



AGENDA ATTACHMENTS

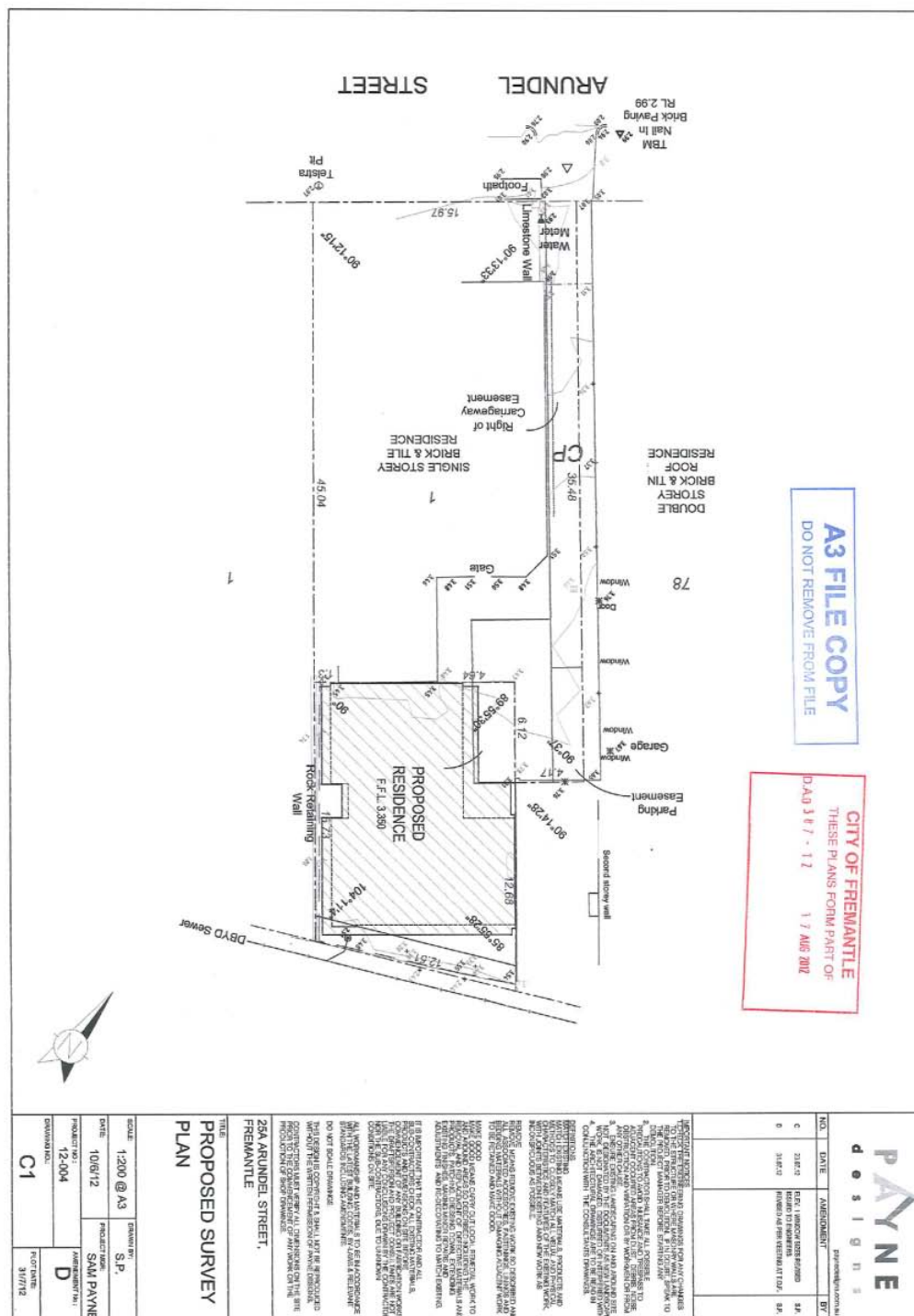
Planning Services Committee

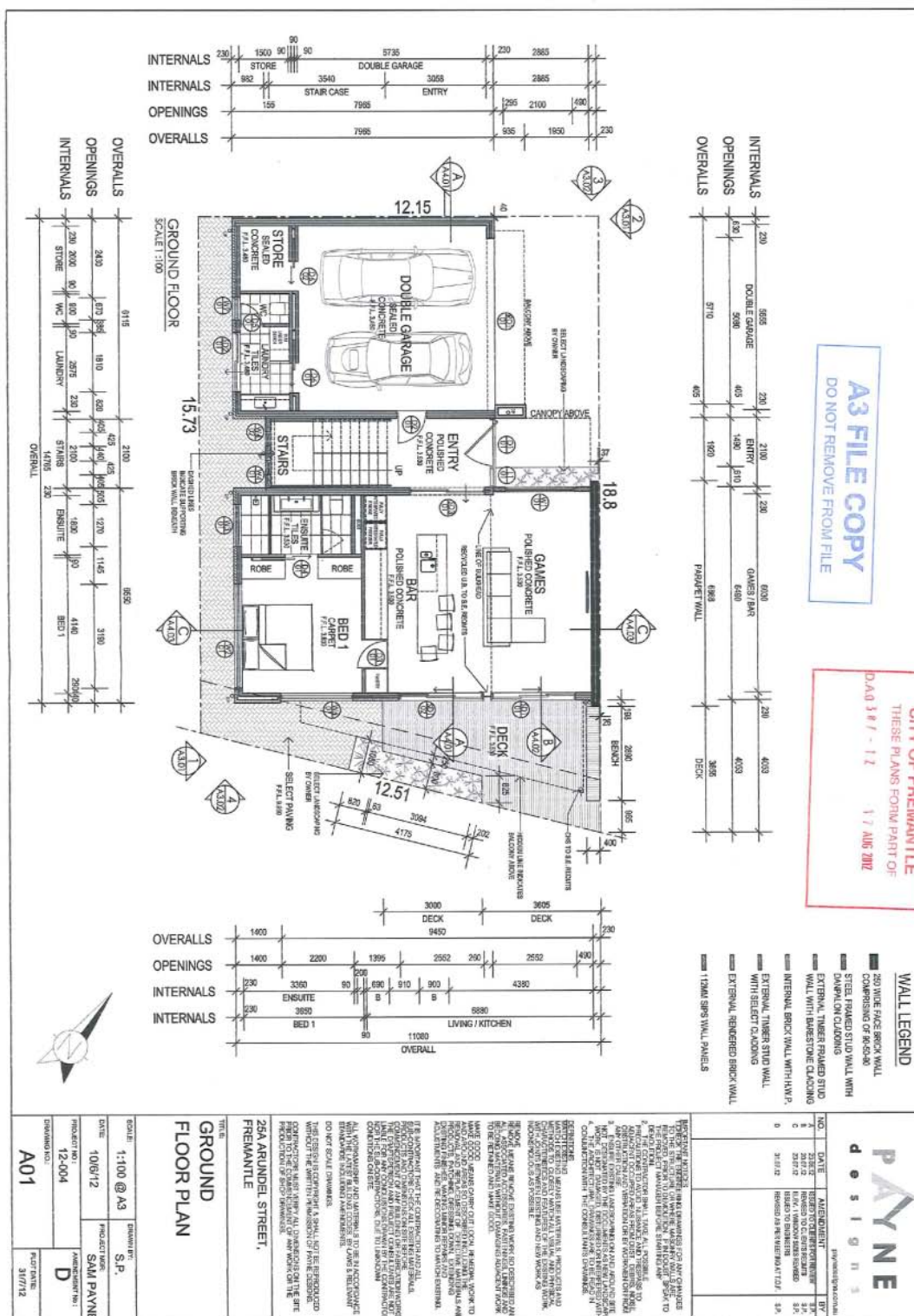
