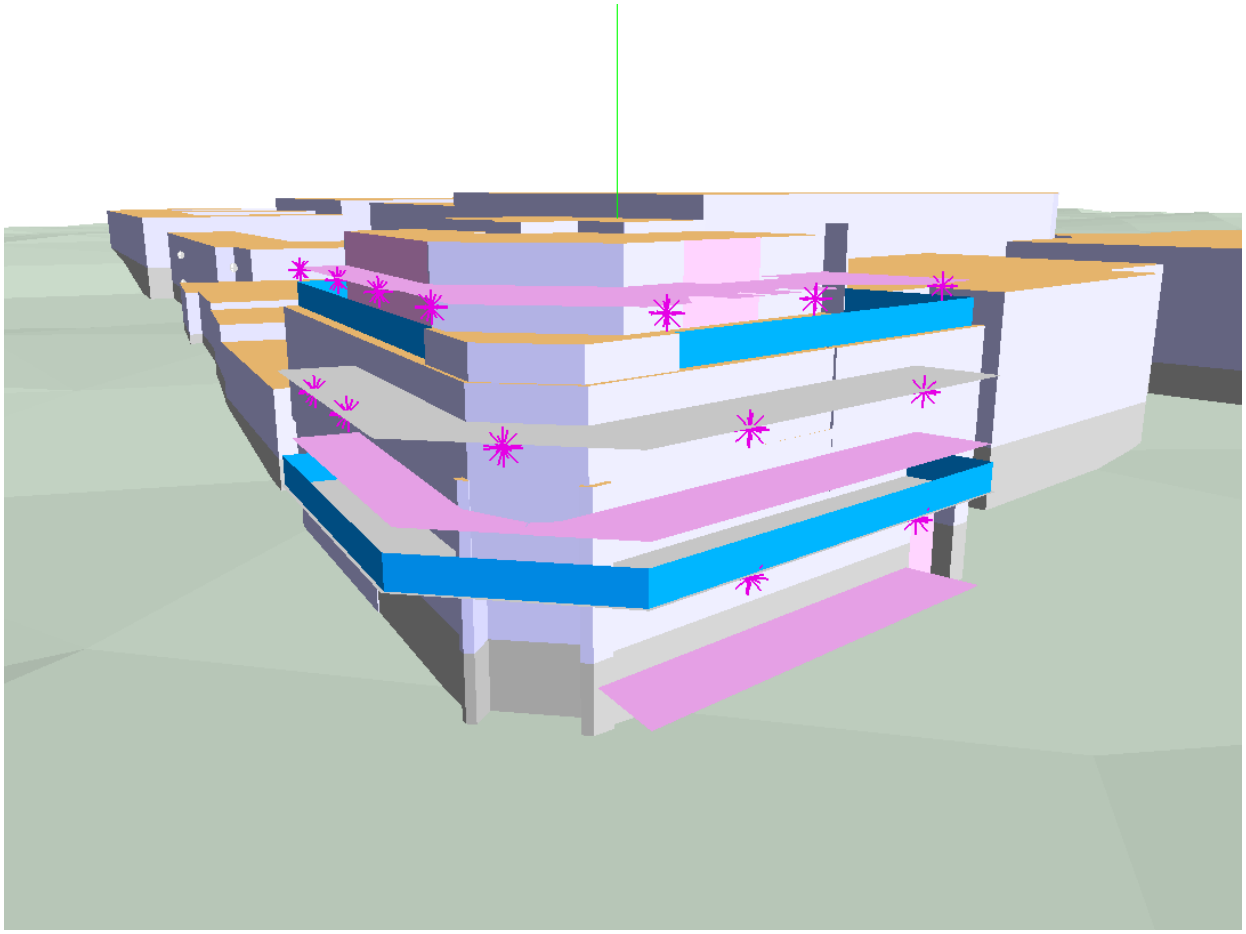


Figure 4: Noise Model Image (View from Northeast) showing area noise sources (pink areas)

3.2.6 Music Noise

The building envelope has been designed such that amplified music played indoors will not be audible at nearby receivers (at least 15 dB below the EPNR Assigned Levels).

Speaker positions

Speakers playing music with an average Sound Pressure Level of 85 dB(A) at 1m for internal patron areas and 75 dB(A) at 1m for outdoor patron areas has been designed for and modelled. In addition, there should be no more than 5 speakers located in any indoor or outdoor area.

Live Band

- It is noted that live music events may occur intermittently at the venue in which a live band may be located on the level 2. This may take the form of (but not limited to) a DJ or small to medium sized physical band including live instrumentation.
- In the case in which a DJ may be present, the sound output of the speakers are to meet the maximum allowed sound pressure level as stated below:
    - 85 dB(A) SPL at 1m for internal patron areas and 75 dB(A) SPL at 1m for outdoor patron areas
- Where live physical instrumentation is present (such as a drum set), the band should not exceed a maximum sound pressure level of 78 dB(A) at 1m.
- If the live band is to be positioned within the internal patron area of level 2, the band should not exceed a maximum sound pressure level of 88 dB(A) at 1m.

Amplified music played indoors and outdoor should be played at a level that will not be audible at nearby receivers and should be managed by the tenant.

3.3 Noise Model Results

The noise emissions from up to 621 patrons and background indoor and outdoor music have been modelled to predict the highest noise levels on the nearest sensitive receivers are shown in Table 8. The presented results include the facade construction recommended in Section 4.

Noise contours are presented in Appendix B. Contours are approximate and calculated in a 5m x 5m grid.

Table 8: Predicted Patron & Music Noise Levels

Location	Assigned level, dB L_{A10}	Predicted Noise Level, dB(A)	Exceedance
15 Essex St	**43**	44	+1 dB (1)
47 South Tce	**43**	44	+1 dB (1)
90 South Tce	**43**	41	Yes
12 Essex St	**41 – 43**	44	+1 dB (1)
7 Norfolk St	**39 – 41**	42	+1 dB (1)

Note 1) Minor exceedance of 1 dB predicted when the venue is at full capacity (621 patrons). In this case, venue operator is required to manage patron vocal effort after 10pm and/or close doors and windows to internal areas.

3.3.1 Results Discussion

- Based on the modelled scenario, a marginal exceedance of 1 dB is expected at the nearest receivers at full capacity. Therefore, the venue operator should manage patron vocal effort under a full capacity scenario and/or close the doors and windows;
- Additionally ambient noise levels in the area generated from the surrounding traffic corridors and other venues in the area are expected to provide a degree of sound masking to attenuate the noise from the proposed development;
- The most affected receivers are within 100m of a Secondary Road and therefore have a 2 dB greater assigned level. Areas with more stringent assigned levels are further from the project site and experience lower noise. Refer to the noise contours in Appendix B.

4. Architectural Acoustics

This section details the minimum external envelope construction requirements of the proposed development. This has been used in the 3-D sound modelling section detailed in section 3.

4.1 External Envelope

4.1.1 External Wall

Solid wall elements are to have a minimum performance of $R_w + C_{tr}$ 40 - 45. The proposed construction is typical in achieving the required performance:

- 110mm Concrete Panel; OR
- double leaf 90mm brickwork with 40mm air gap and resilient cavity ties;

Alternative construction material may be used to achieve the required performance. This will, however, require review and approval of the Acoustic Engineer.

4.1.2 Glazing

Glazing systems and entryway elements typically provide lower airborne sound insulation performance than external walls, forming weak acoustic links in the building envelope.

The façade glazing is to comply with the following spectrum insertion loss shown in Table 9 I order to mitigate noise emissions from inside the proposed development.

Table 9: External Glazing performance

Glazing Configuration	$R_W + C_{tr}$	Spectrum Sound Transmission Loss (dB)						
		63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2kHz	4k Hz
6.38mm	**29** (32;-3)	15	19	24	29	33	35	41

Note 1: Glazing performance provided for glass only. Overall performance of the glazing system including any frames and seals shall not degrade by more than 3 dB as per the performance requirement stated.

4.1.3 Roof Construction

Rain noise intrusion through the roof shall be considered with a view of ensuring an adequate level of amenity for occupants. Additionally, roof construction should be adequately designed to control external noise emissions from noise sources identified in this report such as music and patron noise.

The following roof configuration is expected to achieve an overall acoustic performance of R_w 43 and achieve the above objectives:

One layer of Colorbond sheet metal or similar (0.42 mm); and

- Minimum 200mm air gap with light weight steel grid system;
- 140mm thick glass wool insulation (min. density 11kg/m^3) positioned within the cavity
- One layer standard plasterboard or alternative material achieving a minimum surface mass of 3.6kg/m^2

4.1.4 External Doors

It is recommended that all external doors are rated to a minimum R_W 30 with acoustic weather-proof perimeter and threshold seals. Specific details of the door construction to be provided during the design phase of the project.

5. Mechanical Plant

The design should ensure that mechanical plant selected for the development is the quietest possible, is located away from noise sensitive premises and shielded and/or attenuated as required to meet the assigned levels of the EPNR.

The following plant is expected to be part of the development:

- Air Handling Units;
- Cool Room / Freezer refrigeration condensers (24hr operation); and
- Kitchen extract fan.

At this stage, no mechanical information was available as it is too early in the project and is generally selected during the later design phases.

Once details of equipment are available, appropriate recommendations will be provided as required to comply with the EPNR at all times of day prior to the issue of building permit.

6. Noise Management Measures

This section provides the recommended noise management measures. The venue operator is ultimately responsible for noise management.

The key objective of noise management is to actively engage with affected properties to address the amenity impacts of noise emissions from the development, to the greatest practical extent possible.

Achieving this objective should minimise the number of complaints received, which reduces the likelihood of ongoing issues and compliance investigations.

The purpose of noise management is to:

- Identify any change in planned operating hours or use of spaces;
- Consider speaker positioning for any PA/amplifier system and intended usage. Management measures in Section 6.1 shall be adhered to;
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- Encourage engagement with nearby noise sensitive premises on managing noise impacts.

The approach is to provide for ongoing dialogue, communication and mitigations with potentially affected residents, in the context of the intended use of the development.

6.1 Patrons and Music

Indicative patron numbers and music levels predicted to comply with the EPNR have been provided in Section 3. It is critical that any music from the venue be level calibrated such that music noise is inaudible at all nearby receivers. Where noise emissions are music, adjustments to measured noise levels are required per the EPNR that would likely result in non-compliance.

The following is recommended for any amplifier / PA system used:

- The system should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.
- When amplified music is played at a level above “conversational” or background, all doors and operable windows must be closed;
- The system should incorporate a frequency equalizer that is set to control low frequency sound (bass).

The following patron noise management measures are required:

- Given the movement of patrons between indoor and outdoor areas, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time; and
- Venue staff are to monitor dispersal of patrons after closing and manage any noise issues arising.
- Should noise complaints arise, management may need to address these complaints in a reasonable manner

6.2 Waste Collection

6.2.1 Refuse and Recycling Collection

Under the EPNR Regulation 14A, the assigned noise levels of Regulation 7 do not apply to waste collection (both domestic and commercial sources), provided:

- The works are carried out in the quietest reasonable and practicable manner;

- The equipment used to carry out the works is the quietest reasonable available; and
- In the case where a noise management plan is required (e.g. works are to occur outside of 0700 – 1900 hours Monday through Saturday or 0900 – 1900 hours Sundays and public holidays), the plan is submitted and approved, with works carried out according to the plan.

The following administrative measures are recommended:

- Where possible, in communication with the City, endeavour to have waste and recycling collected after 7 am, as this is the 'daytime' period of the EPNR and may be less of a disruption;
- An effort should be made to avoid waste collection and recycling trucks being on site at the same time;
- If a truck is waiting for bin access, the engine should be switched off; and
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

6.2.2 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The follow administrative measures are recommended:

- Venue staff should take care to reduce the drop height of glass onto glass when filling bins. This should be undertaken inside the venue bin store with doors closed; and
- The handling of bins full of glass bottles should occur during daytime hours to minimise disruption to the community (between 7am – 7pm Monday to Saturday).

7. Conclusion

Stantec was commissioned by Signature Hospitality Group to provide acoustic design advice for the proposed 3-storey sports bar to be located at 37 South Terrace (Lot 502), Fremantle WA. The venue will trade day and night and will accommodate up to 621 patrons (356 indoors + 265 outdoors).

To support the Development Application, noise impacts from the operation of the development have been assessed to criteria in accordance with *"WA Environmental Protection (Noise) Regulations 1997"* (EPNR).

Noise modelling was used to assess music and patron noise emissions from the proposal and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers.

Predicted noise levels at all nearby noise sensitive receivers were compliant to the relevant EPNR noise criteria. Therefore, no further treatment is required.

Additionally ambient noise levels in the area generated from the surrounding traffic corridors are expected to provide a degree of sound masking to attenuate the noise from the proposed development.

Should a live band be located on the outdoor area of level 2, the band should not exceed a maximum sound pressure level of 84 dB(A) at 1m. If the live band is to be positioned within the internal patron area of level 2, the band should not exceed a maximum sound pressure level of 94 dB(A) at 1m.

At this stage, no mechanical information was available as it is too early in the project and is generally selected during the later design phases.

Once details of equipment are available, appropriate recommendations will be provided as required to comply with the EPNR at all times of day prior to the issue of building permit.

Appendix A Glossary of Acoustic Terms

NOISE	Description
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
L_{Amax}	The maximum A-weighted sound pressure level measured over a period.
L_{A1}	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
L_{A10}	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
L_{A90}	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L_{90} noise level expressed in units of dB(A).
L_{Aeq}	The A-weighted “equivalent noise level” is the summation of noise events and integrated over a selected period of time.
LAeqT	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.

NOISE	Description
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

Appendix B Noise Contours

37 South Terrace Fremantle

301251378
05/07/23
BEM

PATRON & MUSIC NOISE , L10

NOISE CONTOUR AT
1.5m HEIGHT

Noise level
in dB(A)

	< 30.0
30.0 <=	< 32.0
32.0 <=	< 34.0
34.0 <=	< 36.0
36.0 <=	< 38.0
38.0 <=	< 40.0
40.0 <=	< 42.0
42.0 <=	< 44.0
44.0 <=	< 46.0
46.0 <=	< 48.0
48.0 <=	< 50.0
50.0 <=	< 52.0
52.0 <=	< 54.0
54.0 <=	< 56.0
56.0 <=	< 58.0

0 6 12 18 24 30 m

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Job No. 22196



Proposed New Building
The Sporting Globe
37 South Terrace, Fremantle

Heritage Impact Statement

Prepared for Signature Hospitality Group

May 2023

Griffiths Architects

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Griffiths Architects is a leading architectural firm in Perth, Western Australia. *Griffiths Architects* was born out of a practice of which Philip Griffiths was a co-director for over 20 years.

The new company emerged from a desire to diversify the range of work covered by the practice, and to take a fresh approach to design.

The practice undertakes commissions in architecture, heritage, urban, interior design, interpretation and heritage assessments. *Griffiths Architects* provides professional advice on a range of issues related to these areas of our discipline.

The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

Griffiths Architects has a great depth of experience across numerous project types and delivers innovative solutions that embrace environmental responsibility with elegant and simple solutions. The projects are the product of working closely with clients, carefully assessing their expectations, and delivering high quality results.

Cover: Image of the proposed building – The Sporting Globe (Woods Bagot, 2023).

Revision History: 05 May 2023

Document	Version	Author	Status	Date	Distribution
HIS	01	Griffiths Architects	Final Draft	05 May 2023	SHG/Woods Bagot

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Introduction

This Heritage Impact Statement relates to the proposed new development, The Sporting Globe, at 37 South Terrace in Fremantle.

The site has served a number of functions, including a wood yard and car sales premises, though a series of iterations before becoming the current restaurant building.

The current build has no architectural merit or heritage value, but the site is nestled in between a number of heritage buildings and is an important element of the South Terrace entertainment strip. The context includes a number of State Registered places, being The Freemasons' Hotel, now called the *Sail and Anchor*, *The Fremantle Ma*rkets and the former *Fremantle Technical School*.

The place is not included in the City of Fremantle Local Heritage Survey 2000 or the Heritage List 2007.

So while the project site has no heritage value, the immediate context does.

The proposed replacement building is for hospitality comprising a part basement, full cover of the site with a ground floor and partial perimeter verandah, a first floor and verandah and a roof terrace.

This HIS was prepared as part of a submission to the City of Fremantle to comply with the Development Application requirements for the heritage context. The proposed works described within this report are based on the Development Application drawings completed by Woods Bagot on behalf of the Signature Hospitality Group.

In this HIS, the proposed works are assessed against the heritage values identified in the Statement of Significance for the Registered places in the context to consider the impact that these works will have on the existing site and its heritage values.

Summary

The heritage values identified in the Statements of Significance for the surrounding buildings has been tested and it has been found that there are no direct heritage impacts on these important buildings.

What is more important in this instance is height, scale, rhythm, degree of activation, architectural expression and materiality. The proposal responds to a wider context and the character of the South Terrace hospitality strip more generally. Until the America's Cup Defence, this part of South Terrace in the immediate context of the development and the development site were single storey warehouse type structures without architectural or streetscape merit.

This design proposal reinforces that ethos of South Terrace and is an appropriate response to its heritage.

Location

37 South Terrace is located on the main commercial café strip in Fremantle, on the corner of South Terrace and Essex Street. South Terrace comprises predominately food and beverage and other commercial tenancies, many of which are part of state and locally heritage listed places.

The site's main shopfront faces north along South Terrace, with a secondary facade on Essex Street to the east, and a laneway aspect along Essex Lane to the south.



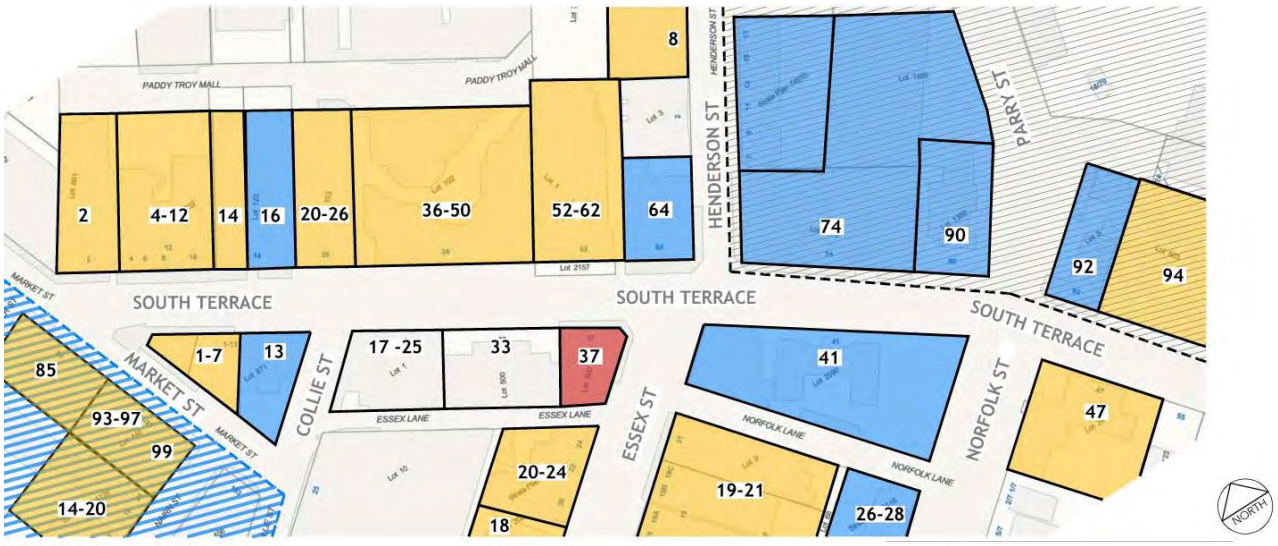
Figure 1: Location Plan, 37 South Terrace, Fremantle. Site shown in blue (not to scale). Google Maps, 2022.

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Heritage Listings

The subject site is not included on any statutory heritage lists, however there are several heritage listed places along South Terrace. Heritage listed places in the immediate vicinity are summarised in the following table, and the surrounding context is shown Figure 2 below:

Address	State Heritage List	Local Heritage List
Sail & Anchor - 64 South Terrace (1903)	Place No.: 01002 Registered 09 Feb 1996	Registered 08 March 2007
Fremantle Markets – 74 South Terrace (1898 -1902)	Place No.: 01006 Registered 09 Nov 1993	Registered 08 March 2007
Fremantle Technical School – 41 South Terrace (1877 – 1913)	Place No.: 01007 Registered 01 Oct 2002	Registered 08 March 2007



LOCATION PLAN (NTS)

KEY

SUBJECT SITE 37 SOUTH TERRACE - NO HERITAGE LISTINGS

STATUTORY HERITAGE LISTS

INTERNATIONAL LEVEL LISTING - WORLD HERITAGE BUFFER ZONE

STATE LEVEL LISTING - STATE HERITAGE REGISTER

STATE LEVEL LISTING - WEST END HERITAGE AREA

LOCAL HERITAGE LISTING - CITY OF FREMANTLE HERITAGE LIST

Figure 2: Diagram showing heritage listed places in the vicinity of the subject site.

Background

The following background on the subject site was prepared by Griffiths Architects and contains information drawn from HCWA's Assessment Documentation for the West End Precinct, which provides context on Fremantle's historical development:

A building boom and period of rapid growth occurred in Fremantle, particularly in the West End, during the Gold Boom (1890s -1910s) following the discovery of gold in Coolgardie and Kalgoorlie in 1892 and 1893[1].

Sewer plans from the early 1900s and updated in the 1930s indicate the site was used as a wood yard and contained galvanised iron stables, sheds / stores and other outbuildings – refer Fig. 4. Photographs from the early 1900s show the surrounding context but not the subject site itself – refer Fig. 3 showing the site just out of view.

Postal records from the 1910s list Payne & Co Merchants and Madden Michael Fuel Merchants / Reliance Firewood at number 43 South Terrace.[2] Fuel merchants are then listed at number 43 and 45 up until 1940, after which number 45 is listed as the Technical School on the other side of Essex Street, indicating that the subject site was linked to fuel merchants and used as a wood yard from the early 1900s. Number 37 first appears in 1940 listed as 'Reliance Wood Yard & Fuel Merchants'.[3]

Aerial photography through the 1960s and 70s is quite grainy but suggest the site was used for parking and as a work yard – refer Landgate Aerial Imagery (Appendix 1).

Aerial photographs from the late 1970s show a small building in the south west corner with the rest of the site used for parking – refer Landgate Aerial Imagery (Appendix 1). Photographs from the mid-1980s show a small building in the south west corner of the site (Marshall's Burger Bar) and a large asphalt parking area along South Terrace and Essex Street – refer Fig. 5 & 6.

The first building to cover the whole of the site appears between 1985 and 1989 (Vincenzo's Seafood Restaurant) in keeping with other food and beverage outlets along the South Terrace entertainment precinct – refer Fig. 7. Fremantle underwent a period of rejuvenation and redevelopment during this time after Aland Bond and the Australia II's success in the America's Cup in 1983 and subsequent challenge held off Fremantle in 1987.

1 J.K. Hitchcock The History of Fremantle: The Front Gate of Australia 1829-1929, S H Lamb Printing House, Fremantle 1929, pp. 9.
2 Wise's Postal Directory 1910, page 128/129. SLWA.
3 Wise's Postal Directory 1940, page 161. SLWA.



Figure 3: Photograph of South Terrace looking west, with the subject site on the left and the Sail and Anchor (fmr Freemasons' Hotel) 1916. National Archives of Australia, item 8516134.

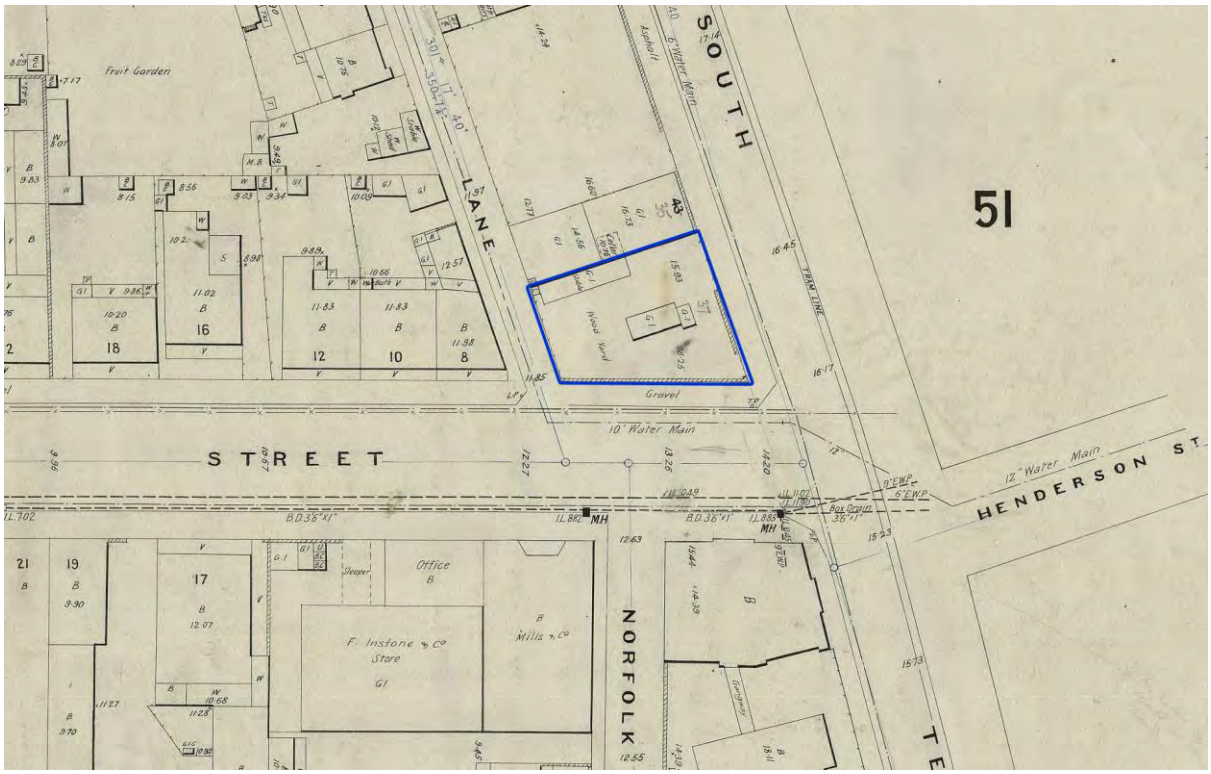


Figure 4: Sewer Plan updated after 1935, with the subject site outlined in blue. Retro Maps, State Records Office, series 634, cons 4156, item 2055.