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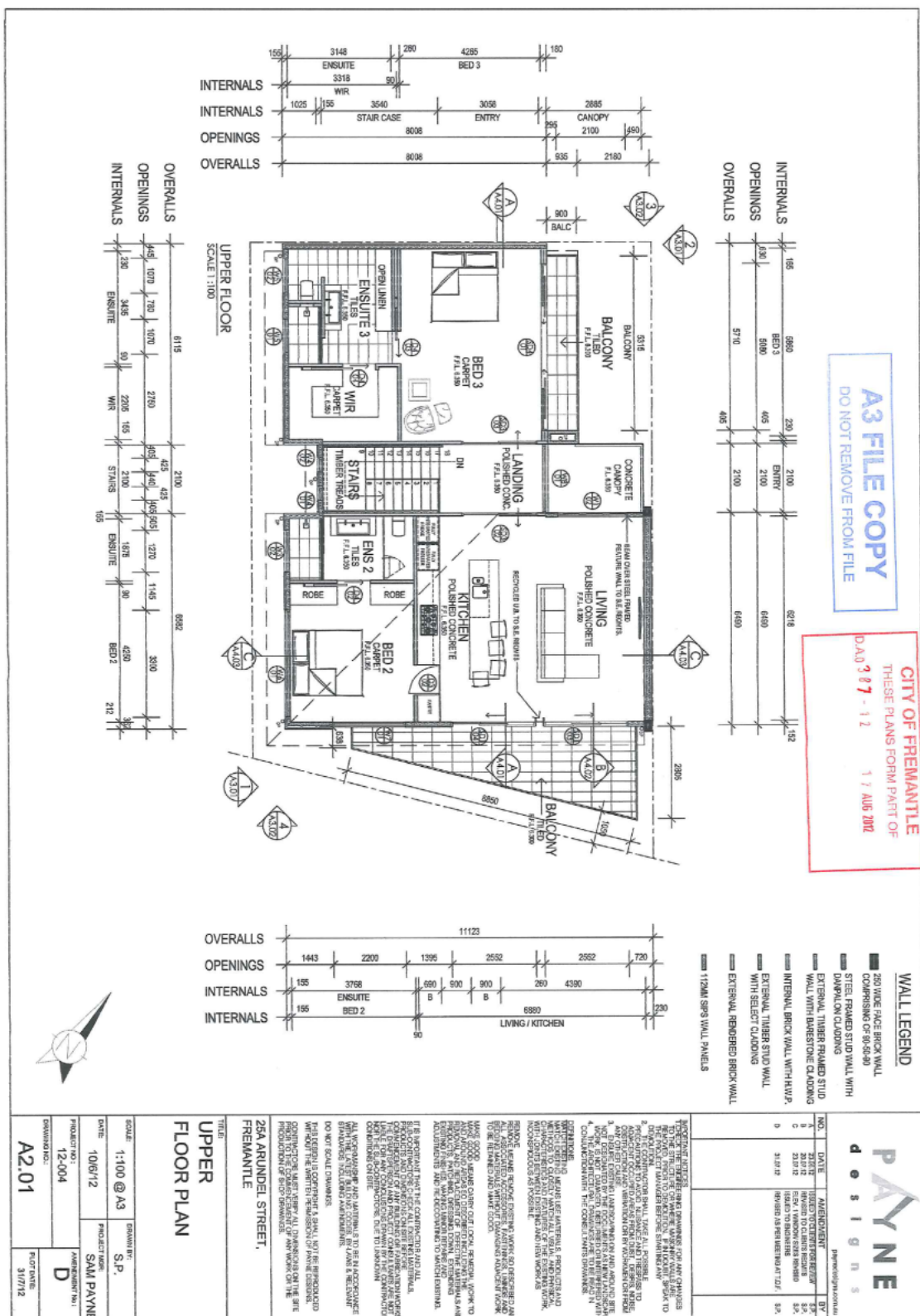
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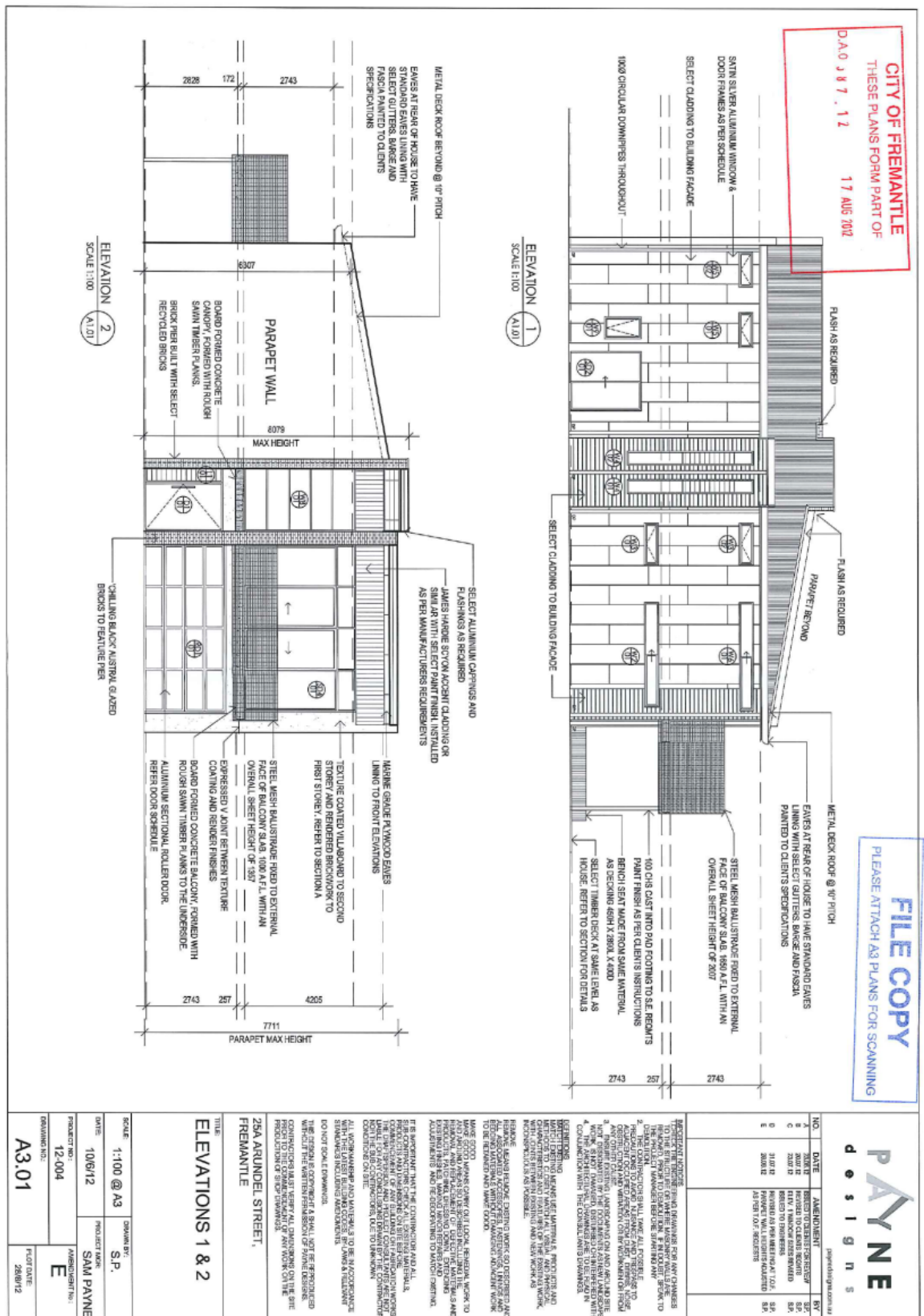
PSC1210-165 ARUNDEL STREET, NO. 25A (LOT 2) FREMANTLE – TWO
STOREY GROUPED DWELLING (JS DA0387/12)