Figure 5: Aerial photograph of Fremantle looking south showing the intersection of Essex Street and South Terrace, 1984. SLWA, item 296974PD.



Figure 6: Photograph of the site in 1985 showing Marshalls Burger Bar surround by a parking area. SLWA, item 313872PD.



Figure 7: Photograph of the site in 1989 showing Don Vincenzo Seafood Restaurant built between 1985 - 1989. SLWA, item 315445PD.

Physical Description

The current building to be demolished is a single storey faux Federation period hospitality venue constructed in face brick and render, with metal framed windows and a bull nosed verandah. It has an embayed entry off south terrace. The same motifs are carried down Essex Street with a service area to the rear on Essex Lane. The site coverage is near complete.

The wider context is an entertainment precinct, containing a number of buildings of local heritage value and three of State Heritage value. Most of the buildings, a small number apart, are products of the Gold Boom period that saw Fremantle expand and consolidate in a short period.

To the north of the site is the *Sail and Anchor Hotel (1903)*, a two-storey rendered stone and brick building with balustraded and pedimented parapets and reconstructed two storey verandahs. The façade has retained much of its Gold Boom features and details.

Diagonally opposite lies the *Fremantle Markets (1898 -1902)*, a simple and robust tuck-pointed red brick Federation Romanesque style façade with a brick balustrade, pedimented pier tops, and tourelled major pediments and perimeter verandahs. It exhibits the blood and bandages aesthetic. The small-scaled shopfronts provide a highly articulated and activated street level.

Then on the other side of Essex Street lies former *Fremantle Technical College Annexe*, comprising the former Infants and Girls School (1877/1878), a single storey building of limestone construction in the Victorian Rustic style, and Fremantle Technical School (1913), a two-storey building of brick construction in the federation Free style, which is closest to the subject site.

Also, on the north side of South Terrace, adjacent to the *Sail and Anchor*, there is a line of Gold Boom period buildings that play and important historic and streetscape role in Fremantle.

Proposals

The following works are based on the development application set of drawings prepared by Woods Bagot in May 2023. They outline the proposed development of the site including the new building work.

The following is a summary of the proposal:

Demolition/Removal

- Removal of the existing building and all current improvements on the site.

New Works

The proposal is for a two-storey and roof terrace entertainment venue that draws on the scale and proportions of the context and responds with a sympathetic contemporary aesthetic, using traditional and new materials.

The built form includes:

- A new part basement to provide service off Essex Lane, comprising storage, data, keg store, dry store, plant and the brewery back of house.
- The ground floor accommodates the main corner entry, main stair and lift, restaurant, bar, kitchen and toilets. A verandah extends along almost all of the South Terrace frontage to provide cover for external dining and then two thirds of the way along the Essex Street frontage. Bin storage is in the rear corner accessed of Essex Lane.
- The first floor accommodates the brewery, sports bar, and function rooms with support toilets and an office. The verandahs carry around at this level.
- Finally the roof provides a roof top outdoor dining experience, with a bar and supporting toilets, and landscaping including a tiered corner area facing the main outlook.

Materiality responds to the existing aesthetic of Fremantle and South Terrace and includes:

- Face brickwork external walls on a concrete plinth (in red tones) that reference the rhythm, proportion and colour palette typical in the West End;
- Window and door frames in manor red tones to match the brickwork, with clear and fluted glazing;
- Metal clad elements (roller doors, horizontal bands at balcony level) also in the manor red tones in keeping with horizontal banding that features on surrounding heritage buildings;
- Contemporary steel columns, metal cladding and balustrades to the verandah component.
- Contemporary glazed and metal framed / clad enclosures and structures to the less prominent rooftop built forms including retractable shade awnings.

Site features include an amended kerb line to the corner and Essex Street to accommodate the proposed street activation which includes the new verandahs, corner entry and alfresco dining areas.

Statement of Significance

In this assessment, the proposed works are measured against the heritage values drawn from the Statements of Significance for the three surrounding heritage places. Each statement is reproduced below

Sail and Anchor Hotel, a two-storey rendered stone and brick building with balustraded parapet, has cultural heritage significance for the following reasons:

the place is representative of the Australian pub tradition as a two-storey hotel with verandahs, located on a prominent street corner;

the place is aesthetically linked, within an historic and residential precinct, to the Fremantle Markets and Warders Cottages in Henderson Street;

the place is an important element of the streetscape of South Terrace, enhanced by the reinstated balcony which extends over the pavement; and,

the restoration of the place as a recognisable heritage asset is closely associated with the regeneration of Fremantle in the 1980s and, specifically, the defence of the America's Cup in 1987.

The Fremantle Markets building has cultural significance for the following reasons:

The facade of the Markets, together with the other buildings in South Terrace, plays a significant role in maintaining the historic diversity, scale and urban character for which Fremantle city centre is renowned;

The Markets has historic significance for its demonstration of the role of public markets played in the daily lives of the Fremantle population in the late nineteenth and early part of the twentieth century; and,

The Markets has social significance for the community for its role in supporting and defining the cosmopolitan identity of Fremantle.

Fremantle Technical College Annexe, comprising the former Infants and Girls School (1877/1878), a single storey building of limestone construction in the Victorian Rustic style, and Fremantle Technical School (1913), a two-storey building of brick construction in the federation Free style, has cultural heritage significance for the following reasons:

the place has significant aesthetic value and makes a considerable contribution to the South Terrace streetscape. The Fremantle Technical School (1913) terminates the north end of the site and has a conspicuous presence which gives it strong landmark qualities, particularly in the way it terminates the vista looking west along Henderson Street and its prominence when looking south along South Terrace;

the former Infants and Girls School (1877/1878) is representative of the establishment of colonial schools in Western Australia from the 1850s to the 1870s;

the place is representative of the development a technical education system for post primary aged children in Western Australia, first by its conversion into a technical school circa 1902 and second by the construction of a purpose built technical school building in 1913;

the former Infants and Girls School (1877/1878) is a rare intact example of a small school based on the 'hall and gallery' design constructed during the Victorian period;

the Fremantle Technical School (1913) is a competently designed building in the Federation Free style and is associated with the work of Chief Architect of the Public Works Department, Hillson Beasley; and,

the place has historic significance for its long use as an education facility in Fremantle from the time of its establishment in 1877 up until 2001.

Conservation Policy

There is no conservation management plan for the place, and good conservation practice is to accord with Australia ICOMOS Burra Charter principles.

In this case, the development is required to respond to and be respectful of context and should not attempt to replicate adjacent historic buildings, by responding to policy 22.2:

> New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

Impacts and Mitigation

In this section, the proposed new building is assessed against the heritage values identified in the Statements of Significance of the three adjacent heritage places to consider the impact that these works will have their heritage values. Where applicable, a mitigative strategy may be recommended to reduce negative impacts on identified heritage values.

Sail and Anchor

Heritage Values	Impact Analysis	Mitigation
The place is representative of the Australian pub tradition as a two-storey hotel with verandahs, located on a prominent street corner.	The prominence of the Sail and Anchor will not be diminished by the proposed works.	No impact and no mitigation required.
The place is aesthetically linked, within an historic and residential precinct, to the Fremantle Markets and Warders Cottages in Henderson Street.	The markets are dealt with separately. The Henderson Street cottages are too remote to be impacted.	No impact and no mitigation required.
The place is an important element of the streetscape of South Terrace, enhanced by the reinstated balcony which extends over the pavement.	This value that will remain and will not be impacted by the proposed works.	No impact and no mitigation required.
The restoration of the place as a recognisable heritage asset is closely associated with the regeneration of Fremantle in the 1980s and, specifically, the defence of the America's Cup in 1987.	This is largely and historic value represented by the present fabric. There will be no adverse impact on it.	No impact and no mitigation required.

Fremantle Markets

Heritage Values	Impact Analysis	Mitigation
The facade of the Markets, together with the other buildings in South Terrace, plays a significant role in maintaining the historic diversity, scale and urban character for which Fremantle city centre is renowned.	The role of the markets in this context will remain undiminished.	No impact and no mitigation required.
The Markets has historic significance for its demonstration of the role of public markets played in the daily lives of the Fremantle population in the late nineteenth and early part of the twentieth century.	The markets continue to carry on a similar function to its early historic function and remain a poplar Fremantle drawcard. The development will not impact on this value.	No impact and no mitigation required.
The Markets has social significance for the community for its role in supporting and defining the cosmopolitan identity of Fremantle.	The markets will continue to play this important role so that this value will remain and will not be impacted by the proposed works.	No impact and no mitigation required.

Former Fremantle Technical College

Heritage Values	Impact Analysis	Mitigation
The place has significant aesthetic value and makes a considerable contribution to the South Terrace streetscape. The Fremantle Technical School (1913) terminates the north end of the site and has a conspicuous presence which gives it strong landmark qualities. particularly in the way it terminates the vista looking west along Henderson Street and its prominence when looking south along South Terrace	The aesthetic values will not be diminished and the landmark quality will remain to a significant degree.	No impact and no mitigation required.
The former Infants and Girls School (1877/1878) is representative of the establishment of colonial schools in Western Australia from the 1850s to the 1870s.	The school is visually remote from the development and its value will not be impacted by the works	No impact and no mitigation required.
The place is representative of the development a technical education system for post primary aged children in Western Australia, first by its conversion into a technical school circa 1902 and second by the construction of a purpose-built technical school building in 1913.	This is an historic value. The use has discontinued and the management of the value will fall to the developer of that place.	No impact and no mitigation required.
The former Infants and Girls School (1877/1878) is a rare intact example of a small school based on the 'hall and gallery' design constructed during the Victorian period	There will be no impact on this value	No impact and no mitigation required.
The Fremantle Technical School (1913) is a competently designed building in the Federation Free style and is associated with the work of Chief Architect of the Public Works Department, Hillson Beasley	Nothing envisaged for the pub site will impact on this value.	No impact and no mitigation required.
The place has historic significance for its long use as an education facility in Fremantle from the time of its establishment in 1877 up until 2001.	This is an historic value. The use has discontinued and the management of the value will fall to the developer of that place.	No impact and no mitigation required.

Conclusion

The heritage values identified in the Statements of Significance for the surrounding buildings has been tested and it has been found that there are no direct heritage impacts on these important buildings.

What is more important in this instance is height, scale, rhythm, degree of activation, architectural expression and materiality. The proposal responds to a wider context and the character of the South Terrace hospitality strip more generally, by complimenting the existing material palette and streetscape without causing visual or aesthetic interruption.

Until the America's Cup Defence, this part of South Terrace in the immediate context of the development and the development site were single storey warehouse type structures without architectural or streetscape merit. During and after this period, South Terrace developed into an entertainment precinct still known as the "Cappuccino Strip".

This design proposal reinforces that ethos of South Terrace and is an appropriate response to its heritage.

References

Australia ICOMOS, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

Heritage Council of Western Australia, *Sail and Anchor Hotel Register Entry*, 1996.

Heritage Council of Western Australia, *Fremantle Markets Register Entry*, 1993.

Heritage Council of Western Australia, *Fremantle Technical College Annexe (Single) Register Entry*, 1992.

Heritage Council of Western Australia, *West End Conservation Area Register Entry*, 2017.

Landgate Aerial Imagery, 1947 – 2023.

State Records Office, *Sewer Plan of Fremantle*, series 634, cons 4156, item 2055, 1935.

State Library of Western Australia, *Wise's Postal Directories*, 1893 – 1949.

Appendix 1

Archival Aerial Imagery of 37 South Terrace Fremantle (Landgate, accessed December 2022).



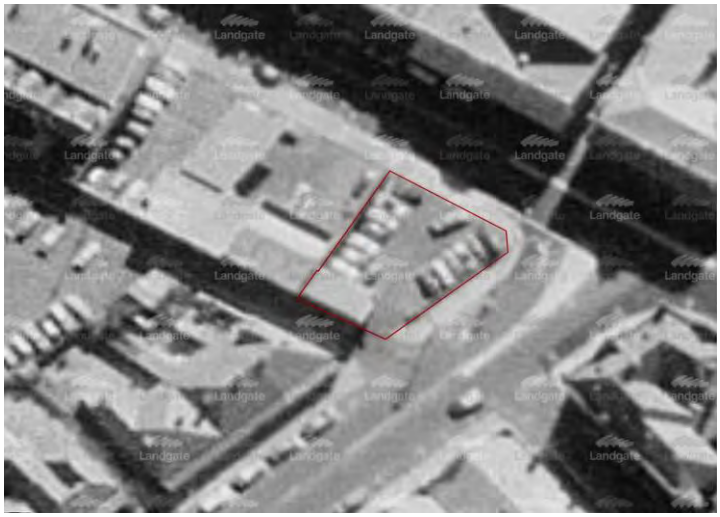
1947



1965



1970



1977



1983



1989

Appendix 2

The Sporting Globe Fremantle Development Application Drawings – Woods Bagot, May 2023.



W–B
WOODS BAGOT

Drawing Number	Sheet Title
DA_000	Cover Sheet :
DA_001	Existing Survey Plan :
DA_002	Proposed Site Plan :
DA_003	Basement Level :
DA_004	Ground Level :
DA_005	First Level :
DA_006	Second Level :
DA_007	Roof Level :
DA_008	Elevations :
DA_009	Elevations :
DA_010	North-South Section :
DA_011	Proposed Signage :

Project

Sporting Globe Fremantle

Address

37 South Street, Fremantle, WA 6160

Client

Signature Hospitality Group

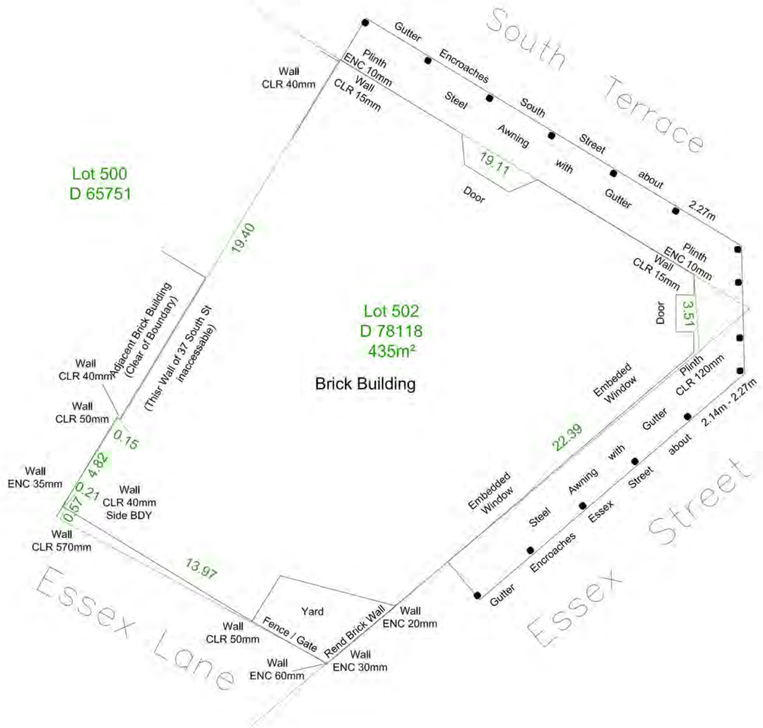
Project number

160849

N

IDENTIFICATION SURVEY

Lot 502 on
Diagram 78118
CT 1891/527



CLR - Clear of BDY
ENC - Encroaching BDY

■ Wooden Pillar

This is the plan referred to in my report dated 06/11/2022

Peter Bonus - Horizon Surveys - Consulting Surveyors
Our Ref: 220139

VIDE CT 1891/527 FOR ANY ENCUMBRANCES

Plan Prepared For:
Signature Hospitality Group

Disclaimer: This plan has been prepared for Identification purposes only and as such is not a new survey of the title dimensions. This plan should not be used for any other purpose other than to identify the parcel of land and its original dimensions.

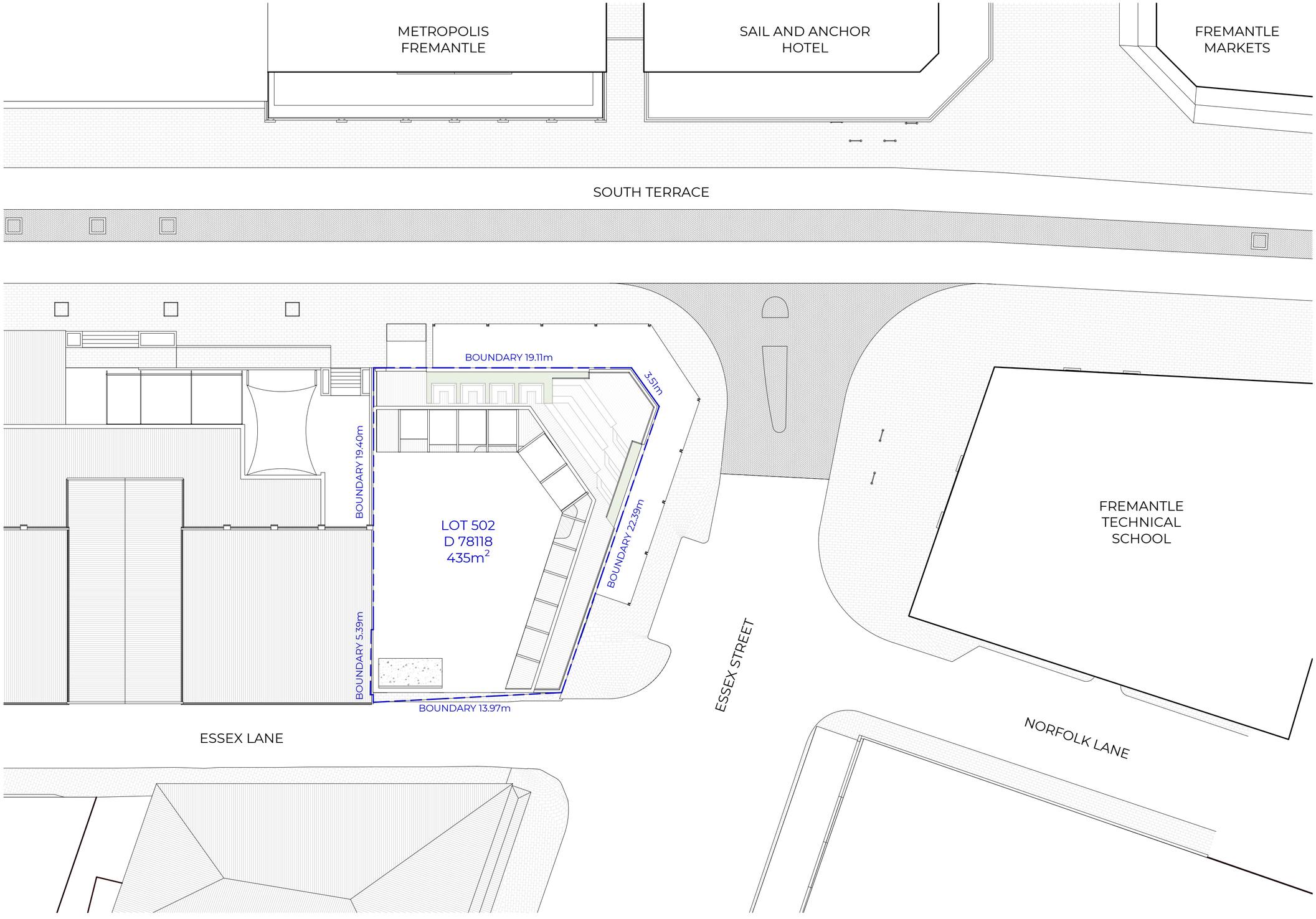
Plan of Identification Survey

37 South Street
Fremantle WA 6160

Date:	07/11/2022		
Ref:	83815	Rev:	-
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Client
Signature Hospitality Group

Project
Sporting Globe Fremantle

Sheet title
Proposed Site Plan

Project no.
160849

Sheet no.
DA_002

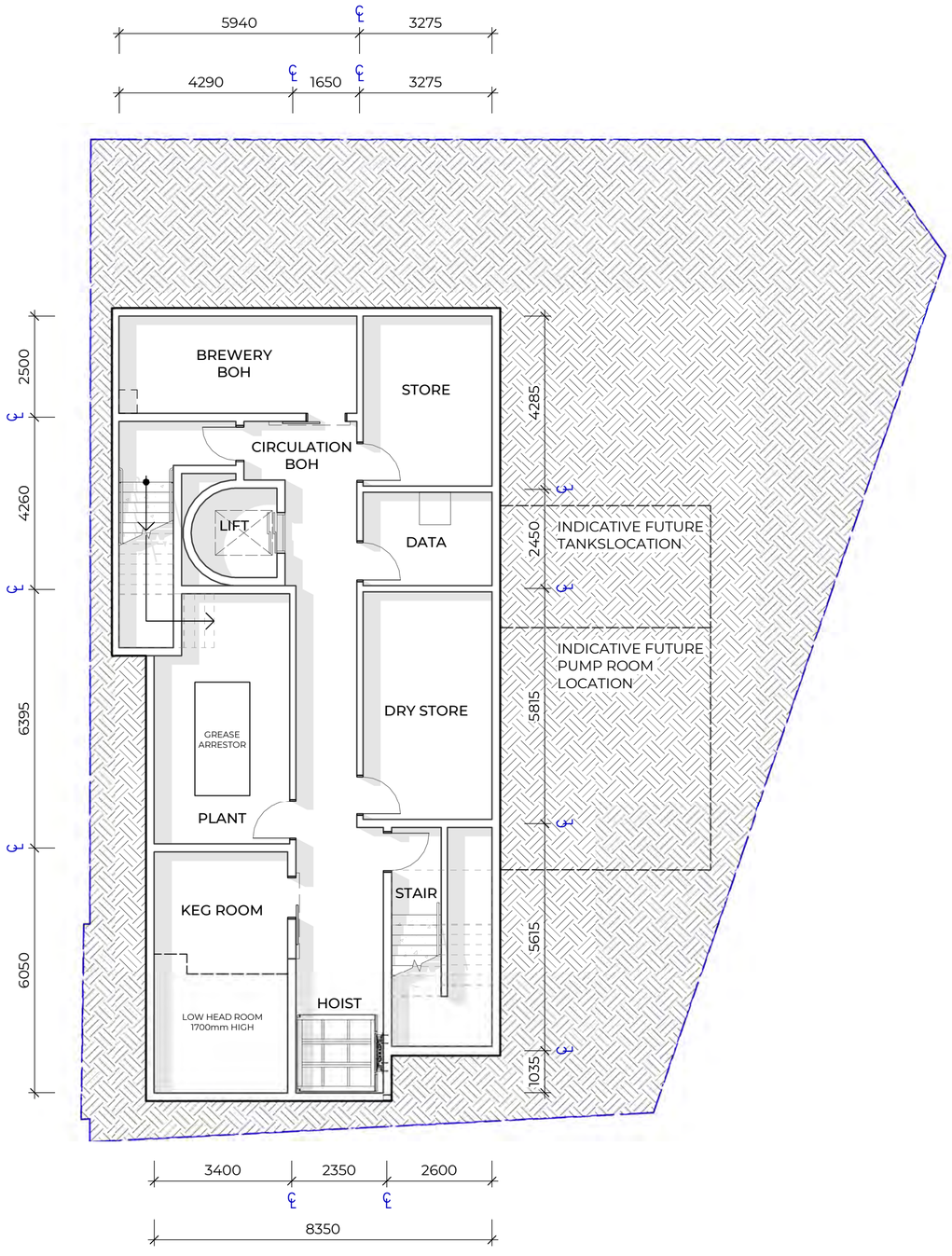
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Revision
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Date
01/05/23

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Project
Sporting Globe Fremantle