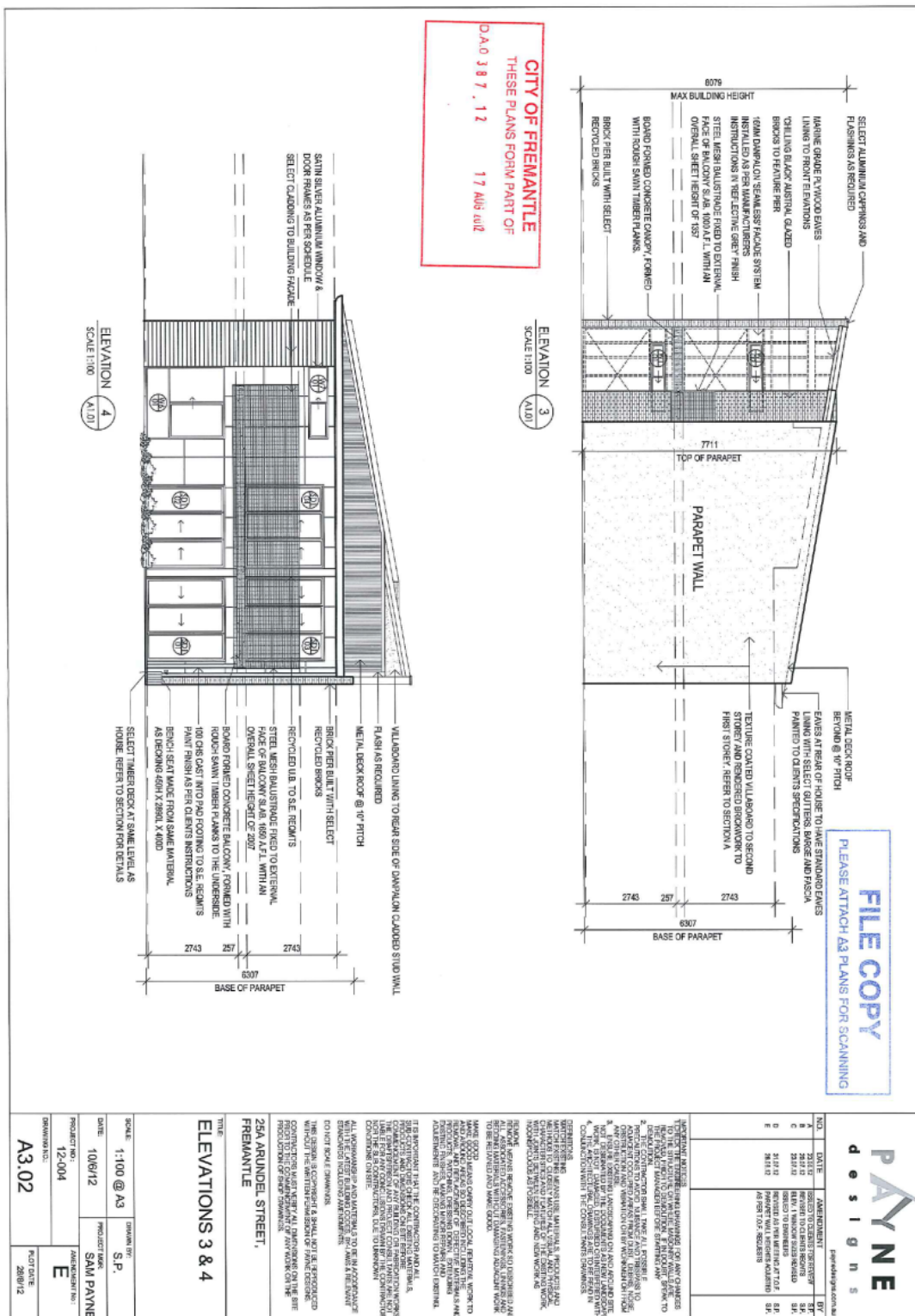
ATTACHMENT 1







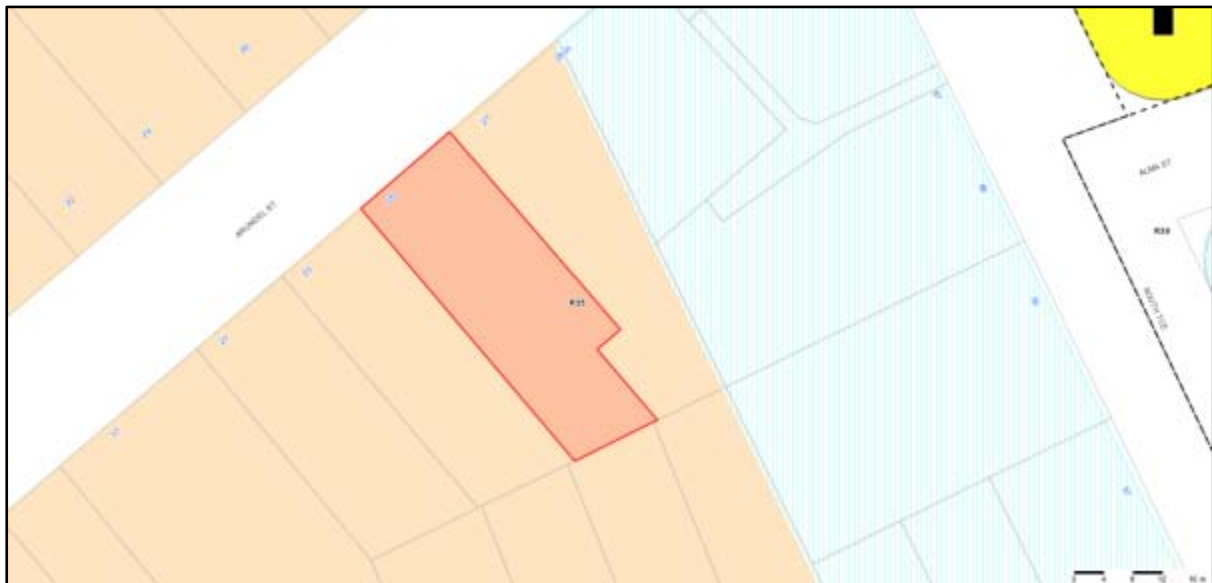




ATTACHMENT 2

TITLE ARUNDEL STREET, NO. 25A (LOT 2) FREMANTLE - VARIATION TO PREVIOUS APPROVAL DA0711/09 (JWJ VA0040/11)

DataWorks Reference: 059/002
Disclosure of Interest: Nil
Meeting Date: 7 December 2011
Responsible Officer: Manager Development Services
Actioning Officer: Senior Planning Officer
Decision Making Level: Planning Services Committee
Previous Item Number/s: PSC1111-485
Attachment 1: Development plans (Revised –November 2011)
Attachment 2: Previous PSC item PSC1111-485 (2 November 2011)
Date Received: 22 August 2011
Owner Name: D A Ellwood & C D Beeck
Submitted by: Harden Jones Architects
Scheme: Residential R35
Heritage Listing: None
Existing Landuse: Vacant
Use Class: Residential – Grouped Dwelling
Use Permissibility: 'D'



EXECUTIVE SUMMARY

At its meeting on 2 November 2011, the Planning Services Committee (PSC) resolved to refuse the application (VA0040/11) as per the officer's recommendation, for the following reason:

- 1. The proposal is inconsistent with clause 5.8.1.1 of the City of Fremantle's Local Planning Scheme No. 4.*

The application was subsequently deferred to the Ordinary Council meeting to be held on 23 November 2011.

On 21 November 2011, the applicant submitted amended plans in order to address concerns raised in the previous report.

On 23 November 2011, Ordinary Council resolved that the item be deferred, with delegation, to the Planning Services Committee meeting to be held on 7 December 2011, as the applicant had submitted revised plans addressing the reasons for refusal.

The revised plans are considered to address concerns raised in the previous report, including the effective graduation of height between buildings.

Accordingly, the application is recommended for approval subject to conditions.

BACKGROUND

Refer to PSC1111-485 (Attachment 2) for detailed background information regarding the site.

On 2 November 2011, PSC resolved to refuse the application (VA0040/11) as per the officer's recommendation, for the following reason:

- 1. The proposal is inconsistent with clause 5.8.1.1 of the City of Fremantle's Local Planning Scheme No. 4.'*

On 21 November 2011, the applicant submitted amended plans in order to address concerns raised in the previous report. The applicant further requested the item be deferred from the Full Council meeting on 23 November 2011 to the PSC meeting on 7 December 2011 in order for PSC to consider the amended plans.

On 23 November 2011, Ordinary Council resolved that the item be deferred, with delegation, to the Planning Services Committee meeting to be held on 7 December 2011, as the applicant had submitted revised plans addressing the reasons for refusal.

DETAILS

The specific details of the previously assessed plans for the proposed variation to previous approval (DA711/09) are contained within the report presented to PSC on 2 November 2011 (PSC1111-485), which are attached to this report (Attachment 2).

On 21 November 2011, the applicant submitted amended plans to address concerns raised in the previous report.

Amendments to the previous plans include:

- Amended pitch roof design (skillion):
 - Sloping downwards east to west;
 - Sloping downwards from centre of the building from north to south;
- Reconfiguration of southern elevation and upper floor balcony, setback 1m from southern boundary;
- Reconfiguration of western elevation, setback 1m from western boundary.

Further assessment and discussion is contained in the Planning Comment section of this report.

STATUTORY AND POLICY ASSESSMENT

The revised plans dated 21 November 2011 have been assessed against the relevant provisions of LPS4, the R-Codes and Council Local Planning Policies. Performance based assessments of variations are contained in the Planning Comment section of this report.

CONSULTATION

Community

The revised plans were not required to be formally advertised in accordance with clause 9.4 of the LPS4 and Council Policy *LPP 1.3 Public Notification of Planning Proposals*. However, the revised plans were referred to affected neighbours for comment and the following comment was received:

- Reiteration of concerns regarding development within the rights of carriageway area.

PLANNING COMMENT

External Wall Height

<i>Required</i>	<i>Previously Proposed</i>	<i>Provided</i>	<i>Variation</i>
4.8m	6.6m	5.8m (skillion roof - lower side) 7.8m (higher side)	1.2m-3m

The revised plans, dated 21 November 2011 are considered to address issues raised in the previous report in regards to graduation of height between building heights of adjoining properties.