Sheet title
Basement Level

Project no.
160849

Sheet no.
DA_003

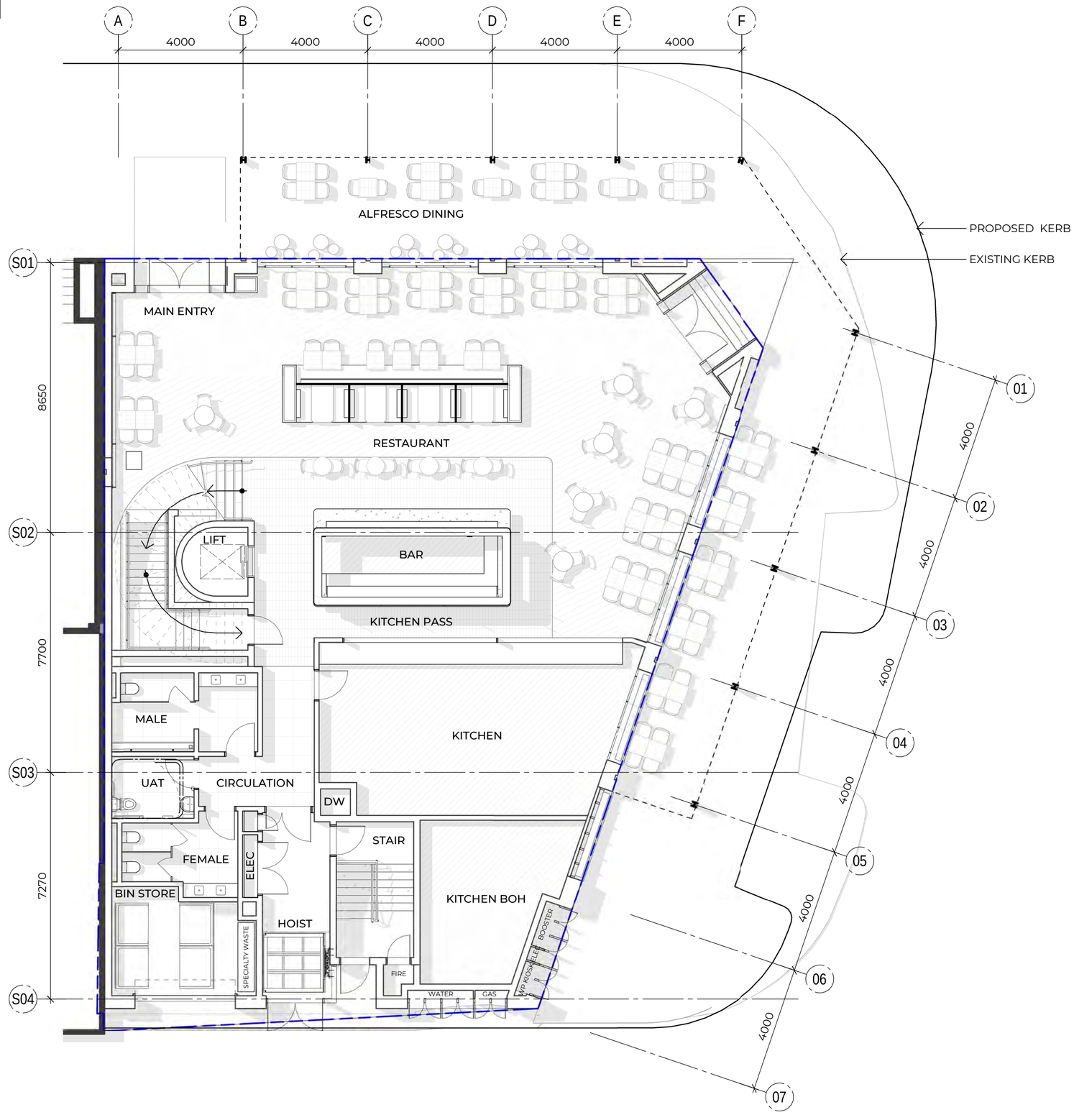
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Project
Sporting Globe Fremantle

Sheet title
Ground Level

Project no.
160849

Sheet no.
DA_004

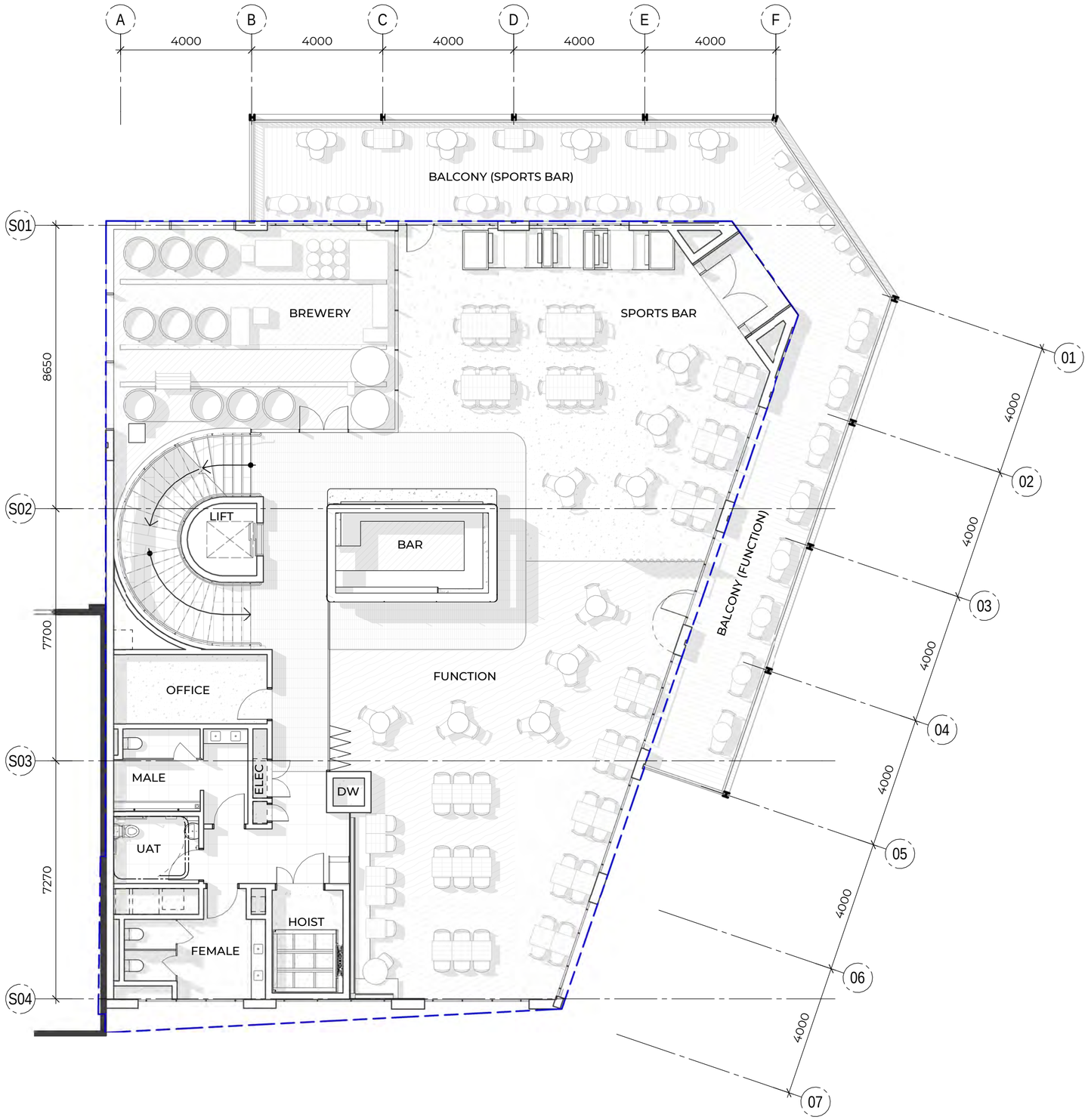
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Project
Sporting Globe Fremantle

Sheet title
First Level

Project no.
160849

Sheet no.
DA_005

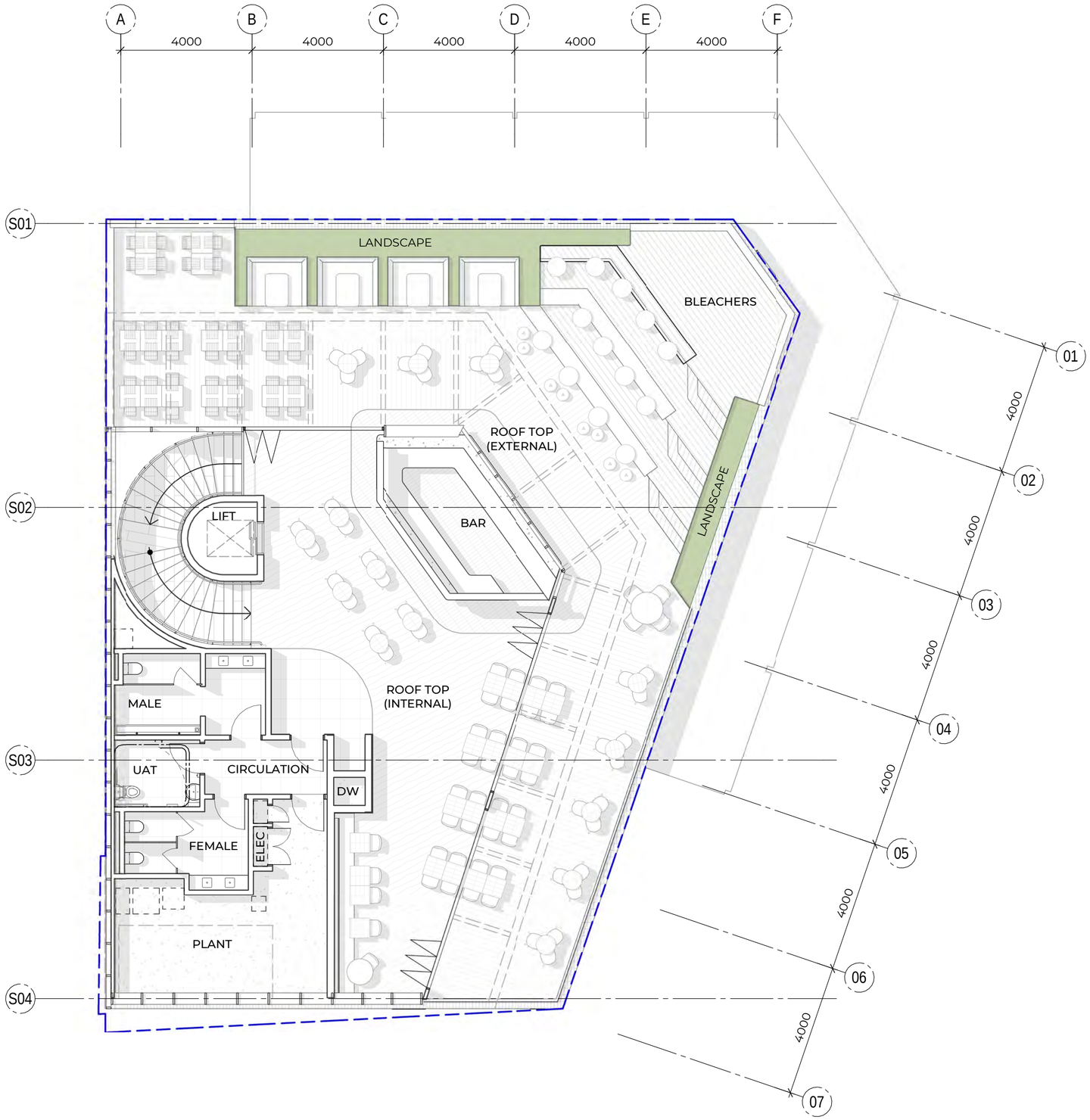
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Client
Signature Hospitality Group

Project
Sporting Globe Fremantle

Sheet title
Second Level

Project no.
160849

Sheet no.
DA_006

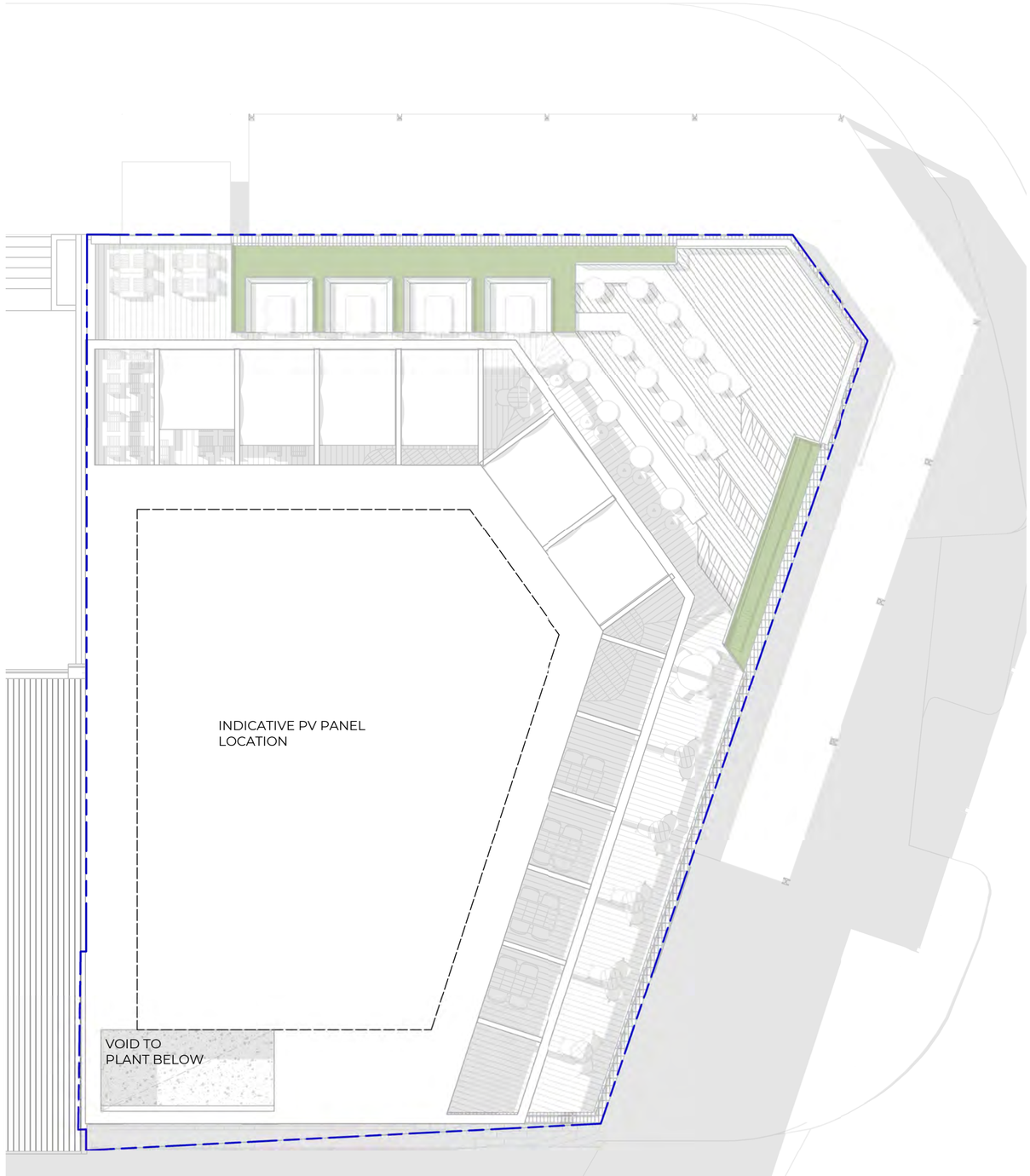
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Client
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Project
Sporting Globe Fremantle

Sheet title
Roof Level

Project no.
160849

Sheet no.
DA_007

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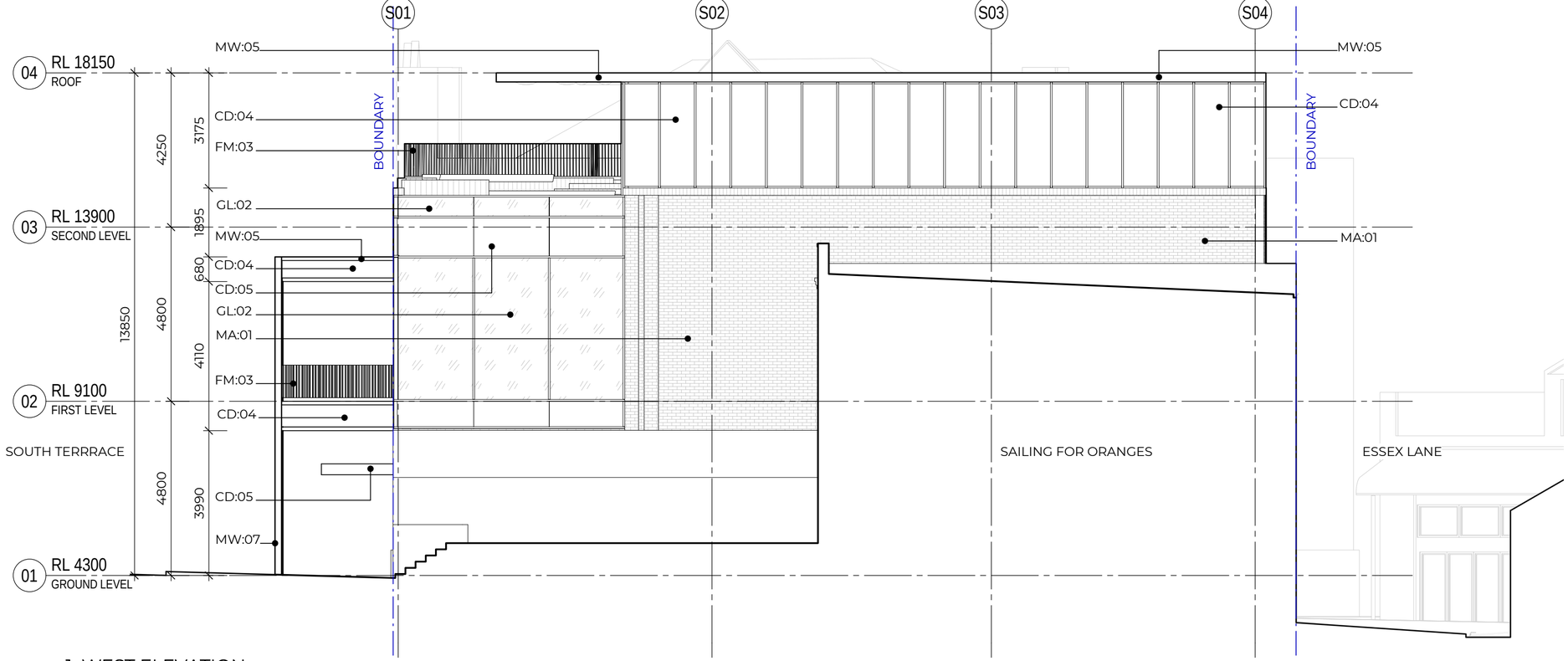
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01/05/23

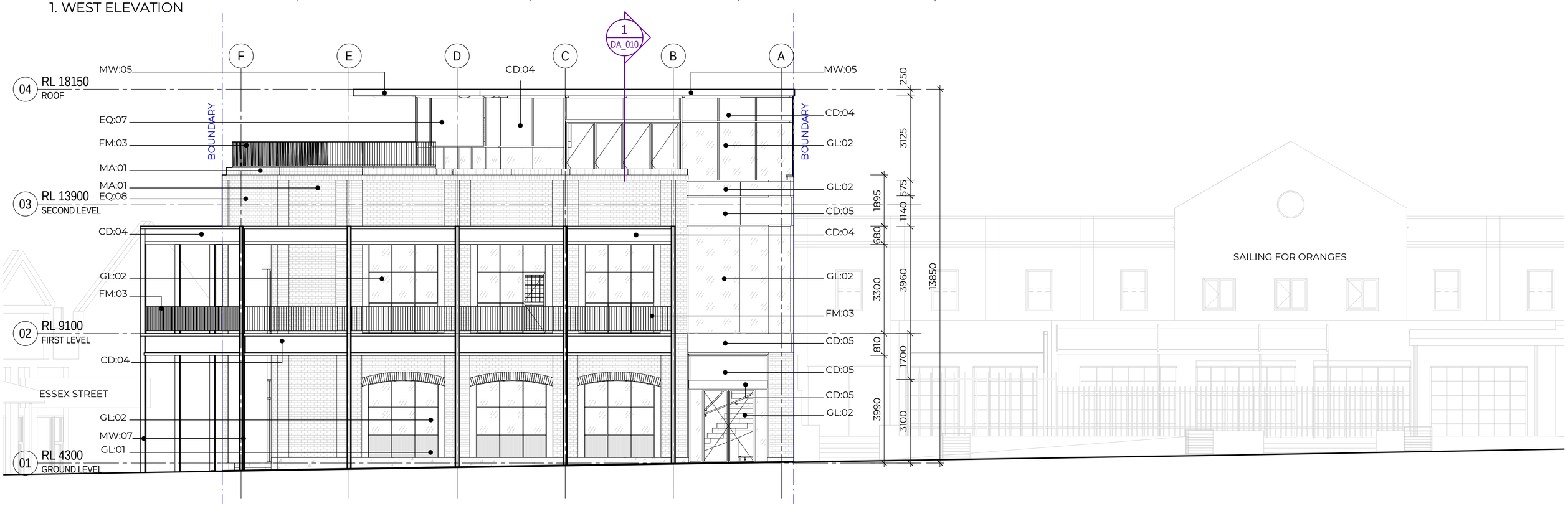
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LEGEND

CD:04	METAL CLADDING NATURAL BRUSHED FINISH
CD:05	METAL CLADDING CUSTOM / MANOR RED FINISH
DR:07	METAL ROLLER SHUTTER DOOR
EQ:07	3.5m LED TV SCREEN
FM:03	VERTICAL FLAT BAR METAL BALUSTRADE
GL:01	FLUTED PATTERNED WINDOW GLAZING
GL:02	CLEAR WINDOW GLAZING
LV:01	FIXED LOUVRE - VERTICAL ORIENTATION
MA:01	FACE BRICKWORK
MW:05	PROFILED ALUMINIUM FASCIA CAPPING
MW:07	STRUCTURAL STEEL COLUMN



1. WEST ELEVATION



2. NORTH ELEVATION

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Client
Signature Hospitality Group

Project
Sporting Globe Fremantle

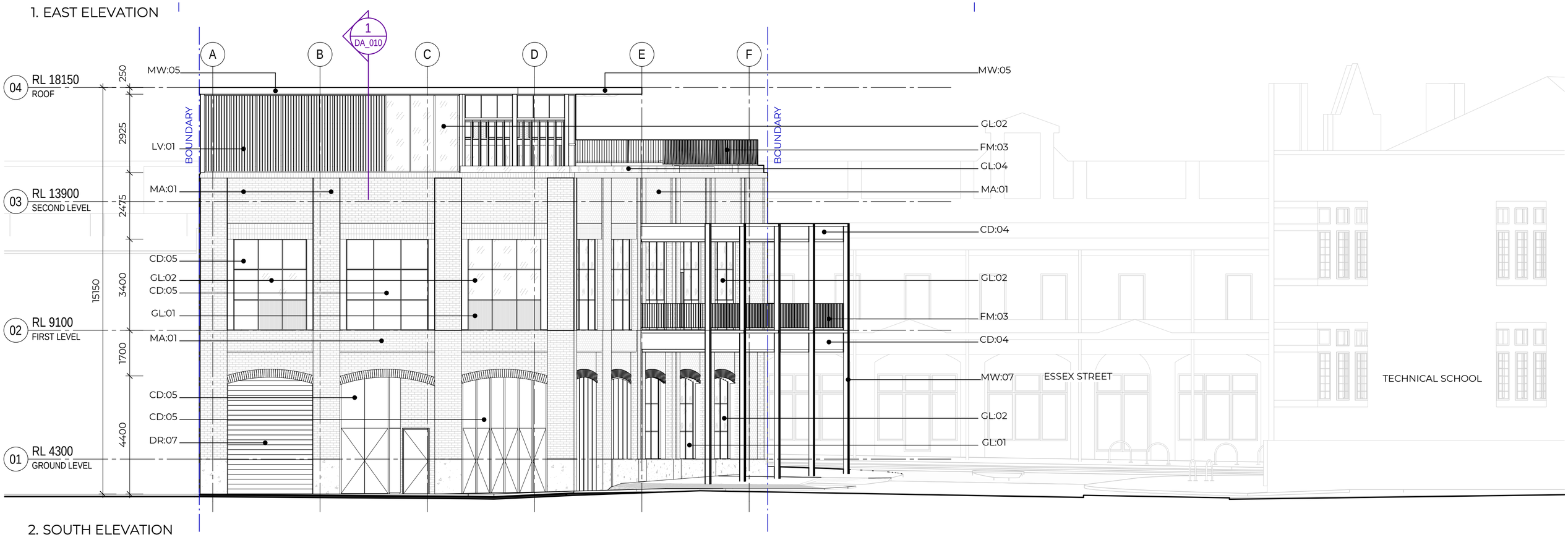
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Elevations

Project no. **160849**
Sheet no. **DA_008**
Scale **1 : 100**
Revision **1**
Sheet size **A2**
Date **01/05/23**

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1. EAST ELEVATION



2. SOUTH ELEVATION

LEGEND

CD:04	METAL CLADDING NATURAL BRUSHED FINISH
CD:05	METAL CLADDING CUSTOM / MANOR RED FINISH
DR:07	METAL ROLLER SHUTTER DOOR
EQ:07	3.5m LED TV SCREEN
FM:03	VERTICAL FLAT BAR METAL BALUSTRADE
GL:01	FLUTED PATTERNED WINDOW GLAZING
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LV:01	FIXED LOUVRE - VERTICAL ORIENTATION
MA:01	FACE BRICKWORK
MW:05	PROFILED ALUMINIUM FASCIA CAPPING
MW:07	STRUCTURAL STEEL COLUMN