Western Boundary Setback

<i>Required</i>	<i>Provided</i>	<i>Variation</i>
Ground floor – 1.5m	1m	0.5m
Upper floor – 1.9m	1m	0.9m

The variation is supported for the following reasons:

- The development meets the overshadowing provisions of the R-Codes;
- The development is not considered to significantly restrict direct sun access and ventilation to the western adjoining property;
- The revised plans are considered to reduce the overall impact of the proposed development on the western adjoining property by way of excessive building bulk.

Southern Boundary Setback

<i>Required</i>	<i>Previously Approved</i>	<i>Provided</i>	<i>Variation</i>
Ground floor – 1.5m	1.2m	1.1m	0.4m
Upper floor – 1.5m	1.2m	1.1m	0.4m
Upper floor balcony – 2.5m	1.2m	1.1m	1.4m

The variation is supported for the following reasons:

- The development meets the overshadowing provisions of the R-Codes;
- The southern elevation of the proposed development will abut an existing outbuilding and far rear backyard area of the southern adjoining property;
- The development is not considered to detrimentally impact on the southern adjoining neighbour by way of excessive building bulk.

Boundary Walls

<i>Elevation</i>	<i>Height</i>		<i>Length</i>	
	<i>Previously Proposed</i>	<i>Proposed</i>	<i>Previously Proposed</i>	<i>Proposed</i>
North	6.5m	5.8m(skillion roof – lower side) - 7.4m (higher side)	8.2m	7.7m
East	6.6m	5.8m (skillion roof – lower side) - 8m (higher side)	6.4m	6.3m

The boundary walls are supported for the following reasons:

- Both boundary walls partially abut existing boundary walls;
- The boundary walls are not considered to create a sense of confinement by way of excessive building bulk;
- They are not considered to restrict direct sun access to the northern and eastern adjoining properties.

CONCLUSION

The revised external wall height of the development is considered to satisfy part (b) of clause 5.8.1.1. The revised plans are considered to address concerns raised in the previous report, including the effective graduation of height between buildings.

Accordingly, the application is recommended for approval subject to conditions.

OFFICER'S RECOMMENDATION/COMMITTEE DECISION

MOVED: Cr B Massie

That the application be **APPROVED** under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the Variation to Previous Approval for DA0711/09 (Two Storey Grouped Dwelling) granted 24 May 2010 at No. 25A (Lot 2) Arundel Street, Fremantle, subject to the same terms and conditions, except whereby modified by the following conditions:

A. Condition 1 of Planning Approval dated 24 May 2010, be deleted and replaced with the following condition:

- 1. The development thereby permitted shall take place in accordance with the approved plans dated 21 November 2011.**

B. No development shall encroach within the Rights of Carriageway easement.

C. Prior to occupation, the northern and eastern boundary walls shall be of a clean finish in sand render or face brick, to the satisfaction of the Chief Executive Officer, City of Fremantle.

CARRIED: 7/0

For	Against
Mayor, Brad Pettitt Cr John Strachan Cr Robert Fittock Cr Josh Wilson Cr Ingrid Waltham Cr Bill Massie Cr Rachel Pemberton	

**PSC1210-166 SCHEDULE OF APPLICATIONS DETERMINED UNDER
DELEGATED AUTHORITY (3.61.21)**

ATTACHMENT 1

- 1. RENNIE CRESCENT NO. 42 (LOT 1114), HILTON – TWO (2) LOT SURVEY STRATA SUBDIVISION – (KS WAPC 757-12)**
- 2. COLLICK STREET NO. 4 (LOT 207), HILTON – SINGLE STOREY GROUPED DWELLING – (KS DA0350/12)**
- 3. LEFROY ROAD, NO. 25 (LOT 42), SOUTH FREMANTLE – STUDIO ADDITION TO EXISTING SINGLE HOUSE – (JS DA0339/12)**
- 4. BUTSON STREET NO. 20 (LOT 29), HILTON – DECK ADDITION TO EXISTING SINGLE HOUSE – (JS DA0368/12)**
- 5. SOUTH STREET NO. 385 (LOT 1593), HILTON – DEMOLITION OF OUTBUILDING AND OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE – (JS DA0418/12)**
- 6. GARLING STREET, NO. 113 (LOT 136), O’CONNOR – SIGNAGE ADDITION TO EXISTING INDUSTRIAL (GENERAL) BUILDING – (JS DA0402/12)**
- 7. TAPPER STREET, NO. 7 (LOT 1793), WHITE GUM VALLEY – PRIMARY STREET FENCE ADDITION TO EXISTING SINGLE HOUSE – (JS DA0436/12)**
- 8. CARNAC STREET NO. 6 (LOT 400), FREMANTLE – TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (KS DA0352/12)**
- 9. WATKINS STREET NO.31 (LOT 500), WHITE GUM VALLEY – REAR DECK & CARPORT ADDITION TO EXISTING GROUPED DWELLING – (JL DA0452/12)**
- 10. LIME STREET NO. 2 (LOT 201), NORTH FREMANTLE – VARIATION TO PREVIOUS PLANNING APPROVAL FOR DA0176/12 (TWO STOREY SINGLE HOUSE) – (AD VA0037/12)**
- 11. LEE AVENUE NO.12 (LOT 1), HILTON – VARIATION TO PREVIOUS APPROVED DEVELOPMENT FOR DA0370/12 (SINGLE STOREY ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING) – (JL VA0038/12)**
- 12. CENTRAL AVENUE NO. 3 (LOT 58), BEACONSFIELD – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY SINGLE HOUSE – (AD DA0326/12)**

13. **QUEEN VICTORIA STREET, NO 18-24 (LOTS 1, 2, 3, 4 AND 100),
FREMANTLE – EXTERNAL TREATMENT (PAINTING) OF HERITAGE
BUILDING – (JS DA0380/12)**
14. **BRUCE STREET NO. 23 (LOT 54), NORTH FREMANTLE – PRIMARY AND
SECONDARY STREET FENCE ADDITIONS AND PATIO ADDITION TO
EXISTING SINGLE HOUSE – (JS DA0385/12)**
15. **SOUTH TERRACE NO. 227 (LOT 1), SOUTH FREMANTLE – PARTIAL
CHANGE OF USE TO RESTAURANT – (KS DA0408/12)**
16. **STEVENS STREET, NO. 48B (LOT 3) FREMANTLE – RETROSPECTIVE
APPLICATION FOR LOFT ADDITION TO EXISTING SINGLE BEDROOM
DWELLING (JWJ & KS DA0151/12)**
17. **BLINCO STREET, NO. 14B (LOT 500), FREMANTLE – PROPOSED NEW
PATIO & GARAGE FOR EXISTING RESIDENCE – (MZ DA0440/12)**
18. **LLOYD STREET NO.13A (LOT 2), SOUTH FREMANTLE – PRIMARY
STREET FENCE ADDITIONS TO EXISTING SINGLE HOUSE – (JL
DA399/12)**
19. **THE TERRACE, NO. 1 / PARRY STREET (CARPARK), NO. 1 (LOT 2095)
(FREMANTLE PRISON), FREMANTLE – INSTALLATION OF THREE (3)
HISTORICAL INFORMATIVE SIGNS ON GRASS VERGE OF THE
FAIRBAIRN STREET RAMP – (MZ DA0433/12)**
20. **GRIGG PLACE NO.19 (LOT 1499), HILTON – VARIATION TO PREVIOUS
PLANNING APPROVAL FOR DA0575/11 (TWO, SINGLE STOREY
GROUPED DWELLINGS) (JL VA0035/12)**
21. **FORREST STREET, NO. 35 (LOT 1544), FREMANTLE – TWO (2) LOT
SURVEY STRATA SUBDIVISION – (MZ WAPC 743/12)**
22. **ASHBURTON TERRACE NO. 18 (LOT 1742), FREMANTLE – REAR
BOUNDARY FENCE ADDITION TO EXISTING SINGLE HOUSE – (AD
DA0459/12)**
23. **HIGH STREET NO. 120 (LOT 328), FREMANTLE – CHANGE OF USE TO
FAST FOOD OUTLET (TAKEAWAY COFFEE SHOP) AND INTERNAL
ALTERATIONS TO EXISTING BUILDING – (AD DA0397/12)**
24. **GRIGG PLACE NO. 35A (LOT 2), HILTON – SINGLE STOREY SINGLE
HOUSE – (AD DA0319/12)**
25. **MARTHA STREET NO.18A (LOT 500), BEACONSFIELD – ALTERATIONS
AND EXTENSION TO EXISTING SINGLE HOUSE – (JL & YZ DA0432/12)**
26. **STEVENS STREET NO.43A (LOT 503), FREMANTLE – SINGLE STOREY
SINGLE HOUSE – (JL DA0415/12)**

27. **MARINE TERRACE NO. 108 (LOT 303), FREMANTLE – TEMPORARY RADAR SYSTEM AND SUPPORTING MAST STRUCTURE ADDITION TO THE ROOF OF EXISTING BUILDING) – (AD DA0406/12)**
28. **ATTFIELD STREET NO. 118 (LOT 101), SOUTH FREMANTLE – RETROSPECTIVE REAR BOUNDARY FENCE AND SCREENING ADDITIONS TO EXISTING SINGLE HOUSE – (AD DA0401/12)**
29. **JACKSON STREET, NO. 8 (LOT 39), NORTH FREMANTLE – POOL ADDITION TO EXISTING SINGLE HOUSE – (JS DA0472/12)**
30. **HIGH STREET, NO. 80 (LOT 411), FREMANTLE – EXTERNAL TREATMENT (PAINTING) AND SIGNAGE ADDITION TO HERITAGE BUILDING – (JS DA0376/12)**
31. **MCCLEERY STREET, 27 (LOT 4070), BEACONSFIELD – TWO LOT SURVEY STRATA – (SB WAPC758-12)**

PSC1210-167 PROPOSED SCHEME AMENDMENT NO. 55 - BICYCLE PARKING AND END OF TRIP FACILITIES - ADOPTION FOR PUBLIC ADVERTISING

ATTACHMENT 1 - Part 14 Austroads – Table 10-1 bicycle Parking – Provision for Planning Purposes