W—B WOODS BAGOT

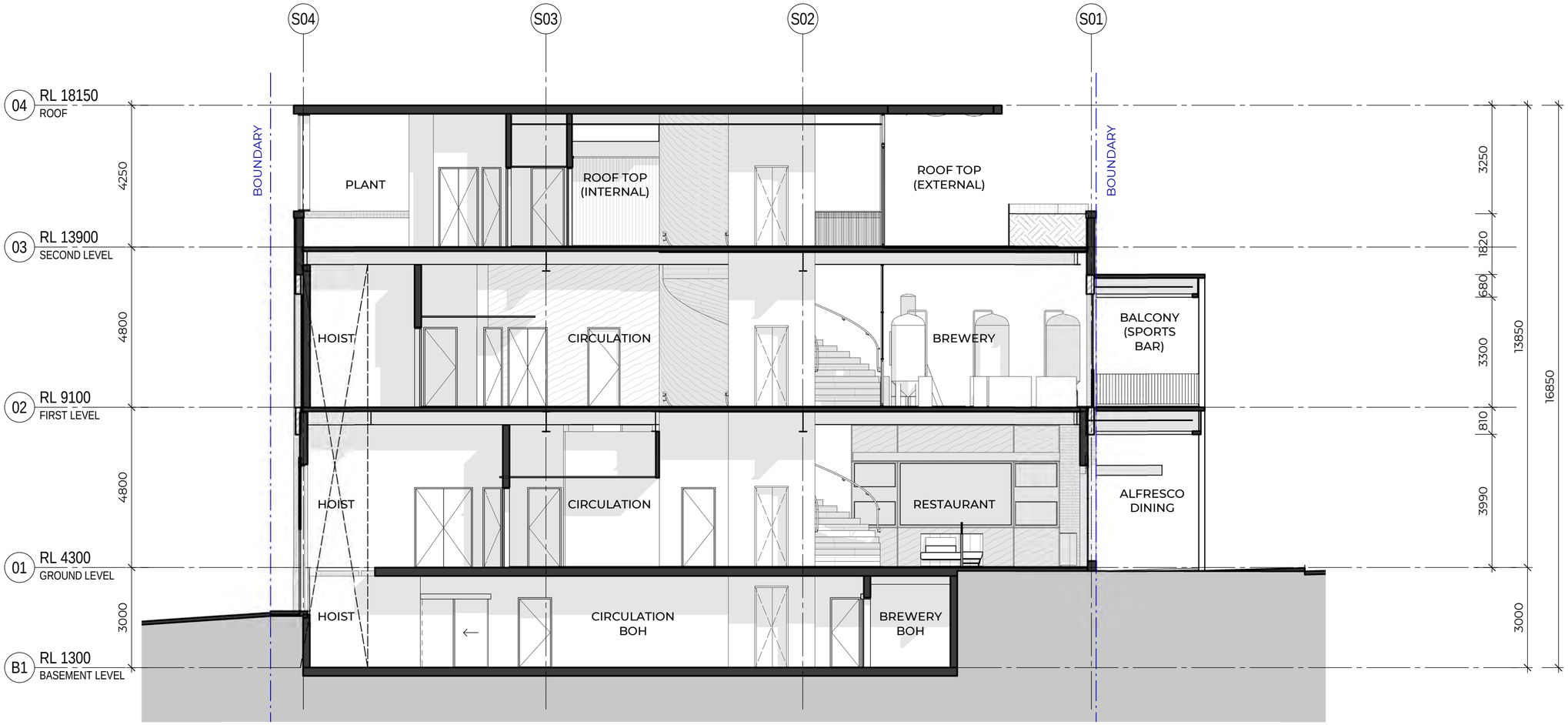
Client
Signature Hospitality Group

Project
Sporting Globe Fremantle

Sheet title
Elevations

Project no. **160849**
Sheet no. **DA_009**
Scale **1 : 100**
Revision **1**
Sheet size **A2**
Date **01/05/23**

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Project
Sporting Globe Fremantle

Sheet title
North-South Section

Project no.
160849

Sheet no.
DA_010

Scale
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Revision
1

Sheet size
A2

Date
01/05/23

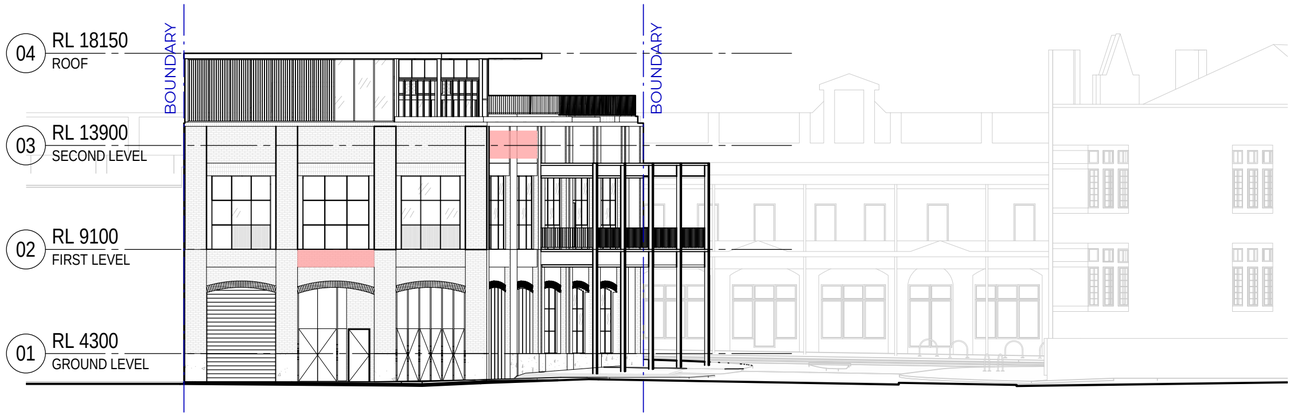
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LEGEND

PROPOSED SIGNAGE



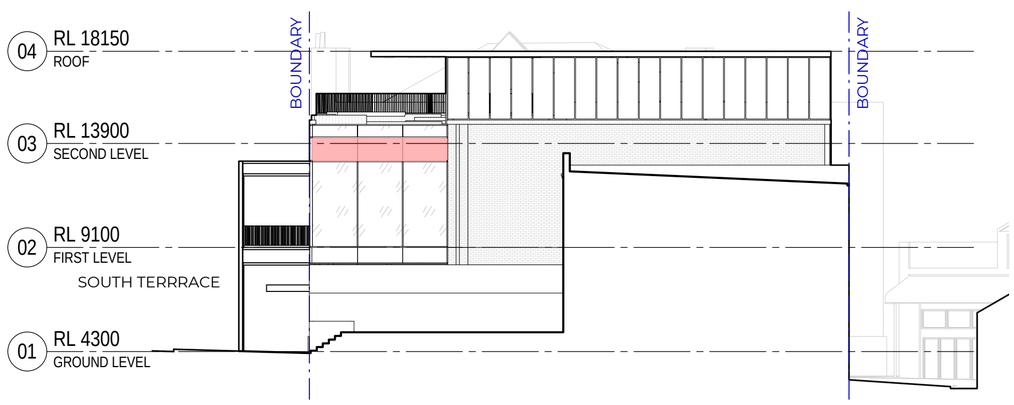
1. NORTH ELEVATION



2. SOUTH ELEVATION



3. EAST ELEVATION



4. WEST ELEVATION

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Client: Signature Hospitality Group

Project: Sporting Globe Fremantle

Sheet title: Proposed Signage

Project no. 160849
Sheet no. DA_011
Scale 1 : 200
Revision 1
Sheet size A2
Date 01/05/23

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GOVERNMENT OF WESTERN AUSTRALIA

HERITAGE COUNCIL

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique cultural heritage

28 July 2023

YOUR REF DAP004/23
OUR REF P1007/P1002/P1006-50636
ENQUIRIES Louise Ryan (08) 6552 4118

Chief Executive Officer
City of Fremantle
planning@fremantle.wa.gov.au

Attention: Cardia Mariani

Dear Sir

P1007 Fremantle Technical College Annexe
P1002 Sail and Anchor Hotel
P1006 Fremantle Markets

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Name & No.	P1007 Fremantle Technical College Annexe P1002 Sail and Anchor Hotel P1006 Fremantle Markets
Street Address	South Terrace, Fremantle
Referral Date	25 May 2023
Proposal Description	3 storey tavern development at Lot 502 (No.37) South Terrace

We received the following information:
Development Application Report – Urbis in collaboration with Woods Bagot, dated April 2023
Development Application Design Report – Woods Bagot dated May 2023, including the following drawings:

DA_000 Rev1 Cover Sheet
DA_001 Rev1 Existing Survey Plan
DA_002 Rev1 Proposed Site Plan
DA_003 Rev1 Basement Level
DA_004 Rev1 Ground Level
DA_005 Rev1 First Level
DA_006 Rev1 Second Level
DA_007 Rev1 Roof Level
DA_008 Rev1 Elevations
DA_009 Rev1 Elevations
DA_010 Rev1 North-South Section
DA_011 Rev1 Proposed Signage

The Heritage Council resolved that the proposal has been considered in the context of the identified cultural heritage significance of *Fremantle Technical College, Annexe, Sail and Anchor Hotel* and *Fremantle Markets,* and the following advice is given:

Findings

- The proposed new development introduces a prominent new building to the South Terrace streetscape. The development site is located at the intersection of South Terrace and Essex Street, with three individually State Registered places located immediately on the opposite corners.
- The existing building (to be demolished) is a single storey brick structure constructed in the late 1980s in a faux Federation style. The building has no heritage value.
- *Fremantle Technical College Annexe* is assessed as having strong landmark qualities in the way it terminates the vista looking west along Henderson Street and its prominence when looking south along South Terrace. The proposal will partially impact the view of the Fremantle Technical School building from the southern approach on South Terrace.
- *Sail and Anchor Hotel* has significance as an important element of the streetscape of South Terrace and is noted as being located on a prominent street corner. The proposed development introduces a large new building to the streetscape that will have a minor impact on the prominence of the *Sail and Anchor*.
- *Fremantle Markets* has significance as a rare example of a late nineteenth to early twentieth century municipal market and for the contribution it makes to the urban fabric of Fremantle by forming part of both the precinct of Federation era commercial buildings at the west end of South Terrace. The heritage values of *Fremantle Markets* are not impacted by the proposed development.
- The proposal demonstrates a consideration of the context and character of South Terrace and the State Registered buildings in the immediate vicinity. The design generally responds to the proportions, scale and materiality of the surrounding heritage buildings in a contemporary manner without replicating historic details of the heritage buildings.
- The proposal has a raised bleacher section on the roof deck at the Essex Street and South Terrace corner. This feature includes an enlarged fascia on the corner and increases the roof deck height and balustrading resulting in a dominant corner feature in the streetscape. This presents an opportunity to more significantly celebrate the corner in a contemporary manner.
- It is noted that the drawings show large areas of the façade have been identified as locations for signage. Further details regarding the proposed signage will need to be provided prior to providing support for any signage related to this development.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following condition:

1. A detailed signage proposal is to be provided, to the satisfaction of the Director, prior to the implementation of any signage related to this development.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Louise Ryan at louise.ryan@dplh.wa.gov.au or on 6552 4118.

Yours sincerely



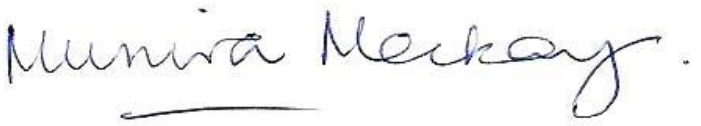
Leigh Barrett
A/CHAIR

cc: Kate Bainbridge, Urbis – kbainbridge@urbis.com.au

Design Review Report

37 South Terrace, Fremantle: DR 1

9th January 2023

Design Review Report		
Subject	**37 South Terrace, Fremantle – Design Review 1**	
Date	9th January 2023	
Time	2.00pm -3.15pm	
Location	City of Fremantle	
Design Reviewers	Munira Mackay Flavia Kiperman Tobias Busch Alf Seeling Andrew Macliver	Chair Panel Member Panel Member Deputy Panel Member Deputy Panel Member
Proponent	Proposed tenant	The Sporting Globe
Project Team	Woods Bagot Urbis	
Planning Authority	City of Fremantle	
Staff	Chloe Johnston Cardia Mariani Maryam Berenji Annabel Wills Ben Talarczyk	A/Director Planning, Place and Urban Development Senior Planning Officer A/Manager Strategic Planning + City Design A/Heritage Coordinator A/Manager Development Approvals
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	The Planning Officers made a presentation to the Committee. The Applicant made a presentation to the Committee.	
Design Review Report endorsement		
Reviewers signature	 Munira Mackay	

Introductory Comments	
In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due rear to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity. For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.	
Design quality evaluations and comments	
Strengths of the Proposal	• Brief analysis undertaken on some of the quintessential elements and building themes of Fremantle. The Panel strongly recommended maintaining a clear focus on the specific character cues from the site's location in the West End Heritage Precinct. • Three storey building proposed on an iconic corner Lot that appropriately reinforces the sense of enclosure of the public space of the street and intersection. Note, however, the comments below in Context and Character and Community. • The proposal is of a similar scale to some of the other buildings at the South Terrace and Essex Street intersection. • A hospitality use that is compatible with the South Terrace and West End community-oriented town centre context. • A building interface that may be opened at the ground level for public access and activity along portions of the street lengths and street corner. Note, however, the recommendations in Landscape and Community below to improve on ground level activity. • Acknowledgement that the proposal will include noise attenuation measures in response to existing residential in Essex Lane. • Maintenance of a 2m obstruction-free public footpath along South Terrace and Essex Street. • Servicing access from Essex Lane (that functions as a rear lane). • A publicly accessible landscaped roof terrace with amenities. • Intent to re-use selected materials from the existing building on the site.
Principle 1 **Context and character**	*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
	a) The proposed design would be new infill on an iconic corner site in the West End Heritage Precinct. While not raised at the meeting, this project would warrant a Heritage Impact Statement and submission to the DPLH - Heritage services, as it is located within the West End and adjacent to three State Heritage Listed properties. The new project can impact on the heritage significance of the State Listed places. b) The Applicant presented some streetscape analysis on local design cues. For the next presentation, the Applicant should provide elevations that show the interpretation and application of character, proportions and local history, together with the relationship of the proposal to adjacent and neighbouring heritage listed buildings. c) A literal copy of local heritage details would not be supported by the Committee, instead carefully considered aspects such as the Heritage Precinct character and proportions should ensure a site-specific building that reflects the local benchmarking already undertaken. d) As an example, the Committee suggested consideration of the roof typology and

		how relevant cues in the Heritage Precinct should be analysed and interpreted appropriately for this important element of the design. e) The proposed design includes a useable roof terrace with an overhead cover to protect patrons from the climate; furthermore, the Applicant advised that photovoltaic panels would be installed for resource efficiency. The Committee considered that a cover on the roof top terrace would be beneficial for patrons. The Committee would like to clarify that any cover structure should be treated in a light manner and suitably setback from a solid parapet to avoid views of the structure by pedestrians at the ground level. One possible design approach is for angled pv panels to act as the light-weight cover and for filtered light to pass through the panels to the al fresco space below. A literal 'sawtooth roof' cover is not recommended, particularly as industrial style cues should be avoided, together with any other potentially confusing, inauthentic references from the surrounding Precincts in Fremantle. f) In the north-western corner of the site, the building's projecting bay is shown as accommodating the kettle of the micro-brewery. The Committee advised that this proposed projecting bay would interrupt important sightlines along South Terrace. The Applicant should reconsider the vertical bay expression of the brewery on the façade and, instead, maintain the 'continuous urban wall' quality of South Terrace and protect views along this street.
Recommendations		**1. Developing a site-specific design is vital to reflect this site's iconic setting within the West End Heritage Precinct.** **2. Ensure the analysis and interpretation of cues for design development references and reinforces the essential character of the West End Heritage Precinct.** **3. Prepare a Heritage Impact Statement considering the impact on the West End Precinct and adjacent State listed places.** **4. Provide details on the roof top structure, including integration of services, and its interpretation as part of the overall composition.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) The small landscaped area proposed at the corner of Essex Street and Essex Lane appears isolated and, in its current configuration, does not contribute positively to the project's use or the public streetscape. A suggestion to enliven this portion of Essex Street is to create a raised and useable landscaped deck (that would capitalize on the slope southwards along Essex Street), and to reconfigure the kitchen and bar area to enable a food and drinks service to patrons on the deck. b) The Applicant's design report indicates landscape on all levels. Provide a landscape plan and details on how planting will be integrated with the built form and attachment of the balcony/veranda.
Recommendations		**1. Consider improvement to the current isolated open space adjacent to the Essex Street site boundary, opportunities to generate activity and integrating the site slope.** **2. Provide a landscape plan and details for all levels of the development.**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The Committee noted the local precedent in the Heritage Precinct of the traditional balcony/veranda form as an "attached", filigree structure with a solid building mass behind. The Committee suggested that the design of the balcony/veranda be developed to reflect the quality described above, and to review the current layout of a curved balcony and its relationship to the

		chamfered corner of the building. b) Consider the quality of the veranda space under the balcony that appears to only be 1.5m wide and potentially 5m height. A greater depth should be considered for the balcony and veranda spaces by possibly increasing the set back from the site street boundaries and, thereby, enhance balcony useability and to create a legible outdoor 'room' at the street interface. Alternatively, explore increasing the balcony depth by projecting further into the street reserve.
Recommendations		**1. Provide a design for the attached balcony/veranda to reflect the local character of the West End Heritage Precinct.** **2. Re-consider the spatial requirements for useability of the balcony/veranda by patrons and to create the perception of an 'outdoor room'.**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) -
Recommendations		**1. None**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. The Applicant should consider the robust quality of many of the buildings in the West End Heritage Precinct, and how this proposal also could be designed in a more 'generalist' manner for durability and flexibility for other types of future uses. b. The Applicant is commended for the intent to re-use bricks and possibly other elements from the existing building. c. Provide further consideration on environmental sustainability initiatives and their appropriate integration in the development.
Recommendations		**1. Prepare a design that includes the qualities of longevity, robustness of use and environmental sustainability.**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The 'ampitheatre' concept for the veranda/balcony at the South Terrace and Essex Street corner is commended in view of the lively street entertainment events diagonally opposite at the Fremantle Markets. Consider if the current space allocation at the corner of the design is adequate for activation by the patrons?
Recommendations		**1. Refer also to Built Form and Scale - Recommendation 2**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a) -
Recommendations		**1. None**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a) -
Recommendations		**1. None**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) The Committee advised that the microbrewery would be an important but relatively small element of the project and that the kettle is a static use. The

		Committee advised that the kettle's location, currently proposed to be prominent on the north-western corner of the facade and facing the South Terrace streetscape as the 'theatre' element of the proposal, should be reconsidered as a façade for the community to activate and for interaction with the street.
Recommendations		**1. Consider opportunities for a more community-oriented use at the north-western corner of the site to activate the building and interface with the street.** **2. Refer also to the comments in Context and Character.**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) The building is proposed to be forward of the existing large building setback at 33 South Terrace, therefore carefully consider the treatment of the visible wall area.
Recommendations		**1. Carefully consider the treatment of the interface with the neighbouring development.** **2. Refer also to the recommendations in Context and Character.**

Concluding Remarks

The Committee welcomed the opportunity presented by the Applicant to provide design review comments at this concept stage.

The land use is appropriate given the South Terrace and West End community-oriented context.

Key considerations for the Applicant in the future stages of design include:

- A comprehensive analysis and judicious interpretation of the multi-faceted cues offered by the site's iconic corner location in the West End Heritage Precinct, such as references from the architecture, streetscape, history and culture, and subsequent appropriate application in all elements of the design, and the preparation of a Heritage Impact Statement.

- Greater refinement of the current design response of the building form and roofscape; attachment of the balcony/veranda; interface uses and spatial requirements for community activity on both key streetscapes, the Essex Street and South Terrace intersection and relationship to surrounding activity.

- Integrating the built form, activity and landscape at all levels, and managing the site slope in Essex Street for the mutual benefit of building users and pedestrians in the streetscape.

- Longevity, robustness of the design for possible future uses and sustainability of the proposed design in this Heritage Precinct.

Design Review Report

37 South Terrace, Fremantle: DR2

13th March 2023

Design Review Report		
Subject	**37 South Terrace, Fremantle – Design Review 2**	
Date	13th March 2023	
Time	2.00pm-3.15pm	
Location	City of Fremantle	
Design Reviewers	Munira Mackay Marco Vittino Patrick Kosky Flavia Kiperman Tobias Busch	Chair Panel Member Panel Member Panel Member Panel Member
Proponent	Proposed tenant	The Sporting Globe
Project Team	Woods Bagot Urbis	
Planning Authority	City of Fremantle	
Staff	Justin Lawrence Cardia Mariani Jonathan Dornan	A/Manager Development Approvals Senior Planning Officer Planning Officer
Stakeholders	-	
Declarations	None	
Briefings		
Relevant Authorities Project Team	The Planning Officer made a presentation to the Committee. The Applicant made a presentation to the Committee.	
Design Review Report endorsement		
Reviewers signature	 Munira Mackay	

Introductory Comments	
In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due rear to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity. For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.	
Design quality evaluation	
Strengths of the Proposal	• Consideration of the West End Heritage Precinct context and initial appropriate response to the building's scale and massing, and the mostly active interface to the two streets and intersection (refer to comments in Context and Character). • Expansive roof top communal open space and the lightweight, flat roofed glazed structure for the restaurant/bar that is setback from view of the pedestrian eye level. • Public artwork location that is appropriately located and visible from the street (refer to additional comments in Community). • Developing materials and colours palette that includes brick and metal details as appropriate references to the characteristics of the area. • Largely rational internal planning and circulation.
Principle 1 **Context and character**	*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
	a) For DR1, the DAC received a heritage architect's initial Heritage Report on the local context and site. The DAC strongly recommends that a registered heritage architect should be involved to provide guidance on key principles and the theoretical and design approach for this proposal in the West End Heritage Precinct, and to help prepare a Heritage Impact Statement. b) The design is heavily referential in its aesthetic with the result that the building appears ambiguous in its architectural expression – is the building new or trying to look "old"? Setting this building in its place and time is critical; for example, a layperson should know the building is clearly a contemporary design and not a replica or deliberately trying to look 'old'. c) Use of brick for the elevations is appropriate; however, consider the use of the brick for structural purposes, and a contemporary appearance for the brick (not recycled or matching the existing heritage brick types and colours in the area). d) Review the earlier research presented at DR1 on precedence examples of high-quality contemporary buildings to help evolve the current, somewhat "stripped down", highly referential architectural language and character. The design would benefit from richness, substance, and elegance in the detailing, such as for the attached veranda/balcony, roof parapet and balustrade and north-western end bay that is largely glazed at the upper level. e) Consider the type and integration of signage and ensure it is not overly referential or copying local heritage. f) Consider setting back the roof top glass balustrade from the parapet to reduce its visibility from the pedestrian eye level. g) Consider the corner feature in the context of the West End Heritage Precinct and adjacent heritage buildings. h) Consider interpretation of the various layers of history and heritage values present in the area at this concept design stage.

Recommendations		**1. A registered heritage architect should advise on this design proposal in its significant heritage context, and help prepare a Heritage Impact Statement a** **2. Clarify the identity of this building as a contemporary design that is highly respectful of its heritage context.** **3. Develop the materials and colours palette with an understanding of the heritage context.** **4. Review the earlier relevant examples of contemporary Fremantle buildings in a heritage context to help develop this proposal's aesthetic and details.** **5. Develop the aesthetic and integration of the signage.** **6. Review the location of the roof top balustrade relative to the parapet wall.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) Ground level landscape is limited to the Essex Street frontage. Clarify, with dimensions, a section showing the combined wall, planting area and seat.
Recommendations		**1. Provide a section showing the landscape and public seating on the Essex Street frontage.**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) The DAC supports the scale and massing of the proposal.
Recommendations		**None**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) The DAC supports the attached veranda/balcony structure that will encourage al fresco in the street, however carefully consider the position of the support posts relative to the street kerb (particularly at the corner), the location of any existing utilities and services, and maintaining unobstructed and legible movement and shelter for pedestrians. b) The use of brick is supported, however the brick wall currently appears as a "skin". Consider the overall form of the proposal, its construction and the integrity of the structure. c) Provide a north-south section to indicate the resolution of the building plan with the slope down to Essex Lane. For example, clarify how waste is transferred to the store and collected from the street; the exit from the escape stair, and the delivery and loading of goods to the hoist lift.
Recommendations		**1. Review the impact of the balcony posts on the existing design of both street reserves, location of existing services and maintaining safe and legible pedestrian movement.** **2. Consider the form of the proposal, materials selection and the integrity of construction.** **3. Provide sections to demonstrate resolution of the site slope and street with the internal plan and access from Essex Lane.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. While not discussed at this meeting, as per the DR1 minutes, further develop the sustainability strategy and demonstrate the integration of initiatives.
Recommendations		**1. Develop the sustainability strategy and demonstrate the integration of initiatives.**
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) Generally, the relationship between the building and the street level has developed well with a strong active interface with South Terrace.

		b) However, for the Essex Street frontage at ground level, suggest increasing the public functions of the bar and public engagement with the street by reducing the extent of the more private kitchen area, even by one window bay. Another idea for improving this ground floor space may be to relocate the kitchen to the first floor. c) Consider extending the veranda/balcony structure further along Essex Street by one bay, particularly to improve access for users of the first floor Function Room. Take into consideration the notes in Functionality and Build Quality on the potential impact of balcony posts on the functions of the street. d) All windows should be operable for natural ventilation and interactivity with the street; the Proponent confirmed this is the case.
Recommendations		**1. Consider increasing the public functions on the ground floor to improve active interaction with the Essex Street frontage.** **2. Consider extending the veranda/balcony structure along Essex Street.**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a) The veranda/balcony structure now includes support posts in the street. Consider a safe and legible pedestrian movement path on both streets combined with locations for al fresco.
Recommendations		**1. Ensure the design of the veranda/balcony structure accommodates legible and safe pedestrian movement and space for al fresco.**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a) Refer to the notes in Legibility.
Recommendations		**1. Refer to Principle 7 Legibility**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Use of the veranda ceiling for public artwork is supported. Consider how an artist could incorporate relevant local stories from different eras in the design of the artwork. b) Consider supplementary artwork on the balcony soffit, which also is highly visible from the street.
Recommendations		**1. Develop a brief for the public art that includes local storytelling and heritage layers.** **2. Consider the balcony soffit as an additional and highly visible location for public art.**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Refer to the notes in Context and Character
Recommendations		**1. Refer to Principle 1 Context and Character**

Concluding Remarks

While the design has many positive qualities, the Applicant is advised strongly to consider the following key points in the next iteration:

- Develop an identity for the building and architectural expression that is clearly contemporary and respectful of the West End Heritage Precinct. The DAC recommends advice from a registered Heritage Architect to guide the key principles, and the theoretical and design approach for this important proposal in its historical context, and to prepare the Heritage Impact Statement.
- Provide a section/s of the building interface and its engagement with Essex Street that slopes to the south, and also how the internal functions interface or engage with the ground level at Essex Lane.

- Consider the impact of the balcony posts on the street reserve, existing services and pedestrian amenity.
- Ensure integrity of the building form, materials and construction.
- Develop the sustainability strategy and demonstrate integration of initiatives.
- Increase the area for public functions on the ground floor to better interact with the Essex Street frontage.
- Extend the veranda/balcony structure along Essex Street for improved streetscape activity.
- Develop the brief for a public artist and consider the balcony soffit for an additional artwork.

Design Review Report

37 South Terrace, Fremantle: DR 3

12th June 2023

Design Review Report		
Subject	**37 South Terrace – Design Review 3**	
Date	12th June 2023	
Time	2.00pm - 3.00pm	
Location	City of Fremantle	
Design Reviewers	Munira Mackay Marco Vittino Patrick Kosky Flavia Kiperman Tobias Busch	Chair Panel Member Panel Member Panel Member Panel Member
Proponent	Signature Hospitality Group	On-line attendance
Project Team	Woods Bagot Urbis Griffiths Architects Stantec Talis Full Circle Design Services	
Planning Authority	City of Fremantle	
Staff	Chloe Johnston Cardia Mariani Bindi House	Manager Development Approvals Senior Planning Officer Senior Urban Designer
Stakeholders	-	
Declarations	None	
Briefings		
Relevant Authorities Project Team	The Planning Officer made a presentation to the Committee. The Applicant made a presentation to the Committee.	
Design Review Report endorsement		
Reviewers signature	 Munira Mackay	

Introductory Comments	
In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity. For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.	
Design quality evaluation	
Strengths of the Proposal	The DAC acknowledges the strengths and many improvements to the development proposal based on the comments from DR2. These include: • Appropriate entertainment/tavern land use for this significant corner lot in a Heritage Area of Fremantle. • Contemporary interpretation of a corner Hotel typology with an attached veranda/balcony. • Good context and site analysis and evaluation that has defined the building proportions, rhythm of the vertical bays and the strong horizontal bands. • Improved design of the attached veranda/balcony structure, and the extension by one bay along Essex Street also better articulates this elevation and provides further opportunities for people to activate the street. • Essex Street site section confirms the ground floor window planter boxes are integrated as part of the building (not simply attached). • Aesthetic is largely well resolved; however further improvements are strongly suggested to three elements: integrate the north-western end bay as part of the overall building language; reconsider the design of the balustrade on top of the parapet; and reduce the prominence of the roof top shade structure that would be visible from the pedestrian eye-level. • Design for the brickwork now translates well into the building form. • Integration and concealment of the services/utilities as part of the building fabric. • Provision of views and passive surveillance opportunities of Essex Lane by patrons from the south facing first floor window of the Function Room. • The intent to work with the City of Fremantle on a realignment of the curb at the street corner and along Essex Street is positive, since it would release space for a greater area of unobstructed public footpath, al fresco dining and the posts of the attached veranda/balcony structure.
Principle 1 **Context and character**	*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
	a) The north-western end bay appears architecturally detached from the rest of the building. Consider: -improving the legibility of the main entry/canopy and the design of the glazed corner and side wall that abuts the shared boundary with the neighbouring Lot, noting that this neighbour could redevelop with a new building to nil for both the front and shared side boundary. -review the previous solution prepared for DR2 and the benefits of the solid side wall. -review the public art strategy and the appropriateness of the side wall for art in view of its potential to be covered by a future redevelopment of the neighbouring lot. b) The roof top structure is above the permitted building height and, furthermore, the pergola structure has lost its visual permeability due to the solid infill shade material. The DAC suggests either a further setback for this roof top structure from the frontage or lowering it on the façade to minimise its view from the pedestrian level, together with an improved integration of the structure with the

		overall building design. c) The metal bar balustrade on top of the parapet is inappropriate as a simple repetition of the balcony balustrade. Provide a more compatible design for the roof top balustrade and a belter relationship with the parapet, noting the comment above about setback or lowering of the roof top structures to minimise their view from the line of sight at the pedestrian level. d) The input of the Heritage Architect is commended. The DAC requested the Heritage Impact Statement noted in the presentation document be forwarded for review by the DAC. e) The Proponent confirmed that any reuse of bricks from the existing building would be used only in the interior of the new proposal; the DAC supported this approach.
Recommendations		**1. Consider improvements to three key elements of the building:** **-a better integration of the north-western end bay with the rest of the building and with the neighbouring site** **-reducing the visual prominence of the roof top structure and pergola from the view of pedestrians on the footpath** **-developing a specific and compatible design for the roof top balustrade in relation to the parapet.** **Since the Proponent is seeking a variation for an increase in permitted building height, careful consideration should be given to ensuring the roof top structures are appropriately designed, and setback or lowered to minimise their view from pedestrians on the footpath.**
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a) -
Recommendations		**1. None**
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a) Refer to Principle 1: Context and Character for the comment on managing the impact of the proposed increase in permitted building height from the streetscape and in the context of the Heritage Precinct.
Recommendations		**1. Refer to Principle 1: Context and Character**
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a) Clarify the operation of the 'back of house' area and access for servicing the kitchen. b) Review the design of the recess for the service door as this space could harbour anti-social behaviour in the rear lane.
Recommendations		**1. Clarify the operation of the 'back of house' area and servicing the kitchen.** **2. Consider the CPTED issues in relation to the recess for the service door in the rear lane.**
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. The Proponent advised of a 4-star Green Star rating for the proposal. The DAC was not provided with a copy of the Sustainability Strategy for review. However, while a 4-star Green Star rating is acknowledged as being good, the Proponent should consider a more ambitious sustainability rating for this publicly accessible entertainment/tavern venue building on an important corner site in a Heritage Area of Fremantle.
Recommendations		**1. Consider a more ambitious sustainability rating above 4-star Green Star for the building that is befitting of its location in a high value Heritage Area.**

Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a) The DAC requested the Proponent clarify the location of ground floor operable glazed openings. The benefits of operable windows include access of natural amenity into the building and enabling engagement with people on both sides of the building interface.
Recommendations		**1. Clarify the location of ground floor operable windows.**
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a) Refer to Principle 1: Context and Character for the comment on improving the legibility of the main pedestrian entry (north-western end bay).
Recommendations		**1. Refer to Principle 1: Context and Character**
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a) -
Recommendations		**1. None**
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a) Review the location for public art on the north-western side wall in view of the possible future redevelopment of the neighbouring site and covering of any artwork.
Recommendations		**1. Consider an appropriate and alternative, publicly visible location for public art (the north-western side wall could be covered by future redevelopment).**
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a) Review the design of the first floor female WC clear/fluted glazed inset window within the metal cladding; the design appears as an incongruous element in the building's overall aesthetic. b) Consider the materiality of the attached veranda/balcony. A suggestion is a matt colour for the metal. c) Refer also to Principle 1: Context and Character for the three key suggested improvements to elements of the building design.
Recommendations		**1. Integrate the design of the first floor female WC window into the overall aesthetic.** **2. Clarify the materiality of the attached veranda/balcony.** **3. Refer to Principle 1: Context and Character for comments on the three key improvements to elements of the building design.**

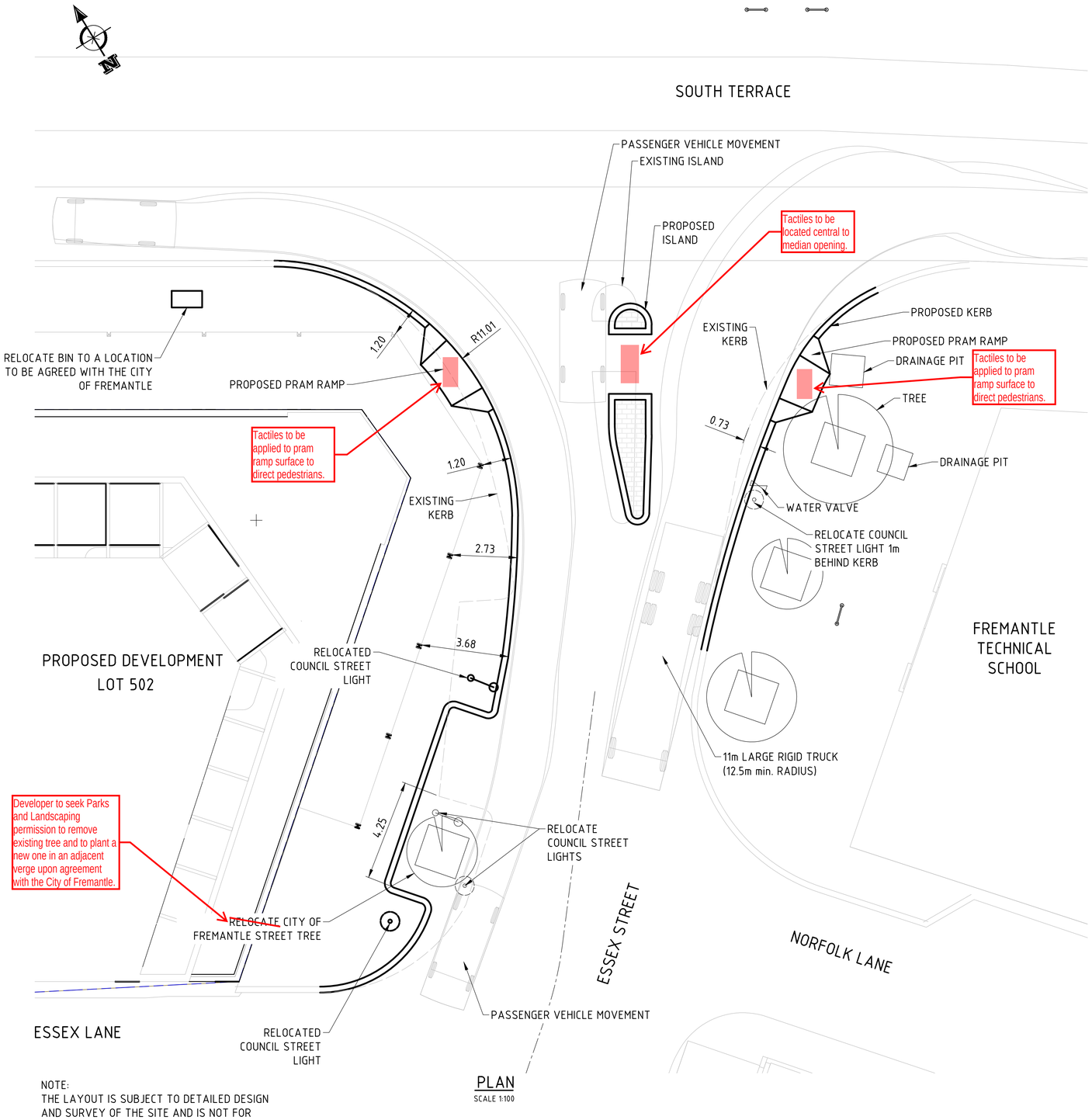
Concluding Remarks

The DAC acknowledges the strengths of the proposal and that the quality of the building design has improved from DR2. The DAC provides conditional support for the application subject to the following considerations:

- Improving the integration of the north-western end bay of the building and the roof top structures, including the balustrade design. Roof top structures should be setback or lowered to have minimal impact on the line of sight of pedestrians on the footpath.
- Clarification on the servicing of the back of house area and resolving any building CPTED issues in relation to Essex Lane.
- Providing a more ambitious sustainability rating above the proposed 4-star Green Star rating.
- Noting the location of ground floor operable windows for access of amenity and human engagement at the

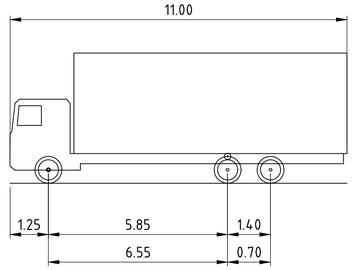
building interface.

- Providing an alternative location to the north-western wall for publicly visible art particularly as this area could be covered by the neighbouring site's possible future redevelopment.
- Integrating the design of the first floor female WC window into the overall building aesthetic.
- Clarifying the materiality of the attached veranda/balcony structure.



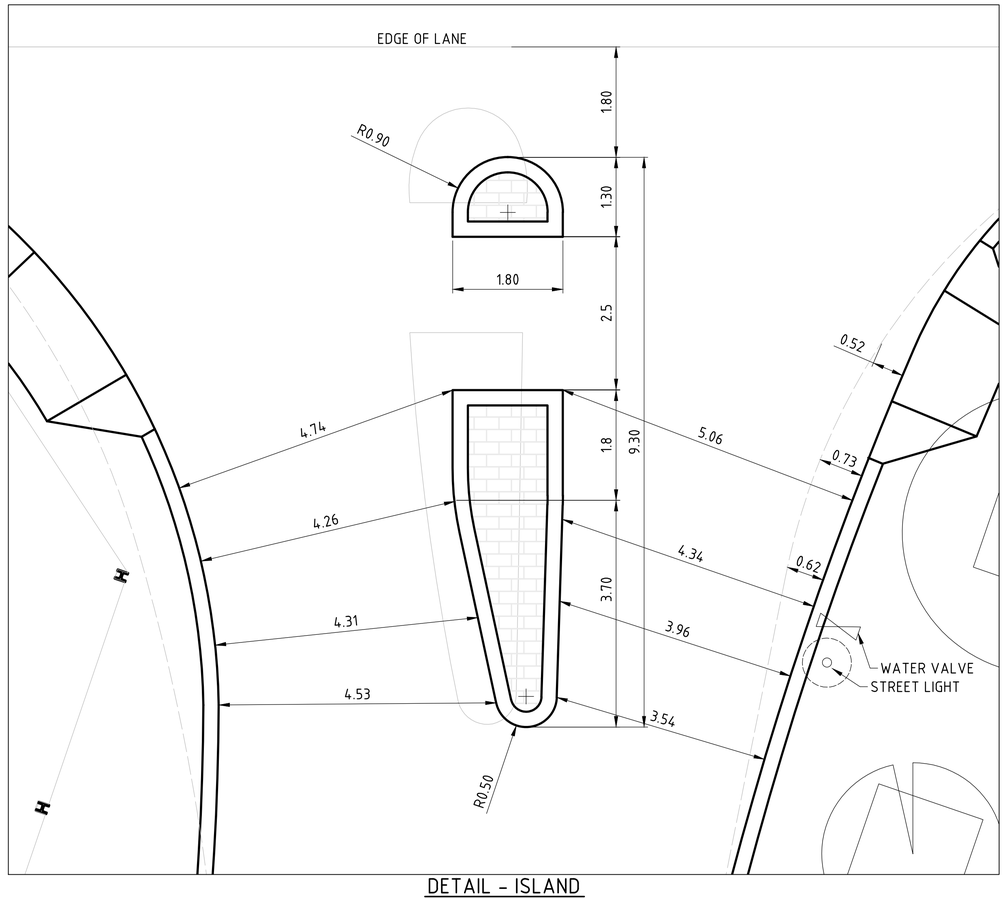
PLAN
SCALE 1:100

NOTE:
THE LAYOUT IS SUBJECT TO DETAILED DESIGN AND SURVEY OF THE SITE AND IS NOT FOR CONSTRUCTION. IT IS ONLY FOR THE USE OF OBTAINING DA APPROVAL.



11M (LARGE) RIGID TRUCK (12.5M MIN. RADIUS) OVERALL

LENGTH	11.000m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.250m
MIN BODY GROUND CLEARANCE	0.427m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.00S
WALL TO WALL TURNING RADIUS	12.500m



DETAIL - ISLAND
SCALE 1:50

2 0 2 4 6 Metres
SCALE 1:100

1 0 1 2 3 Metres
SCALE 1:50

REVISION	DESCRIPTION	DESIGN	DRAWN	CHECKED	DATE
B	ISSUED FOR DA APPROVAL	RDA	RDA	MF	23-06-23
A	INITIAL DRAWING	RDA	RDA	MF	22-06-23

SURVEY METADATA
HORIZONTAL :
VERTICAL :
DATE OF CAPTURE :
WAPC REFERENCE :

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CLIENT :

PROJECT :
ESSEX ST/ SOUTH TCE FREMANTLE
MEDIAN ISLAND MODIFICATION

TITLE :
GENERAL ARRANGEMENT

SHEET SIZE : A1

SCALE : AS SHOWN

DRAWING NUMBER : 17168-CI-R01

REVISION : B

ATTACHMENT 9 Submission Table – DAP004/23 – 37 South Terrace, Fremantle – Proposed 3 Storey Tavern

No.	Submission (verbatim – personal details removed)
1	This space could be used as a second police station or a health clinic. Put it to better use not for a 3 story boozery, we have enough of those already.
2	It's a big NO from me! Another box design that fails to integrate with the location to which it sits. Where is the connection to the vibrant street, the design focuses on creating a drinking hole, old there are some windows and a verandah well done, it's an eye sore, it's disconnecting and if built won't offer any benefits to the synergy of our cappuccino strip. Perhaps spend some time understanding the essence of Fremantle, community, history and heritage, street dining, music. Instead you plan to have people shelter inside and drink and then be on the street when they're done to be a toxic drunk, the exact thing we don't need. As an interior architect and having studied behaviour in this field you're creating an environment which lends itself to disconnect from community and others. Create indoor/ outdoor flow, encourage a connection to the strip and the street with human interaction not just material choices. You can do better! So do better! Leave a legacy not an eye sore for generations!!! Please!!!
3	We object to the application for the following reasons: Acoustic Report * local residences within 200m have not been considered. (Warders Cottages, Resident on little Essex St) * the report contends that main road (Hampdon) is 450m away. Hampdon Road is 700m from the site and should not be considered. * the report contends that live music at a level of 84 DBa at 1 m for external areas is possible. We contend that 84 DBa at 1m for live music is not possible. * the report contends that live music at a level of 94 DBa at 1m for internal areas is possible. We contend that this level is only possible for acoustic soloist and is therefore not realistic. Design and Architecture. Please see attached diagrams prepared that show the walls at various levels neighbouring 33 South Tce (neighbor) are not compliant for fire and pose a potential risk to the future development of 33 South Tce.

Figure 5 – Landscaping opportunities on roof level



Figure 6 – Built form in South Terrace context



4	I'm supportive of developing this iconic corner site on South Terrace, even though the proposed design is not that iconic. My simple comment is it seems a lot of pedestrian walkway is being handed over to commercial alfresco dining, which will be effectively "zoned" non trafficable. The design also makes it very difficult to continue with street tree planting consistent with what has been done to adjacent parts of South Terrace. The overall landscaping is mediocre. I think this is a mistake.
5	The proposed development at 37 South Terrace on the site of the old Hungry Jack's is unbelievable in its tone deafness. The absolute last thing the centre of Fremantle needs is another large beer barn, or sports bar, particularly after the opening of Varsity Bar. Stacking central Fremantle with large hospitality venues whose primary function seems to make people feel unsafe going into the CBD on a Friday or Saturday night, is completely antithetical to the Fremantle atmosphere - despite developer promises to build a 'sympathetic development.' A venue like this will make the CBD less safe, particularly for women and queer people, will bottleneck the cappuccino strip with large venues of people drinking making it difficult to even cross the road to avoid problems. It will also be next to an existing hospitality venue which is perenially empty and is basically a business waiting to fail. Why would this business be any different. There are numerous bars showing sport in the city, this is not - by literally any measure - meeting community expectations or demand. This is so deeply deeply deeply disappointing and sad, and just another step closer to turning Fremantle into Subiaco by the sea. A soulless, heartless cityspace that is not designed for its residents but for visitors getting drunk two nights of the week. It is developments like this that make me consider leaving Fremantle all together, which is not the sign of good urban planning and development. So so sad and embarrassing for the city.
6	Great to see a new development on this site. The city should encourage projects that will replace unsightly and disused buildings. It would be good to get more detail on proposed signage particularly illuminated signage and external TV screens.
7	This proposed building does not enhance the streetscape. It is oversized and unattractive There are more than enough bars and pubs already in Fremantle including another large sports bar (Varsity) very close by.
8	I am writing in strong support for development 37 South Terrace, Fremantle - DAP004/23. We need to support activation and vibrancy in our port city. This location has been abandoned and rejected for way too long. This development would breathe some much needed life into a very dead part of the city. Great for tourism. Great for the locals. The development compliments the area perfectly and the design supports the heritage architecture of Fremantle.
9	Thank you for your advice regarding the proposal to build a three-storey tavern at the old Hungry Jack's site at 37 South Terrace Fremantle. My wife and I jointly own an 1880's heritage property at _____. We wish to register that we are

	100% in favour of the proposal. The current Hungry Jack's store is completely incompatible with the Fremantle architecture and I don't know how it was given approval in the first place. The proposed drawing of the hotel, looks very much like a Fremantle building and to me it would enhance the streetscape considerably. To my mind there is a distinct lack of quality hotel type accommodation in Fremantle. It looks like this proposal would help resolve that problem. So good on the developers and I hope you are able to dodge the knockers who will no doubt arise.
10	With respect to this development application ('DA') _____ are fully supportive. _____ are the landowners of _____ and are supportive of the application and investment, in the public interest, for the following reasons: • The proposal is a well-considered, quality design, which positively impacts the amenity. • The proponent has engaged reputable consultants to support the design, emonstrating no negative impact. • Re-activatation a long-term dormant site. • Provide another level of passive surveillance to the locality with greater activation, lighting and general use of the premises. • Provide further quality offerings to the locality and broader Fremantle community. • The sporting theme will activate the area during the daytime period, bringing vibrancy to the area outside of peak periods. This will be a welcome addition to South Terrace and Fremantle. We wish the proponent all the best with their application.

CITY OF FREMANTLE
These Plans Form Part of
DAP004/23
18 May 2023

URBIS

37 SOUTH TERRACE, FREMANTLE

HOSPITALITY VENUE DEVELOPMENT APPLICATION

PREPARED BY
URBIS IN COLLABORATION WITH WOODS BAGOT

APRIL 2023



CITY OF FREMANTLE
These Plans Form Part of

DAP004/23

18 May 2023

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Tim Dawkins
Associate Director	Kate Bainbridge
Senior Consultant	Declan Creighan
Project Code	P0038946
Report Number	Draft

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CITY OF FREMANTLE
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18 May 2023

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1. INTRODUCTION

This application has been prepared by Urbis, in collaboration with Woods Bagot on behalf of Signature Hospitality Group. The proposal is seeking to reinvigorate one of the most important sites in a prominent part of Fremantle – No. 37 South Terrace (**subject site**).

The subject site is located along the 'Cappuccino Strip' in the heart of the Fremantle City Centre. Having been a range of uses over the years, the prominent corner site has sat vacant for a number of years since the previous fast-food outlet ceased operations. This proposal is seeking to repair and reinvigorate the key site within Fremantle with an active use that has been carefully designed to appropriately sit within its context that will add to the ongoing revitalisation and appeal of Fremantle.

The proposed development comprises a three-level hospitality venue that is architecturally designed, contextually appropriate and sympathetic to the unique character and identity of the part of Fremantle within which it sits. The venue provides a hierarchy of dining spaces that provide welcoming and range of customer experiences, complete with alfresco and roof top elements. Visitors and locals alike will have the opportunity to experience a fun and comfortable atmosphere in a thoughtfully crafted hospitality venue situated within the established activity precinct of Fremantle – whilst providing a new way to experience the area.

This application outlines the rationale and merit for the proposal and specifically presents:

- A contextual description of the site in its immediate and broader context.
- A description of the design and architectural merit of the proposal, including discussion on the design evolution through the design review process.
- A description of the technical elements of the proposal and compliance with relevant standards including traffic, heritage, waste management, acoustic and sustainability.
- An assessment against the relevant planning framework.

Given the proposed cost of construction value of the proposal (approximately $6.5 million), the application is being made for determination by the Metro Inner-South Joint Development Assessment Panel (JDAP). It is understood that the application will be assessed by City officers and advertised to the community and relevant external agencies/service authorities before being referred to Council prior to being determined by the JDAP.

Overall, the proposal represents a high-quality, well thought-out and contextually appropriate design. The proposal will bring new life into a site that is critical to provide activation to the heart of Fremantle and will have broader positive impacts for the Fremantle City Centre as well as surrounding sites.

1.1. ENGAGEMENT WITH THE CITY OF FREMANTLE

This proposal has been refined in engagement with the City's planning staff and Design Advisory Committee (DAC). The project team met with City planning officers a number of times in 2022 and early 2023 to discuss the proposal, the key priorities and the best way in which the site can serve the broader City Centre precinct.

Following these pre-lodgement discussions with the City's planning officers, the proposal has also undergone two reviews from the City's DAC. The DAC provided meaningful feedback that allowed the team to improve the design and arrive at an outcome that will make a significant improvement and contribution to the South Terrace and Essex Street streetscapes. For further discussion on the DAC feedback and the design evolution of the proposal, refer to **Section 4** of this report.

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2. SITE DETAILS

2.1. SITE DESCRIPTION

The subject site is located within the suburb of Fremantle within the City of Fremantle Local Government Area. The subject site is bounded by South Terrace to the north, Essex Street to the east, Essex Lane to the south, and a neighbouring property to the west. The site currently contains an existing single storey building with nil building setbacks to the lot boundaries and an awning projecting into the South Terrace and Essex Street road reserves. There is no on-site car parking provided as part of the existing development.

Refer to **Figure 1** for the Location Map.

2.2. LOT DETAILS

The subject site is located at Lot 502 (No. 37) South Terrace, Fremantle with the lot particulars described in the table below. Refer to **Figure 2** for the Cadastral Plan and **Figure 3** for the Site Aerial

Table 1 – Lot Particulars

Address	Lot/ Plan/	Volume	Folio	Area (sq.m)	Proprietor
37 South Terrace, Fremantle	502/78118	1891	527	435	Selden Pty Ltd

The Certificate of Title for the proposed development can be found in **Appendix A**.

2.3. REGIONAL AND LOCAL CONTEXT

The subject site is located within the Fremantle City Centre, with the immediate local context characterised by a mix of retail, entertainment and food and beverage tenancies, however, some residential development and commercial development is also present within the wider locality .

The site is located within the heart of the City of Fremantle CBD along the colloquially known ‘Cappuccino Strip’. The Cappuccino Strip is an active and vibrant main street with a diverse range of popular food and beverage and retail offerings. The site is highly accessible via public transport and within walking distance of major tourist attractions such as the Fremantle Markets, Fremantle Fishing Boat Harbour and the Walyalup Koort (Fremantle Civic Centre).

Notable regional attractions include the following:

- Fremantle Markets – 45 metres east.
- Fremantle Oval – 150 metres east.
- Fremantle Prison – 450 metres east.
- Fremantle Fishing Boat Harbour – 400 metres south.
- Fremantle Port – 750 metres west.

2.4. ENVIRONMENTAL CONSIDERATIONS

The subject site is not known to contain any contamination, is not prone to acid sulphate soils and is not within a bushfire prone area. The water table is approximately 3 metres below the surface of the site and therefore the site can accommodate some limited excavation without de-watering required.

2.5. HERITAGE CONSIDERATIONS

The site is subject to several heritage listings as follows:

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Table 2 – Heritage Listing

Name	Type	Statutory	Implication
Central Fremantle	Heritage Area	Yes	Development Approval required
West End Conservation Area	Local Heritage Survey	No	Information purposes
West End Conservation Area	Heritage List	Yes	Development Approval required

Within the statement of significance for the Heritage Area Listing, the rationale for inclusion of the area applicable to the subject site is as follows:

> *"It is a cohesive townscape formed by both natural and manmade features. Within the boundaries the city centre is identifiable from several vantage points as a cohesive whole. The Town Centre is a precinct of considerable significance within the Central Fremantle Heritage Area (Fmr West End Conservation Area) because it retains the original town plan for Fremantle relatively intact and a number of significant buildings dating from the early to mid-twentieth century. Developed according to the 1829 survey by Surveyor General John Septimus Roe, with the street layout east of Market Street running approximately parallel with the original shoreline".*

There are three neighbouring sites that are State Heritage listed as noted below.

Table 3 – Nearby State Heritage Places

Name	Address
Sail and Anchor Hotel	Lot 2 (No. 64) South Terrace, Fremantle
Fremantle Markets	Lot 1376 (No. 74) South Terrace, Fremantle
Fremantle Technical College Annexe	Lot 2090 (No. 41) South Terrace, Fremantle

A Heritage Impact Statement (HIS) has been prepared to inform the design of the development and accompany the development application accordingly to demonstrate the appropriateness of the development in the context of the Heritage Area's purpose as well as ensure that the development will respect and respond to the adjacent State Heritage Listed places. Refer to **Appendix C** for the HIS.

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Figure 1 – Location Map



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Figure 2 – Cadastral Map



Figure 3 – Site Aerial



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3. DEVELOPMENT DESCRIPTION

3.1. PROJECT DESCRIPTION

This application seeks development approval for a new hospitality venue. Refer to **Table 4** below for a detailed summary of the proposal. Refer to **Appendix B** for the development plans and design report.

Table 4 – Proposed Development Summary

Item	Note
Proposed Development	A three-storey hospitality venue (plus basement) activating all levels, comprising indoor and alfresco dining spaces as well as a roof top bar and a micro-brewery. The microbrewery function is for consumption on-site only.
Land Use	'Tavern'.
Building Height	The maximum building height is approximately 14.85m at the rear portion of the building.
Vehicle Considerations	Service vehicles will access the site via Essex Lane to the south and loading bay on Essex Street – a continuation of the existing servicing arrangement for the building. There is no provision for the parking or standing of private vehicles on site.
Key Development Features	**Basement Level** The following key components are located within the basement level: ▪ Storage areas and keg room. ▪ Brewery back of house. ▪ Provision for future pump room (if required).
	Ground Level The following key components are located within the ground floor: ▪ Indoor restaurant dining space – circa 159 sq. metres. ▪ Alfresco dining space circa 127 sq. metres. ▪ Bar and kitchen space, including some kitchen BOH. ▪ Bathroom facilities.
	Level 1 The following key components are located within the first floor: ▪ Indoor bar/ dining space – circa 98 sq. metres. ▪ Alfresco bar/ dining space – circa 72 sq. metres. ▪ Indoor and alfresco function space – circa 142 sq. metres. ▪ Brewery space – circa 54 sq. metres.

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Item	Note
	▪ Bar. ▪ Bathroom facilities.
	Level 2 (roof top) ▪ The following key components are located within the second floor: ▪ Alfresco bar/ dining space – circa 186 sq. metres. ▪ Indoor bar/ dining space – circa 88 sq. metres. ▪ Bar. ▪ Bathroom facilities

3.2. FUNCTIONAL AND OPERATIONAL CONSIDERATIONS

3.2.1. Servicing

The proposed development will be serviced (deliveries and waste collection) from the rear of the site via the roller shutter door and bin store area fronting onto Essex Lane. Service vehicles will typically stand in Essex Lane (as is provided for Essex Lane) and unload/ load as necessary in accordance with a Waste and Delivery Management Plan to be agreed upon with the City of Fremantle. There may also be some servicing of the site from the existing bay on Essex Street. These arrangements are already in place for the existing building and proposed to continue for the proposed development, noting the size of the site constrains provision on site.

Further detail of the nature and operation of the servicing for the site can be found in the Traffic Technical Note at **Appendix D**.

3.2.2. Brewery Operations

The proposed development will have a microbrewery that is incidental to the main tavern. The microbrewery will operate on Level 1 and will primarily prepare and brew beer for consumption on site. The brewery operations will be a relatively minor component of the overall development, comprising only circa 54 sq. metres of floor space. The Sporting Globe have partnered with notable brewer to add to the interest and activity on site.

Refer to **Appendix B** for the development plans which details the nature and extent of the brewery component.

3.2.3. Pedestrian Access and Veranda Components

The development includes a veranda and balcony structure within the South Terrace and Essex Street road reservations. This feature was included to maximise activation opportunities to both streetscapes and to respond to the character of the area – with several existing buildings in the area also having veranda/balconies. This design feature was encouraged by the City's Design Advisory Committee.

To be able to lodge this development application, high level consent was granted to enable consideration of the development from both the City and the Department of Lands. It is understood that this is not an approval and that further considerations such as amenity, access and safety must be addressed.

We are committed to working with the City to ensure these considerations are appropriately balanced with a quality built-form outcome and note that additional approvals kerbing/footpath and alfresco dining permits/approvals as well as formal lease arrangements will be required.

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4. DESIGN EVOLUTION

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) provides practice guidance on design quality and built form outcomes, setting ten design principles to inform and assessment and design review. As outlined in this report, this project has been the subject of a design review process where the development has been refined to respond to the feedback where possible.

4.1. ARCHITECTURAL STATEMENT

The following is provided from Woods Bagot to provide context for the architecture for the project:

> *"Create an immersive and engaging offering that forms a contemporary "Landmark" response to Fremantle's heritage surroundings.*
>
> *The proposed building seeks to establish a new architectural landmark at the intersection of South Terrace and Essex Street. The primary objective of the development is to create an inviting and engaging destination for sports fans that is quintessentially Fremantle.*
>
> *The building's bold design intends to make an admired and lasting contribution to the West End Heritage Precinct. The use of raw materials such as brick, steel, and concrete will impress a sense of place by emulating the robust quality of adjacent State Registered Places - Fremantle Markets, Technical College and Freemasons' Hotel (now Sail and Anchor Hotel) while offering a contemporary, visually striking, interpretation of the heritage hotel typology that strives to earn an enduring place in this iconic setting.*
>
> *The building fabric features a combination of textured face brick and metal cladding, arranged in a dynamic composition, establishing the venue as an easily distinguishable fixture along South Terrace. The building is marked by a generous Verandah and Balcony that extends over the pedestrian path, creating a sheltered outdoor 'room' that invites patrons to seek refuge and stay to enjoy the unique backdrop of the Heritage West End.*
>
> *Within, the venue offers a multifaceted entertainment experience that appeals to a variety of patron preferences. The internal spaces are organised around a central bar that acts as a focal point and a hub for social interaction. The bar with a large backlit feature wall, showcases an array of screens for live sports broadcasting. The use of warm lighting, natural materials, and custom-designed graphics creates a vibrant and dynamic atmosphere that invokes the passion and excitement of 'Game Day'.*
>
> *The proposed design aims to create a contemporary architectural landmark that will enhance Fremantle's 'Cappuccino Strip', providing an engaging new offering that attracts visitors and locals to enjoy this iconic part of Western Australia".*

A full design report has also been prepared provided in **Appendix B**.

4.2. SPP 7.0 ASSESSMENT

4.2.1. Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

Design Response

The subject site has opportunities to have significant connection to Fremantle being in the heart of the city centre, opposite the markets and having visual connections to the harbour, port and world heritage listed prison. The development has a responsibility to add to the activity, interest, and development context of South Terrace in a sympathetic manner that does not detract from the heritage significance of the area and individual developments nearby (Fremantle Technical School, Sail and Anchor and Fremantle Markets). These nearby buildings also provide key reference points from which proportions, scale and materiality should reference.

The design has been driven by a range of factors noting that the design has the opportunity to learn from the existing development on site and nearby to understand what is successful and what is not. The existing building was built in the 1990's and is a single level building that addresses the South terrace and Essex

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Street streetscapes; however, the building imitates heritage character of the surrounding area yet does not respond to key datums, scale or proportions of surrounding development, does not respond elegantly to the slope of the site, and the verandah structure provides limited activation due to its narrow depth.

The new building has been designed to consider the context and character of the area more holistically through a range of measures including:

- Layered activation to the streetscapes with an alfresco area at the ground level wrapping around both street frontages, balcony at the first-floor level for both street frontages and roof terrace with 360 degree views of Fremantle with internal areas adjacent to the façade having active uses or internal element/functions (such as the brewery) exposed to add interest to the streetscape.
- Architecture which ensures that the corner is addressed, has primacy and legibility.
- Datums and proportions of the building reflecting surrounding architecture.
- Material and colour palette reflecting surrounding heritage architecture.
- Architecture using a stripped-back design to ensure that the design appears modern.

Figure 4 - Streetscape Context - South Terrace



4.2.2. Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Design Response

The subject site presently does not contain any landscaping or mature trees. The development seeks to continue the built form and desired corner statement architecture to ensure that the development is responsible for the existing streetscape context. This leaves minimal opportunity for ground level landscaping opportunities. The landscaping is mainly located within planters at various levels of the development to provide interest and landscape relief to the development. The amount of landscaping and likely species will be low maintenance given the location and built form context.

Outdoor spaces within the development, namely the roof terrace is proposed to have hardscapes that marry into the building architecture with materiality selected to achieve this desired cohesion.

Figure 5 – Landscaping opportunities on roof level



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4.2.3. Built Form and Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Design Response

Careful consideration has been given to the built form to ensure that the plate heights, rhythm of fenestration, columns and other architectural features follow established patterns found within the area given the heritage significance of the area and prevalence of state significant buildings within proximity of the development.

The overall building height and plate heights as viewed from the street respect the adjacent buildings and will sit comfortably within its context. Given the corner location, additional height may be considered appropriate but only if still deferential to the heritage of the area which this three-level building carefully balances.

The nil setbacks to the street and recessing of the roof level, further reflect the prevalent built form of the area, with the verandah protrusions into the verge area providing quality covered outdoor space for patrons to enjoy, which in turn also activates the street and provides weather protection for pedestrians.

Figure 6 – Built form in South Terrace context



4.2.4. Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Design Response

The design of the development is heavily driven by the internal functionality and the levels of the three street frontages with the site being relatively small in nature meaning that the ground level has the greatest challenge. The site has two street frontages requiring significant activation and the rear laneway being lower than the south terrace level. There is also a need to provide weather protection for pedestrians and activation to the street which the proposed verandah and balcony additions within the verge area adjacent to the site propose to provide – consistent with the streetscape.

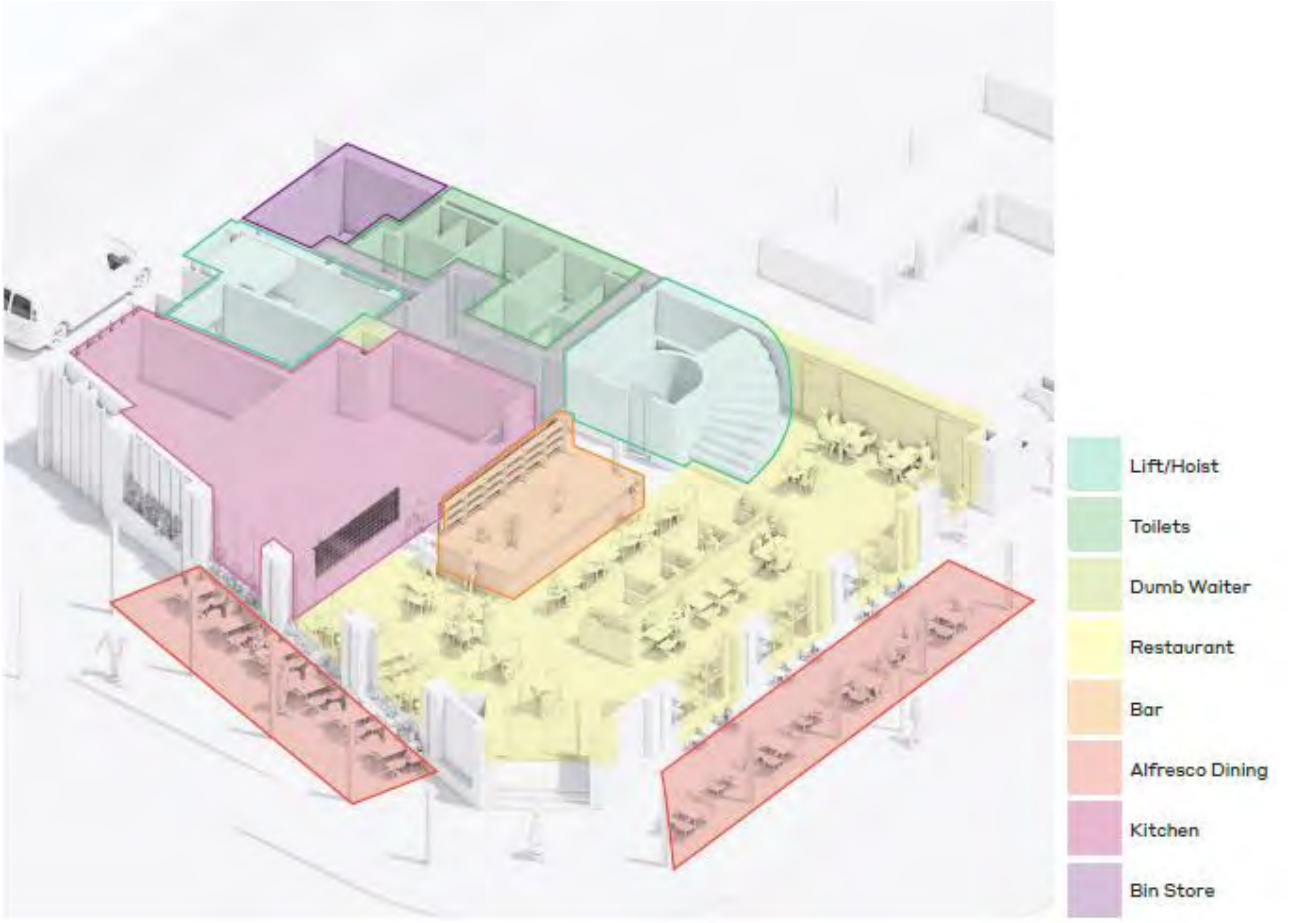
The staircase to the upper levels is located on the western side of the building to reserve space, allowing maximum activation to the street and circulation area internally for the dining area. This arrangement allows for maximum efficiency in terms of direct kitchen access to the main dining areas, and the kitchen will also

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have more direct access to the rear laneway for deliveries/servicing and waste management and more convenient access to food storage in a sub-basement. The components of a typical efficient kitchen have been designed to be segregated with parts to be housed in the sub-basement level.

The upper level has a micro-brewery which has specific spatial requirements and is required to be visible from the public realm to contribute to the interest and provide honesty about the activities occurring on the site. This level also contains the main function and bar area with spill out into the wrap around balcony. The orientation allows for an efficient central bar area, street activation and a contained function space. The roof level provides a number of areas for use and central bar area – all recessed from the street edge to ensure that the massing of the development respects the scale of adjacent development.

Figure 7 – Ground Level functionality



4.2.5. Sustainability

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

Design Response

The proposed development has a gross floor area exceeding 1,000sq.m and therefore the City requires that the development meets certain sustainability criteria outlined within the applicable Local Planning Framework. The development can exceed a four-star green star rating based on a range of measures identified within the provided sustainability statement.

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Figure 8 – Green star rating target



4.2.6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.

Design Response

The Fremantle city centre is an entertainment hub with various attractions and vibrant nightlife for the wider region and visitors. Having a range of options within the central part of Fremantle will be an important attractor of people to the City centre. The proposed development seeks to redevelop a key site in central Fremantle for tavern use, whilst there are a number of taverns within proximity of the site, the proposed venue will support the vibrancy of South Terrace offering a more niched 'sports bar' and roof-top bar/terrace which will complement existing offerings and provide a point of difference.

The built form provides shade for pedestrians along South Terrace and Essex Street, space for persons to dine on the alfresco area as well as multiple options internally with the spaces able to be segregated to cater for greater audience and number of persons.

An important feature of the development is the rooftop space which will provide an alternate outdoor dining experience and provide opportunities for views of the harbour, port, the prison and along South Terrace – to provide a unique Fremantle experience. This space will be a key feature of the development and an attractor for visitors and local community alike.

Figure 9 – Roof top dining area (facing north)



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4.2.7. Legibility

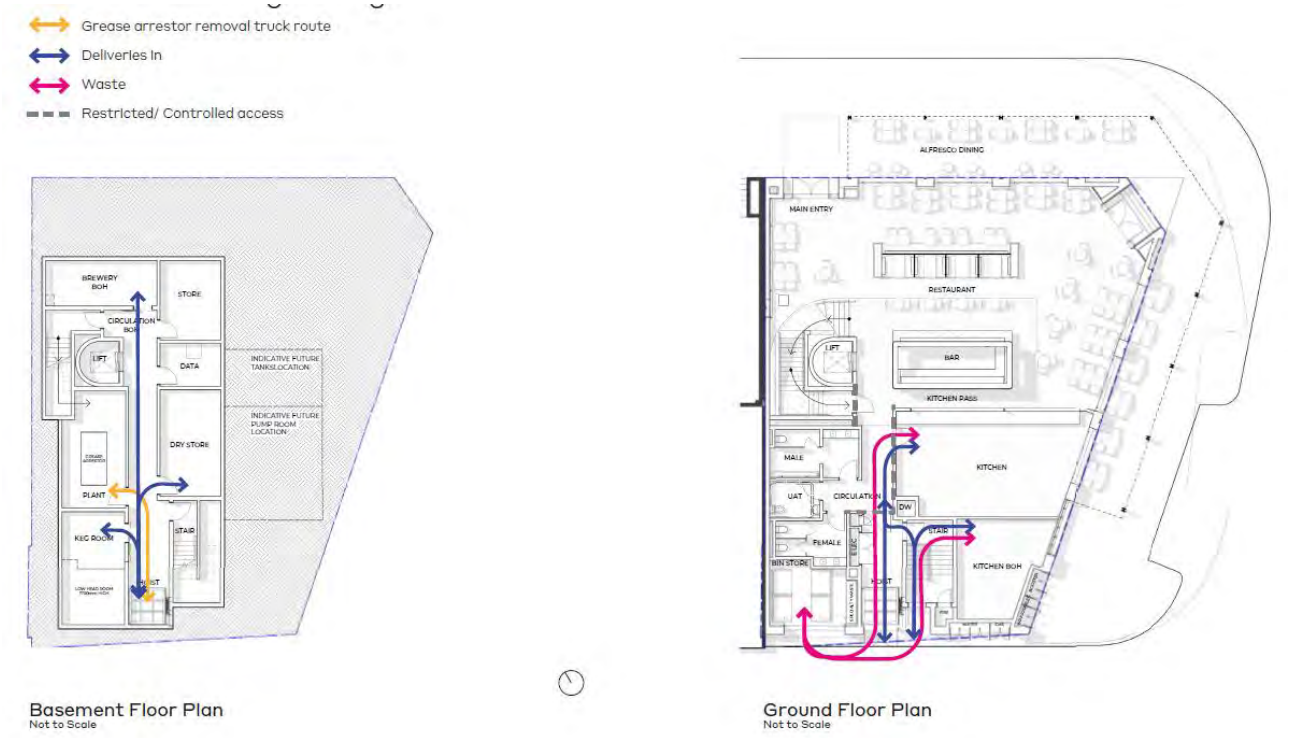
Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Design Response

The entry on the ground level of the development is located off South Terrace with direct connection to the internal staircase to allow for the flow of patrons into and out of the building and not disrupt the ground floor dining area functionality. A corner entry has been retained to ensure that this corner is appropriately prioritised and there is a secondary entry and exit option to maximise functionality of the ground floor space. Throughout the development there is an intuitive patron flow which assists with the efficient use of space throughout the development. The development also has centrally located and well distributed toilet amenities for patrons which are easy to locate.

The rear laneway access has waste collection and service access provided which allows for pedestrian movements to be unencumbered along Essex Street and South Terrace. The use of a basement level for service areas also allows for the prioritisation of functional spaces internally at the ground level to maximise internal legibility and connectivity.

Figure 10 – Waste and Servicing strategy



4.2.8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Design Response

The development maximises activation to the street, provides pedestrian cover and contributes to the vibrancy of the day and night-time economy within Central Fremantle. The development has been designed to allow for greater control for the entry and exit of patrons to maximise the safety of persons using the space as well as pedestrians walking past the site. The high visibility and corner treatment adds to surveillance of the streetscape and down Essex Street, especially compared to the existing building design. Furthermore, there is layered activation opportunities with alfresco opportunities at both ground and first floor levels which is provided along both street frontages to create greater surveillance to both streetscapes.

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Figure 11 - Surveillance opportunities along South Terrace and Essex Street



4.2.9. Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

Design Response

The subject site is within a Heritage Area which means that new buildings need to respect the desired character of the area remaining deferential to the heritage significance which the buildings, land uses, and development have had to the cultural heritage of Fremantle. The development has been designed with this in mind to ensure that the development appears to be contemporary but respects adjacent built forms and enliven this important corner opposite the Fremantle Markets and other State significant buildings.

This has also meant that the development cannot turn its back on the street and needs to provide engagement with the immediate outdoor areas – this has been done through the activation of the roof top as well as the provision of verandah space where patrons have greater engagement with the street and view of activity associated with the market and immediate Fremantle context. The outdoor areas also provide visual connection to the port and harbour activity which Fremantle is known for.

There are a couple of locations for public art opportunities to be provided for the development including the verandah soffits and north-west facing parapet wall. The public art has great opportunity to re-tell some of Fremantle's many stories over time and provide the community a greater connection to and sense of place.

4.2.10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Design Response

The proposed development respects the existing built form and aesthetic of the Heritage area in a design which has a modern aesthetic and takes cues from the surrounding development context. The building also

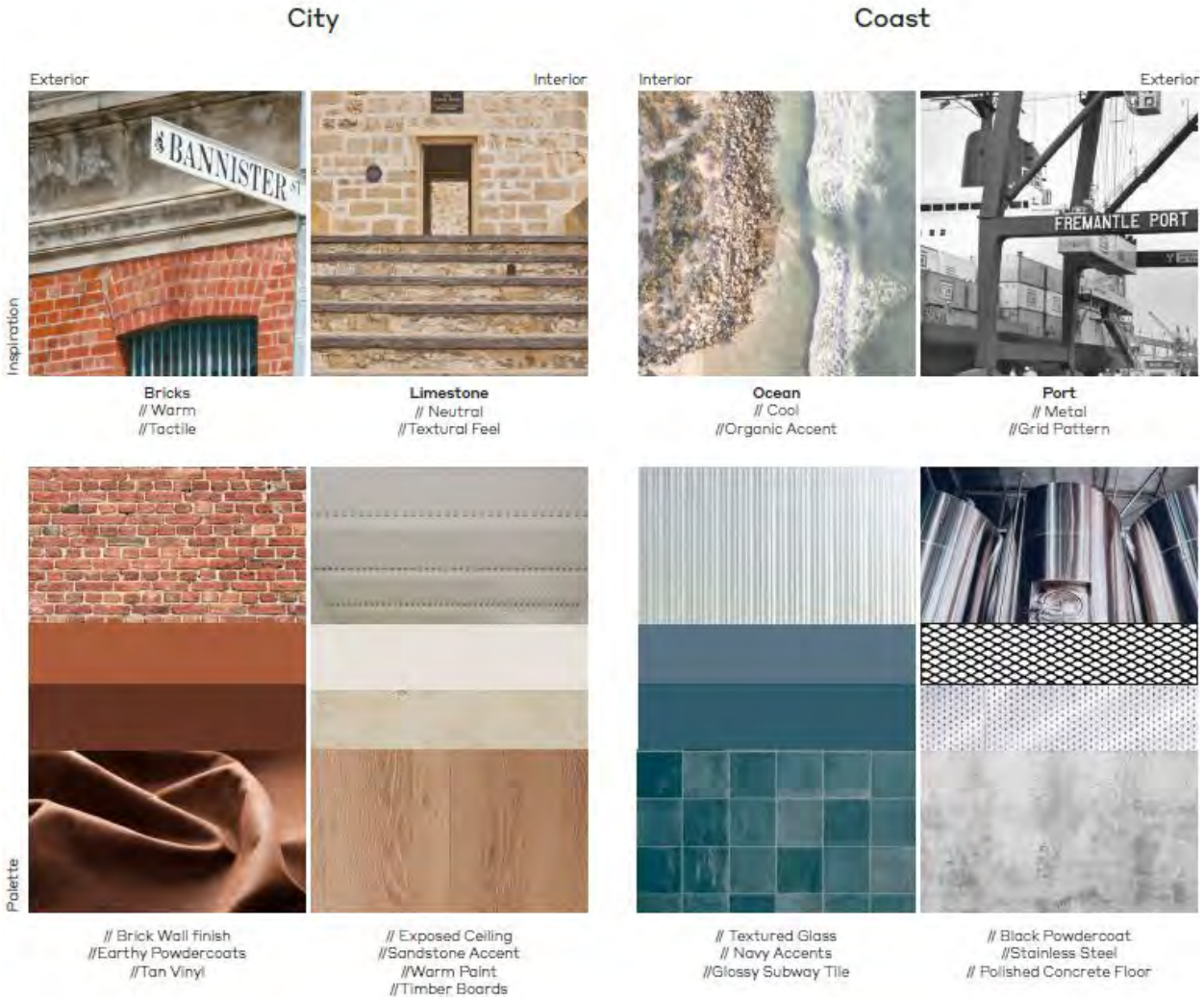
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takes cues from the context of the area being a port city with balance of heavy and light to reflect the different activities and natural environment of Fremantle.

The verandah and balcony use materials with decorative elements to emulate the traditional verandahs and balconies within the area (which were usually later additions). The building has some decorative features and a mixture of materials which also draws references from the development context such as materiality, rhythm and colour palette. The overall aesthetic is paired back and more simplistic to ensure that it does not replicate or compete with the heritage buildings within the area.

The development also avoids blank expanses of wall and maximises opportunities for articulation and fenestration whilst still accommodating functional elements into the development.

Figure 12 – Material and colour palette for development



4.3. RESPONSE TO DESIGN ADVISORY COMMITTEE FEEDBACK

The below table outlines the relevant DAC commentary received from the second design review held on the 13th March 2023 and the design response undertaken to address the feedback received.

Table 5 – Response to DAC Feedback

Design Principle	DAC2 Recommendations	Design Response
Context and Character	1. A registered heritage architect should advise on this design proposal in its significant heritage context, and	1. Please see **Appendix C** – Heritage Impact Statement. 2. The materiality and colour treatments has been reviewed to

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Design Principle	DAC2 Recommendations	Design Response
	help prepare a Heritage Impact Statement 2. Clarify the identity of this building as a contemporary design that is highly respectful of its heritage context. 3. Develop the materials and colours palette with an understanding of the heritage context. 4. Review the earlier relevant examples of contemporary Fremantle buildings in a heritage context to help develop this proposal's aesthetic and details. 5. Develop the aesthetic and integration of the signage. 6. Review the location of the roof top balustrade relative to the parapet wall.	ensure that the aesthetic appearance is more modern in appearance to distinguish from the adjacent heritage buildings but still respects adjacent development. 3. The materiality and colours have been refined further to ensure appropriate response to context. 4. Please see **Appendix C** – Heritage Impact Statement and **Appendix B** – Development Plans and Design Report which outlines how the materiality and colours proposed respond to the heritage context. 5. Signage has been considered within the design and placeholder locations included within the development application, noting that some signage may be subject to further application. 6. The balustrade to the roof terrace has been revised accordingly to ensure materiality complements the other aspects of the building.
Landscaping	1. Provide a section showing the landscape and public seating on the Essex Street frontage.	1. Please see plans provided within **Appendix B**.
Built Form and Scale	None.	N/A
Functionality and Build Quality	1. Review the impact of the balcony posts on the existing design of both street reserves, location of existing services and maintaining safe and legible pedestrian movement. 2. Consider the form of the proposal, materials selection and the integrity of construction. 3. Provide sections to demonstrate resolution of the site slope and street with the internal plan and access from Essex Lane.	1. We have received preliminary advice from the City in relation to the verandah post location and believe we can workshop this matter further to balance good planning outcomes with safe access requirements. 2. Please see above commentary in relation to materials selection rationale. The construction and design has taken into consideration future adaptation and re-use. 3. Please see section details provided in **Appendix B**.

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Design Principle	DAC2 Recommendations	Design Response
Sustainability	1. Develop the sustainability strategy and demonstrate the integration of initiatives.	1. Please see **Appendix G** – Sustainability Strategy
Amenity	1. Consider increasing the public functions on the ground floor to improve active interaction with the Essex Street frontage. 2. Consider extending the veranda/balcony structure along Essex Street.	1. Please see commentary above in Functionality and Build Quality in relation to the ground floor configuration. 2. The veranda has been extended along Essex Street to point where it will provide most amenity – extension further south will not be functional at the ground level due to slope/height issues as well as sightline issues for the rear laneway.
Legibility	1. Ensure the design of the veranda/balcony structure accommodates legible and safe pedestrian movement and space for alfresco.	1. Please see commentary above in Functionality and Build Quality in relation to the verandah post.
Safety	As per Legibility recommendations.	N/A
Community	1. Develop a brief for the public art that includes local storytelling and heritage layers. 2. Consider the balcony soffit as an additional and highly visible location for public art.	1. Public art opportunities are available under the verandah soffits and boundary wall to the north-west. If approved, a strategy will be developed to outline how the public art contribution will be expended on site. 2. The balcony sofit has been shown as an additional public art opportunity.
Aesthetics	As per Context and Character recommendations.	N/A

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5. TECHNICAL CONSIDERATIONS

5.1. HERITAGE

The subject site is within a Heritage Area and adjacent to buildings of state heritage significance and therefore a Heritage Impact Statement has been prepared by Griffiths Architecture to support this development applications.

The report outlines the development impact has been considered against the heritage values identified in the Statements of Significance for the area and surrounding buildings with finding that there are no direct heritage impacts on these important buildings or the overall heritage significance of the area. The key issues of consideration for the building are ensuring that its height, scale, rhythm, degree of activation, architectural expression and materiality being considerate of the area and deferential to these important buildings.

The statement has determined that the proposal responds to the wider context and the character of the South Terrace hospitality strip more generally. Up until the America's Cup Defence, this part of South Terrace in the immediate context of the development and the development site were single storey warehouse type structures without architectural or streetscape merit. This design proposal reinforces that ethos of South Terrace and is an appropriate response to its heritage without imitation or replication.

Refer to the Heritage Impact Statement provided for at **Appendix C** for further discussion on the heritage of the area and impact from the proposed development.

5.2. TRAFFIC, ACCESS, AND PARKING

The subject site is within the heart of the Fremantle city centre and therefore has excellent connectivity in terms of access. In particular, public transport access, a high-level of walkability and pedestrian amenity, nearby bicycle paths and a number of public car parking facilities within a short walking distance. The subject site presently does not accommodate any on-site car parking and historically has not done so for a long period of time. The proposed development seeks to continue having no car parking provided on site, seeking to maximise the urban design and streetscape opportunities on offer. The development is in line with the objectives of the City of Fremantle in terms of holding the vehicle penetration away from the urban core to priorities comfort and safety for pedestrians by providing the key parking areas on the periphery – and ideally encouraging visitors to arrive by non-private vehicle means.

Whilst the proposed development is an intensification of activity relative to the existing development, the nature of the previous use had a higher turnover of persons compared to the proposed use which encourages persons to stay longer. The increase in the number of generated vehicle trips is therefore expected to be comparable to the existing approved use – negating the need for more detailed traffic analysis to be undertaken. In addition to the specific use of the site, the site's central location amongst land uses that typically do not provide any form of car parking.

The existing servicing arrangement has deliveries and waste collection from the rear Essex Lane to the building. The proposed development seeks to continue this arrangement given the constraints of the site to accommodate within the lot boundaries. This allows for more of the site to be activated and used for functional purposes. The back of house is located adjacent to the rear lane to allow for greater internal efficiency and ease of access.

Refer to the Traffic Technical Note provided for at **Appendix D** for further discussion on parking and servicing for the site.

5.3. ACOUSTIC

An acoustic assessment has been prepared which summarises the impacts of noise emissions from the development, as well as the key considerations for sensitive land uses within proximity to the site. The acoustic assessment concludes that the proposed development will be compliant with the requirements under the National Construction Code. This means that the development will appropriately be built to consider and mitigate against the likely noise generation.

Specific considerations and mitigation measures are further detailed in the acoustic report which can be found at **Appendix E**.

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5.4. WASTE

The development will be serviced (waste and deliveries) from the rear of the site via Essex lane. Waste collection arrangements will be conducted by private contractor from the designated screened bin and store area at the back of the site. The schedule of collection is expected to occur four times per week –between 7:00am – 9:00am to avoid peak operational times of the venue and surrounding venues.

The waste storage area will have sufficient space to accommodate 3x 1,100L effuse bins and 1x 1,100L recycling bin. This will provide adequate waste storage area for the anticipated waste generation levels.

Further detail of the waste vehicle access is detailed in the Waste Management Plan at **Appendix F**.

5.5. SUSTAINABILITY

The development aims to achieve a minimum green-star rating of four stars with the potential following key features (subject to final design):

- Recycling building waste from demolition including actively seeking to reuse building waste in new construction on-site.
- Sustainable building management practices for the building.
- Active building tuning and optimisation following practical completion.
- Embedded metre network with occupant analysis and self-check functionality.
- Seeking to reduce waste generation and increase recycling opportunities in on-site functions.
- Building envelope testing to ensure efficient and best practice building servicing is provided.
- High level of natural light and ventilation into the building to reduce operational costs for heating/cooling.
- Achieve higher than minimum energy efficiency rating.
- Water-wise fixtures to be used throughout to minimise water consumption.
- Best practice operation and maintenance manuals.
- High quality amenities for all building users (inclusive design).
- Encouraging use of more sustainable transport options.

A Sustainability Report has been prepared to accompany the development application at **Appendix G** prepared by Full Circle Consulting.

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6. PLANNING ASSESSMENT

6.1. STATE PLANNING FRAMEWORK

The table below summarises the applicable State Planning Framework and assessment of the proposal against the framework.

Table 6 – State Planning Framework assessment

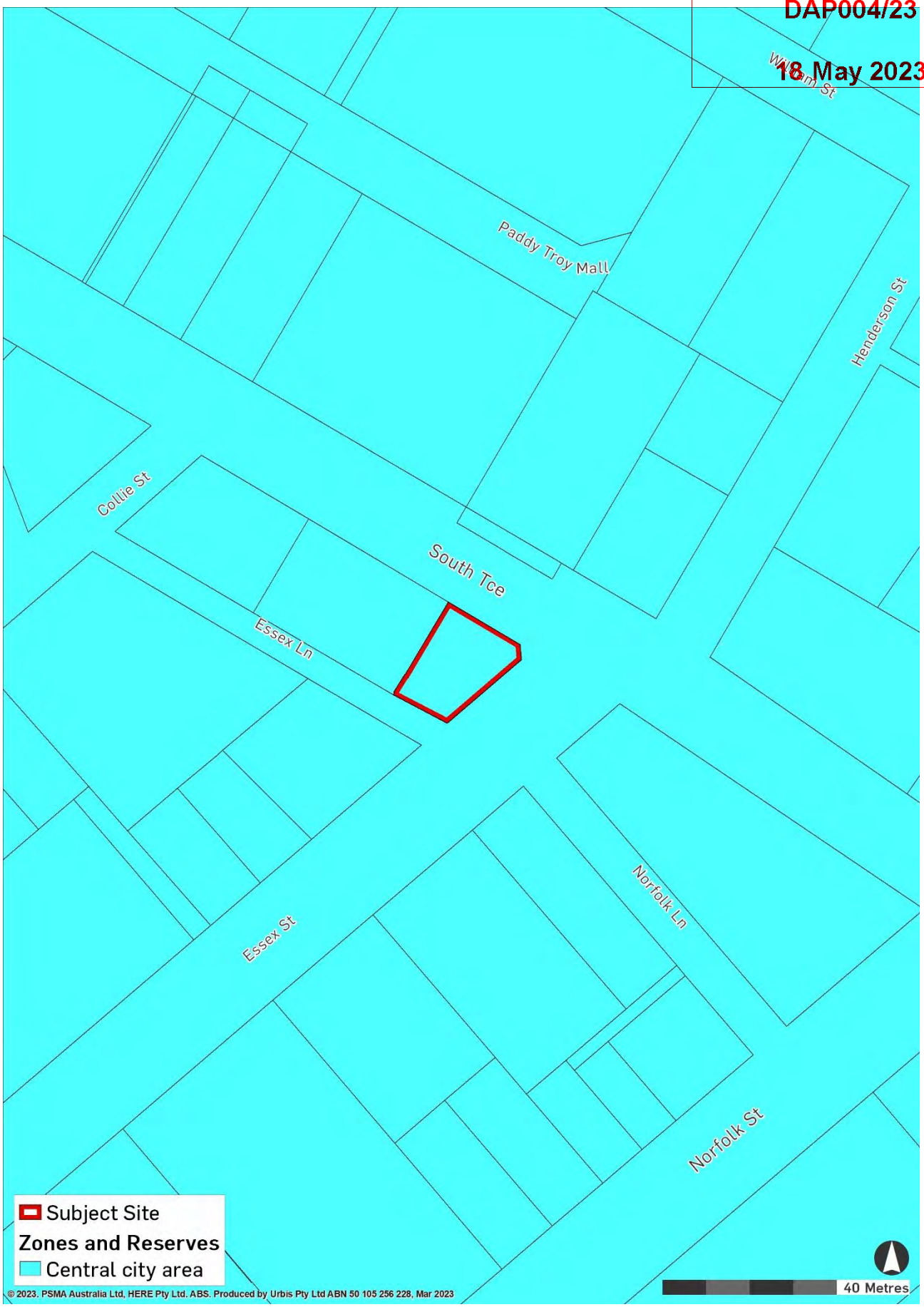
Document and Summary	Assessment
Perth and Peel @ 3.5 Million – Central Sub-regional Framework The Central Sub-Regional Framework establishes the case for urban consolidation and where urban in-fill and employment growth should occur. It is the primary framework which is to be used in the preparation of local planning frameworks and guide the spatial planning for the central region. The framework provides targets for infill and employment growth for local governments to ensure that a more efficient and condensed urban form can be achieved within the central sub-region of Perth.	The proposed development will replace an existing development of similar land use, be it in form of greater intensity. The use is well suited to a Strategic Metropolitan Centre and will support additional residential and other developments in terms of providing variety of options for food an beverage destinations within the Fremantle City Centre.
Metropolitan Region Scheme The Metropolitan Region Scheme (MRS) defines the future use of land and provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations. The MRS provides regional guidance for separation of different activity and purposes at a higher strategic level which informs the preparation of Local Planning Schemes.	The subject site is zoned 'Central City Area' which has the purpose of facilitating use and development within strategic regional centres for major retail, commercial and office facilities as well as encouraging appropriate employment, civic, business and residential uses. The proposed land use and development can be considered consistent with the intent of the Central City Area zoning. Refer to **Figure 13** for the MRS map.
State Planning Policy No. 4.2 Activity Centres for Perth and Peel @ 3.5 Million The main purpose of this policy is to specify requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning.	The development is a replacement of an existing building and similar land use (restaurant to tavern), with increase in intensity of activity. Given that Fremantle is a Strategic Metropolitan Centre and therefore development is encouraged of a greater intensity to facilitate greater level of activity and employment opportunities outside of the Perth CBD.
State Planning Policy 7.0 – Design of the Built Environment This policy elevates the importance of design quality across the whole built environment. This State Planning Policy includes 10 principles for	A full assessment of the development against SPP7.0 is provided in an earlier section of this report.

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Document and Summary	Assessment
good design and establishes the framework for integrating design review as a part of the evaluation process.	
Draft Position Statement – Special Entertainment Precincts The draft WAPC Position Statement: Special Entertainment Precincts provides guidance to local governments on the establishment of special entertainment precincts and minimum requirements for scheme provisions. As Perth moves to accommodate a growing population through infill development, entertainment venues located near residential areas are finding it increasingly difficult to comply with current noise regulations. The State Government wants to maintain the character of entertainment areas and provide an increased level of assurance to venue operators and the music industry. We also want to ensure efforts are taken by all parties to reduce the impact of entertainment noise wherever possible. Designating an area as a special entertainment precinct will help provide better protection for venues and clear and consistent guidelines for new developments.	It is likely that when the draft position statement is finalised and new Local Planning Scheme is drafted by the City, the central City Centre in Fremantle will be a special entertainment district and therefore new venues may be subject to a maximum noise level. As this position statement is still in draft and does not have any statutory weight nor ability to retrospectively apply a maximum noise level through future planning framework content, it's relevance to this application is diminished.

Figure 13 – MRS Map

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6.2. LOCAL PLANNING FRAMEWORK

6.2.1. City of Fremantle Draft Local Planning Strategy

The subject site is identified as being within the 'Activity Centre – Strategic' designation of the City's draft Local Planning Strategy (DLPS). The DLPS notes the 'planning direction' of the Fremantle City Centre as the following:

'Support revitalisation of Fremantle City Centre as Perth's second city, ocean gateway and a vibrant contemporary City Centre'.

The proposed development is consistent with the City's DLPS for the following reasons:

- The proposal represents to revitalisation of one of the most prominent and exciting corner sites within the City Centre.
- The proposed development will reactivate a site that has sat vacant and dilapidating for a long period of time.
- The proposed development will activate the site and assist in the broader revitalisation and attraction of the Fremantle CBD and the 'Cappuccino Strip'.

In summary, the proposed development is consistent with the DLPS as it works towards re-establishing and reinvigorating a site that sits within the heart of the Fremantle CBD.

6.2.2. Freo 2029 Transformational Moves

This document presents the City's strategic vision for 2029, based on extensive community visioning undertaken as part of the Fremantle 2029 Community Visioning Project. The strategic document identifies the subject site as being within the 'City Centre' project area. The vision set out for the City Centre area identifies a priority to attract new residents, business and visitors into the rejuvenated city heart.

Whilst the subject site is not specifically noted within one of the key project areas, the proposed development is consistent with and works towards delivering the intent of the City Centre vision. The proposed development represents a reactivation of a site that has sat vacant for a number of years. The proposed development will make a positive contribution to the overall rejuvenation of the City Centre and will actively works towards making a positive contribution to the quality of architecture within Fremantle. The new attraction will facilitate an improved offering of hospitality venues along South Terrace, working towards the strategic goals of attracting new business, visitors and people to the City Centre.

This proposal is directly aligned with the City's strategic vision articulated in this document. Alongside a number of significant developments within the City Centre area, this proposal is an important piece to the puzzle in continuing the resurgence of a vibrant and existing city centre.

6.2.3. City of Fremantle Local Planning Scheme no. 4

The subject site is zoned 'City Centre' under the City of Fremantle's Local Planning Scheme No. 4 (LPS4). The site is also located within 'Local Planning Area No. 1' (LPA1) and 'Sub Area 1.3.1' within LPS4. An assessment of the key considerations for the zoning and local planning are is provided for the in the low table.

Refer to **Figure 14** for the LPS map.

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Table 7 – LPS 4 Assessment

Provision/ Item	Note
City Centre Zone objectives: (i) provide for a range of shopping, office, administrative, social, recreation, entertainment, and community services, consistent with the region-serving role of the centre and including residential uses. (ii) comply with the objectives of local planning area 1 of schedule 7 (LPA1). (iii) conserve places of heritage significance the subject of or affected by development.	The proposed development is consistent with the objectives of the City Centre zone in the following ways: ▪ The development will contribute to and support the hospitality and entertainment offering within Fremantle, providing additional social and tourism attraction for the Fremantle CBD. ▪ The proposed land uses will activate the site and improve the level of activity along South Terrace. ▪ The proposed development is consistent with the function of the City Centre and will make a positive contribution to the design and urban fabric of Fremantle.
PA 1 1.1: Building height: ▪ Minimum: 2 storeys. ▪ Maximum: 4 storeys (14m). Council may consent to an additional storey subject to: a. The upper level being sufficiently setback from the street so as to not be visible from the street (s) adjoining the subject site, b. Maximum external wall height of 17 metres, and c. Compliance with clause 1.2 below. <u>Clause 1.2: For Council to grant the maximum building height, the following must be satisfied:</u> a. The proposal is consistent with predominant, height patterns of adjoining properties and the locality generally. b. The proposal would not be detrimental to the amenity of adjoining properties or the locality,	The proposed development has a maximum building height of 14.85m. The proposed maximum building height is appropriate for the following reasons: ▪ The proposed height only seeks a minor variation from the baseline maximum height identified within the framework. ▪ The proposal has been designed through a strong and comprehensive context and character evaluation which has determined that the proposed height, bulk, and mass of the proposal is appropriate for its inner-Fremantle location. ▪ The proposed development is largely consistent with the height of the surrounding built form considering the plate heights of adjacent heritage listed buildings and supporting roof structures. It is not out of place and neatly fits in with the surrounding urban fabric. ▪ The roof level borrows from architecture of the area to appear as a roof structure rather than another level and is recessed from the façade to ensure it is recessive in nature and does not dominate the streetscape. ▪ The laneway to the south of the subject site provides additional separation to ensure that overshadowing impact is minimised. ▪ The proposal will actively improve the amenity and quality of the built form within the immediate area. Through sympathetic and locally inspired design elements, the building will fit well within the South Terrace streetscape.

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Provision/ Item	Note
c. The proposal would be consistent, if applicable, with conservation objectives for the site and locality generally, and d. Any other relevant matter outlined in Council's local planning policies.	▪ The redevelopment and activation of an unutilised site will also further enhance and improve the vibrancy and activity on offer along South Street. ▪ Given that the development is a corner site, it is established urban design practise for a building height to be increased to provide interest and emphasis the important street intersection.. The proposal provides an improved activation of the Essex Street and South Terrace corner, a prominent location within the City Centre. ▪ The proposal actively works towards achieving the strategic goals of the Fremantle city centre.
Sub Area 1.3.1 Despite the general height requirements outlined in 1.1 above, building height shall be limited to a max. height of 3 storeys (maximum external wall height of 11m). Council may consent to an additional storey where: a. Where a site meets any of the requirements of Clause 1A(a)-(e) of the deemed provisions, the upper level being sufficiently set back from the street so as to not be visible from the street(s) adjoining the subject site. b. Maximum external wall height of 14 m. c. Compliance with Cl. 1.2 (above).	Further to the reasons identified under 'LPA1' of this table, the following should be considered against the Cl1.31. provisions: ▪ The deemed provisions are addressed at **Section 6.2.5** of this report. Refer here for further commentary in relation to item 'a'. ▪ The proposed maximum building height is 14.85m to the south elevation. Given that the building is still three storeys (noting that for the operational requirements of the development and to factor in a sloping site and plate heights of adjacent heritage buildings) the proposed height is considered appropriate. ▪ Overall, the building will make a positive contribution to the South terrace and Essex Street streetscapes and will in no way impact the amenity of the surrounding developments. The proposed height is therefore entirely worth of support.
Vehicle Parking LPS4 does not provide a parking rate for the 'tavern' land use. Cl. 4.7.1 c) of LPS4 notes that where vehicle provisions are not prescribed for a particular use, the requirement will be determined by the Council.	The proposed development has no capacity to provide any parking on site. Further to there being no specific parking provisions for the 'tavern' land use, the following items should be considered: ▪ The site is located within the Fremantle City Centre and it is uncommon for individual sites to provide any car parking on site. ▪ It is well accepted that visitors to Fremantle are typically not able to drive to each individual land use within the City Centre and along South Terrace. Public parking on the periphery of the City Centre has the capacity to supply

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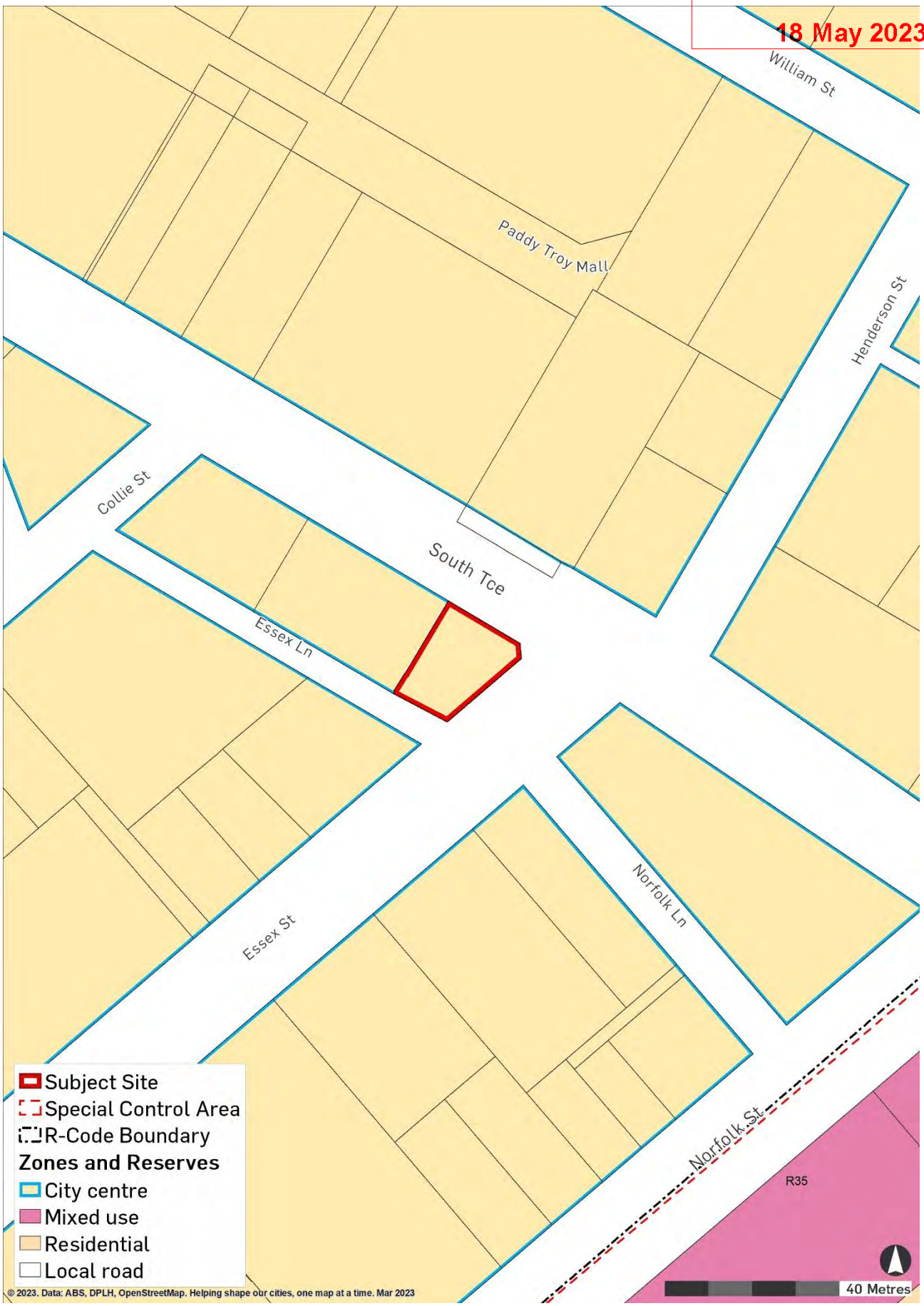
Provision/ Item	Note
	parking for the site and is typically well utilised by visitors accessing similar venues. ▪ The use of ride share amongst visitors to Fremantle is also high – particularly for those accessing licenced venues. Given this is an accepted practice, there is a reduced reliance on people accessing the site via private vehicle. ▪ The subject site is very well serviced by public transport, the Fremantle cycle network and pedestrian linkages. Given this, the ability for patrons to access the site via alternative means to driving is high. Based on the above, the provision of no parking bays on site is reasonable and appropriate. Whilst there is no 'tavern' land use parking provision within LPS4, the City may consider a similar land use to generate a parking rate. The project team feel that the use of another land use to identify the parking requirements is inappropriate and unnecessary. Given that the site has no capacity to provide any car parking on site and that the site has historically operated with a nil car parking provision, an assessment against other land use parking requirements will not add value to the planning assessment. Given the provisions of Cl. 4.7.1 c) of LPS4, we respectfully request that the City accept the proposed car parking provision for this development. Refer to the Traffic Technical Note found at A**ppendix D** for further discussion on parking.

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Figure 14 – LPS Map



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6.2.4. Local Planning Policies

The below table identifies the relevant local planning policies (LPPs) and the considerations in relation to the proposed development.

Table 8 – LPP Assessment

Policy	Development Requirement	Compliance
LPP 1.6 – Heritage Assessment and Protection	A Heritage Impact Assessment report has been prepared as part of this application. The report demonstrates that development and its impact have been considered against the heritage values identified in the Statements of Significance for the area and surrounding buildings and it has been found that there are no direct heritage impacts on these important buildings and the significance of the area. Refer to **Appendix C** for the HIS.	✓
LPP 2.3 – Fremantle Port Buffer Area Development Guidelines	The subject site is within Area 2 and therefore development and land uses need to consider the impact from the port functions. The policy identifies potential impacts from the port as well as built form requirements. The windows and openings, air conditioning systems and construction will comply with the relevant provisions of this policy.	✓
2.13 – Sustainable Buildings Design Requirements	As the development has a Gross Lettable Area (GLA) of over 1,000sq.metres, the development is required to demonstrate compliance with the policy requirements. The policy requires that the development meets or exceeds a four-star green star rating or other certification approved by the City. The sustainability report prepared as part of this application identifies that the proposed development can meet/exceed the four (4) star green star rating. The project team respectfully request that the relevant sustainability considerations be conditioned as part of an approval. The key sustainability measures and markers are articulated further in **Appendix G**.	✓
LPP – 2.14 Advertisement Policy	This policy outlines the signage which is exempt from requiring development approval and the development standards for other signage which requires development approval. Signage proposed for the development has been shown on a plan indicatively to show sizes, types and locations. It is preferred that a final signage strategy is required as a condition of development approval to ensure that signage is resolved efficiently.	✓
LPP 2.19 – Contributions for Public Art or Heritage Works	The subject site is located within the City Centre and Surrounds 'Contribution Area' as identified within LPP 2.19. As such, a monetary contribution equivalent to 1% of the total development cost is generated for public art or heritage works.	✓

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Policy	Development Requirement	Compliance
	The project team respectfully request that this contribution be applied as a condition of approval, noting preference to expend the contribution requirement on-site into the development.	
LPP 2.24 – Waste Management Plans for New Development	A Waste Management Plan (WMP) has been prepared for the proposed development in accordance with the requirements of LPP 2.24. As per the requirements, the WMP identifies the anticipated waste generation levels, waste and bin storage and the methods of removing waste from the subject site. The WMP can be found at **Appendix F**.	✓
Late Night Entertainment Venues Serving Alcohol (D.B.U6)	Noting that this policy was adopted in 1997, the proposal is still consistent with the general principles and objectives of the policy. The proposed development will operate as a 'late night venue' serving alcohol. The subject site is an ideal location, with the existing operation of surrounding venues being similar in nature. The amenity of the area will be enhanced as a result of the proposed development and there will be no detrimental amenity impacts to any nearby sensitive land uses. Appropriate noise considerations have been provided as part of this application. The acoustic report can be found at **Appendix E**. Appropriate management plans for the responsible service of alcohol, patron management and venue management are all standard practices for the proponent who manage multiple venues in WA and across Australia. The hours of operation will be consistent with the expectations for a hospitality venue within the City Centre and will be controlled by the Liquor License.	✓

6.2.5. Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)

Clause 67(2) of the 'Deemed provisions' within the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended) requires decision makers to take into consideration a range of matters which may or may not be already covered by the existing state and local planning framework applicable. The below table outlines assessment against the relevant provisions of Clause 67.

Table 9 – Clause 67(2) Assessment

Provision	Compliance
a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	Please see Table 4 above which demonstrates that the development is consistent with the zone objectives – noting that these objectives have been created to ensure alignment with the general scheme aims and objectives.

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Provision	Compliance
b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;	There are no live scheme amendments which have potential to impact the assessment of the proposed development.
c) any approved State planning policy;	Please see assessment above.
fa) any local planning strategy for this Scheme endorsed by the Commission;	Please see assessment above.
g) any local planning policy for the Scheme area;	Please see assessment above.
i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015;*	It is noted that the Scheme has been reviewed and is proposed to be replaced by a new Scheme, however this scheme is subject to a new Local Planning Strategy first being adopted.
m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The development has been designed to consider the existing established context and character and ensure consistency with the aims of the scheme for the immediate area. this has included ensuring that the bulk, scale and design of the development is compatible if not deferential to notable adjacent buildings. More detail is provided on this within Section 4 of this report.
n) the amenity of the locality including the following (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	Assessment of the proposal in relation to amenity, environment and the community is provided on this within Section 4 of this report.
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The subject site presently does not have landscaping on site, with the new development introducing landscaping elements to the building for the benefit of building users and the appearance of the development from the adjacent streetscapes.
s) the adequacy of — (i) the proposed means of access to and egress from the site; and	The servicing arrangements are detailed within the Traffic Technical Note is **Appendix D** and Waste Management Plan in **Appendix F**.

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Provision	Compliance
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	
t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The subject site is not proposed to accommodate car parking on site to ensure that pedestrian priority is maintained within the immediate area. The likely traffic generated by the development directly will be minimal with visitors to the City Centre more generally to visit the site. More information is detailed within the Traffic Technical Note in **Appendix D**
(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;	The development will be highly accessible for all building users and maintains pedestrian priority through the area with adequate space for pedestrians provided within the verge adjacent. It is anticipated that further engagement will be held with officers of the City to balance the proposed development and the necessary access considerations in the road and footpath adjacent to the site.
v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The subject site is presently vacant and therefore, the development will add considerably to the activation and amenity of the area.
w) the history of the site where the development is to be located;	The subject site was previously used as a woodyard with stables and a number of sheds/stores and other outbuildings, however by the 1980's, the site accommodated Marshall's Burger Bar which was replaced by a new building accommodating a seafood restaurant which had entry in similar location to the proposed building entry. This building was replaced by the building which presently is on site that accommodated the Hungry Jacks restaurant.
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	Please see community section of the SPP 7.0 assessment above.

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7. CONCLUSION

This proposal presents a high-quality redevelopment with strong architectural merit that will restore and reinvigorate No. 37 South Terrace, Fremantle. The proposed hospitality venue will make a significant contribution to the South Terrace streetscape and will also provide an improvement to the offering of hospitality venues within the City Centre area.

This application and accompanying technical reports demonstrate that:

- The proposed development is contextually appropriate, sympathetic to its surroundings and will make a positive contribution to the amenity of the locality.
- The development is consistent with the objectives and principles of the planning framework.
- The proposed development is technically capable and will operate in compliance with all the relevant standards and requirements.

Based on the above, the proposed development is capable and worthy of approval. Urbis, Signature Hospitality Group, Woods Bagot and the Project Team look forward to working with the City of Fremantle, and other stakeholders throughout the assessment process.

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DISCLAIMER

This report is dated 12 May 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of The Signature Group **(Instructing Party)** for the purpose of .. **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

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APPENDIX A CERTIFICATE OF TITLE

CITY OF FREMANTLE
These Plans Form Part of

DAP004/23

18 May 2023

APPENDIX B DEVELOPMENT PLANS AND DESIGN REPORT

Heritage Impact Assessment – REV 2 drawings

Address:	37 South Terrace, Fremantle
Application number:	DAP004/23
Proposal:	New 3 Storey tavern building
Requesting officer:	Cardia Mariani
Date:	28/06/2023



37 South Terrace, Fremantle, part of Landgate aerial photograph, CoF ESRI, 2023.

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place proposed in the revised plans for DAP004/23 dated 15/07/23 and the affect that they will have upon the heritage values of the adjacent State Heritage listed buildings, the Fremantle Prison World Heritage Site Buffer Zone and the City of Fremantle Central Fremantle Heritage Area. The proposed changes include:

- Demolition of existing single storey brick commercial building
- Construction of three storey tavern building

HERITAGE LISTINGS

Heritage Place Name	N/A
State Register of Heritage Places	No
City of Fremantle Heritage List	No
City of Fremantle Heritage Area	Central Fremantle Heritage Area
Local Heritage Survey	No
Management Category	N/A
Inherit database place record	No
Further comment	The site is 'adjacent' to places on the State Register of Heritage Places – Sail and Anchor Hotel (P01002), Fremantle Markets (P01006) and Fremantle Technical College Annex (P01007). The site is also adjacent to the Buffer Zone for the Fremantle Prison World Heritage Site.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND
Historical Information

While located within the area of the original town plan for Fremantle drawn by J. S. Roe, the block bounded by South Terrace, Collie, Essex Streets and Essex Lane was not defined until much later as is first shown on the 1877 Plan of Fremantle. This may be because of a limestone ridge located on the south side of South Terrace.

This part of town remained on the outskirts of Fremantle and was largely undeveloped until the 1850s when the Convict Grant was allocated to the Imperial Government for the Convict Establishment and associated residential accommodation, gardens etc. Henderson Street was constructed by Convict labour in the 1850s together with the Henderson Street Warders Cottages in 1851, 1852 and 1858 and three duplexes facing South Terrace for the Instructing Warders.

The arrival of the Convict Establishment appears to have spurred some development in this part of South Terrace with the construction of the first Freemasons' Hotel and Tavern on the corner of Henderson and South Terrace in 1854-56.

In an 1877 plan of Fremantle three blocks on the South side of South Terrace are marked as Government Reserves – 1-13 South Terrace (Evan Davies & Ginos), 15 – 37 South Terrace and the site of the Technical College. This land was set aside around 1869. The single storey limestone Girls and Infants School was constructed in 1878.

South Terrace was almost completely reconstructed in the Gold Rush Era as central Fremantle expands out from the West End area. Most of these buildings have been retained creating a high-quality streetscape of mostly two storey Classical Free-style Commercial buildings. This combines with the redevelopment of the Convict Grant lands for government, local government and community buildings to create a significant heritage precinct.

- 36 – 60 South Terrace - Manning Buildings (1902), Cavanagh & Cavanagh Architects
- Metropolis Night Club - Fmr Dalkeith Opera House (1904) F. W. Burwell
- Sail & Anchor - Freemason's Hotel (1901 – 03) F.W. Burwell
- Fremantle Markets (1897) Eales & Oldham
- Evan Davies Building – Fremantle Literary Institute (1899)
- 17-25 South Terrace (1895) J McNeece
-

The streetscape was completed in 1914 with the construction of the Fremantle Technical School Annex (1914) next to Fremantle Girls and Infants School (1870)

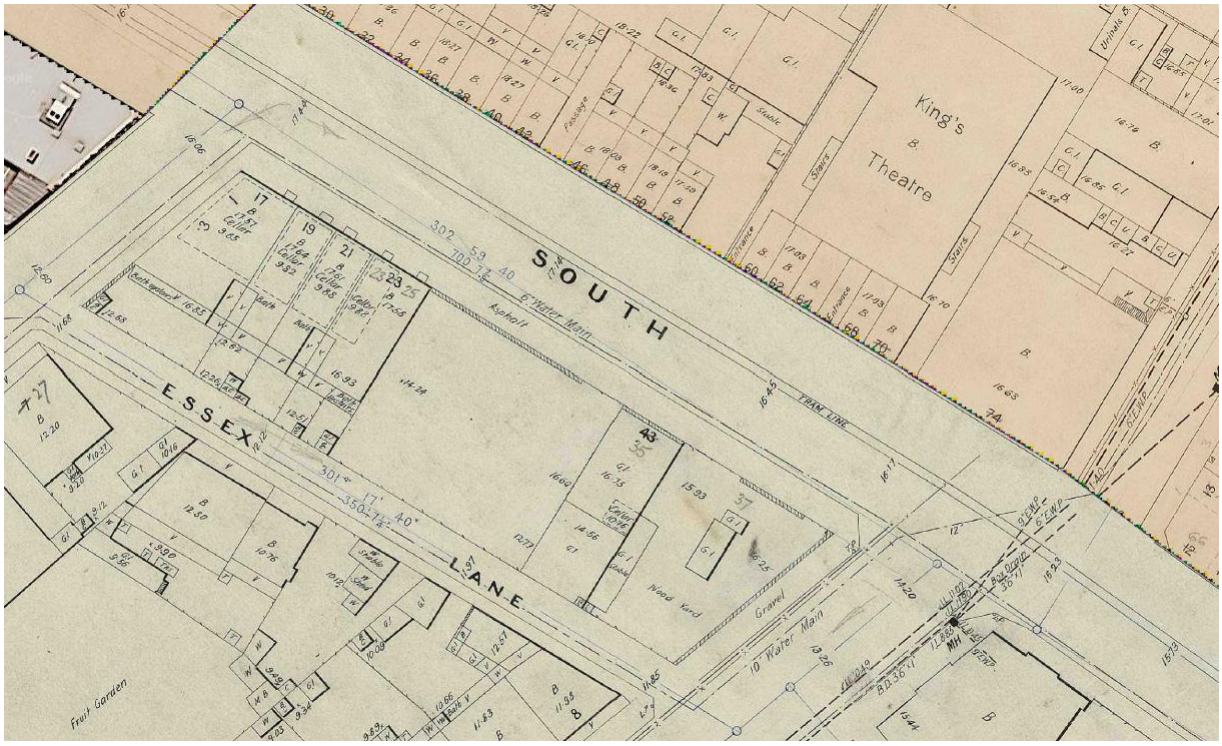
Essex Street

Unlike South Terrace Essex Street was not redeveloped in the Gold Rush and retained a group of single storey 1880s era houses on the west side of the street behind 37 South Terrace – 16, 18 and 20 - 24 Essex Street. The east side of the street was developed as sihngle storey industrial buildings and warehouses.

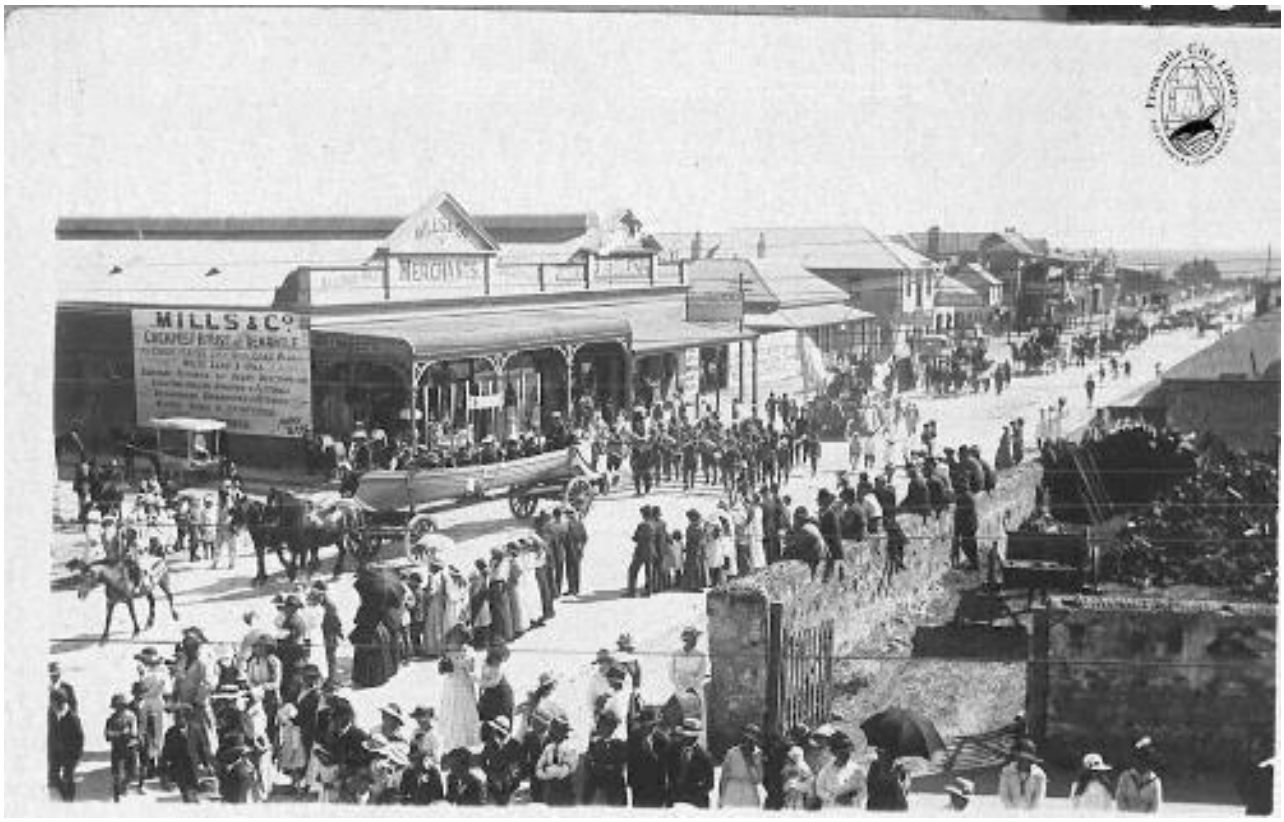
37 South Terrace

Unlike the rest of South Terrace, 37 South Terrace and the adjacent site at 33 South Terrace remained largely undeveloped until the Americas Cup in the 1980s. From 1910 to the 1960s 37 South Terrace was a wood yard surrounded by a high limestone wall. In the 1960s the site became a petrol station and then in the 1970s a burger kiosk. A single storey seafood restaurant was constructed on the site in the 1980s and this was demolished for the existing Hungry Jacks building in 1990.

The documentary evidence section of the Heritage Impact Assessment prepared by Griffiths Architects provides further detail on the history of this site.



PWDWA Plan Metropolitan Sewerage Fremantle District, Sheet 2055, revised 19/12/1914



Wood yard on the corner of Essex and South Terrace - First naval procession in Fremantle, 1918 viewed from balcony of the Freemason's Hotel – City of Fremantle Local Hisory Centre photographic collection - 770B



Corner South Terrace and Essex Street with Used car dealer and BP garage. 1972 – Fremantle Local History Centre Photographic Collection - ES00370



Don Vincenzo's Seafood Restaurant, 1980s – Word Press???? No citation

Physical Description

The former Hungry Jacks fast food restaurant is a single storey brick and rendered detail commercial building that is good example of the historicist and contextual approach to building design that was practiced in the 1980s and 1990s and which sort to find a way to successfully integrate new buildings into significant heritage streetscapes. This design approach has now fallen out of favour for the mannered use of historic feature elements.



Hungry Jacks, constructed 1990 Oldfield Knott Architects, closed 2018

IMPACT ASSESSMENT

Impact on Significance

The impact of the proposed development of the place was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Medium impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	No discernible impact
Rarity	No discernible impact	Streetscape	Medium impact
Representativeness	No discernible impact		

Heritage Impact Comments

The existing Hungry Jacks restaurant has little heritage significance and does not contribute to the character of the Central Fremantle Heritage Area. This building can be demolished without reducing the heritage significance of the heritage area.

37 South Terrace is not a significant heritage place itself, but it is located within a highly significant and largely intact, Gold Rush era heritage streetscape within the Central Fremantle Heritage Area. This streetscape extends from the Fremantle Railway Station in Phillimore Street to the former Synagogue in Norfolk Street and forms an important connection between the State heritage listed West End, Fremantle and the Convict Establishment Heritage Area which surrounds the Fremantle Prison World Heritage site. In the immediate vicinity of 37 South Terrace are also three State Heritage Listed buildings, the Sail and Anchor Hotel, the Fremantle Markets and the former Fremantle Technical School Annex.

All the heritage building in South Terrace in the immediate vicinity of 37 South Terrace are one or two stories high and most have a pitched roof concealed behind the street façade parapets. Most are traditional commercial buildings with shop fronts and windows activating the street and verandahs sheltering the footpath. They were predominantly constructed in the Gold-Rush era and share a common architectural language, scale, classical proportions, floor to ceiling heights and materials.

Generally, the design of the ground and first floor of the proposed new 3 storey building have identified and responded to the significance of the heritage context by considering the established scale, massing, form, texture and colour of this significant streetscape without directly copying historic styles and features. In preliminary heritage comments concerns were raised regarding the visual impact of the upper floor bar and cantilevered awnings on the character of the significant streetscape which surrounds the building including:

- the visual prominence of the bar and cantilevered awning in the South Terrace streetscape and from the corner of Henderson Street and South Terrace
- the impact of the height and massing of the Essex Lane elevation on the heritage buildings in Essex Street

The revised drawings dated 15/7/23 have successfully addressed heritage concerns regarding the height of the Essex Lane elevation by relocating the plant room so that the upper roof deck bar can be set in from the boundary.

In the revised drawings the extent of the cantilevered awning has been slightly reduced and the heavy structure and openable roof has been modified to make it more light weight and less visually dominant. The reduction in extent which will reduce the visual impact of the awning however, from the information provided it is difficult to tell if the changes to the awning design will make the structure less dominant or if it will possibly make it more dominant. Further detail needs to be provided on the thickness of structural members and the visual permeability of the roof when 'open' to demonstrate that the impact of the cantilevered awning has been reduced. Consideration should be given to a fully retractable roof. Further detail can be provided at Building licence stage.

RECOMMENDATIONS:
The works proposed in this application are acceptable as they will have only a minor impact on the heritage values of the significant heritage streetscapes in the Central Fremantle Heritage Area and the adjacent state heritage listed places..

Condition:
Further detail to be provided at building licence stage to demonstrate that the cantilevered awning roof has been designed to minimise the visual impact on streetscape of South Terrace and the South Terrace/Henderson/ Essex intersection.