END OF TRIP FACILITIES

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LAND USE	EMPLOYEE/RESIDENT PARKING SPACES	CLASS	VISITOR/SHOPPER PARKING SPACES	CLASS
Amusement Parlour	-	1 or 2	2 plus 1 per 50m ² gfa	3
Apartment house	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Art Gallery	1 per 1500m ² gfa	2	2 + 1 per 1500m ² gfa	3
Bank	1 per 200m ² gfa	2	2	3
Café	1 per 25m ² public area	2	2	3
Community Centre	1 per 1500m ² gfa	2	2+1 per 1500m ² gfa	3
Consulting Rooms	1 per 8 practitioners	2	1 per 4 practitioners	3
Drive-in Shopping Centre	1 per 300m ² sales floor	1	1 per 500m ² sales floor	3
Flat	1 per 3 flats	1	1 per 12 flats	3
General Hospital	1 per 15 beds	1	1 per 30 beds	3
General Industry	1 per 150m ² gfa	1 or 2	-	3
Health Centre	1 per 400m ² gfa	1 or 2	1 per 200m ² gfa	3
Hotel	1 per 25m ² bar floor area & 1 per 100m ² lounge, beer garden	1	per 25m ² bar floor area & 1 per 100m ² lounge, beer garden	3
Indoor Recreation Facility	1 per 4 employees	1 or 2	1 per 200m ² gfa	3
Library	1 per 500m ² gfa	1 or 2	4 plus 2 per 200m ² gfa	3
Light Industry	1 per 1000m ² gfa	1 or 2	-	3
Major Sports Ground	1 per 1500 spectator places	1	1 per 250 spect. place	3
Market	-	2	1 per 10 stalls	3
Motel	1 per 40 rooms	1	-	3
Museum	1 per 1500m ² gfa	1	2 & 1 per 1500m ² gfa	3
Nursing Home	1 per 7 beds	1	1 per 60 beds	3
Office	1 per 200m ² gfa	1 or 2	1 per 750m ² over 1000m ²	3
Place of Assembly	-	2	-	3
Public Hall	-	1 or 2	-	3
Residential Building	1 per 4 lodging rooms	1	1 per 16 lodging rooms	3
Restaurant	1 per 100m ² public area	1 or 2	2	3
Retail Show Room	1 per 750m ² sales floor	1	1 per 1000m ² sales floor	3
School	1 per 5 pupils over year 4	2	-	3
Service Industry	1 per 800m ² gfa	1	-	3
Service Premises	1 per 200m ² gfa	1	-	3
Shop	1 per 300m ² gfa	1	1 per 500m ² over 1000m ²	3
Swimming Pool	-	1 or 2	2 per 20m ² of pool area	3
Take-Away	1 per 100m ² gfa	1	1 per 50m ² gfa	3
University/Inst. of Tech.	1 per 100f/t students	1 or 2	-	3
	2 per 100f/t students	2	-	3

Notes:


1. '-' indicates that no parking demand information is available, and therefore planners should make their own assessment of the required bicycle parking provisions, on an individual project basis.
2. gfa – Gross floor area.
3. It is sometimes appropriate to make available 50% of the level of provision recommended in the table at the initial installation stage, however space should be set aside to allow 100% provision in the event that the full demand for bicycle parking is realised.

Source: Based on SBC 1987b

Table 10-1: Bicycle Parking - Provision for Planning Purposes

**PSC1210-168 CONSIDERATION OF THE PRINCIPLES OF A PROPOSED
SCHEME AMENDMENT AND DEVELOPMENT DEED AT 19-21
AND 23-25 BURT STREET, FREMANTLE**

ATTACHMENT 1 – Letter from Department of Housing

 <p>Government of Western Australia Department of Housing</p> <p>City of Fremantle Director Planning & Development Mr Phil St John PO Box 807 FREMANTLE WA 6959</p> <p>25 September 2012</p>	<div style="border: 1px solid red; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; color: red;">CITY OF FREMANTLE</p> <p>Date: 28 SEP 2012</p> <p>Ref: 059/006.</p> <p>Subject: S/N BURT VALE EAST SKINNER</p> <p>DTG - P. GARRETT TD.</p> </div> <p>RE DEPARTMENT OF HOUSING, BURT STREET LANDHOLDING</p> <p>I refer to our previous correspondence and meetings in relation to the Department's landholding bounded by Burt, Vale, East and Skinner Streets, in Fremantle.</p> <p>This land comprises two adjacent lots totalling approximately 1.37ha. It was originally developed with 62 dwellings which were built by the State Housing Commission in the early 1970s, and which are now partially demolished..</p> <p>The Department is keen to progress the redevelopment of this site to provide opportunities for public housing that meets contemporary standards, but also to provide much needed opportunities for affordable private rental housing, affordable home ownership and community housing.</p> <p>It is likely that, given the location context of the site, some high-end housing could also be provided as part of an arrangement that could assist to subsidise housing for affordable home ownership for key workers and other households on low to moderate incomes.</p> <p>The Department believes that the topography and location of the site, combined with the Department's vision of a high quality mixed-tenure development, warrants development of the site at a significantly higher density than the R60 allowed under the City's Local Planning Scheme 4.</p> <p>The Department's preliminary modelling suggests that a maximum plot ratio control of between 1.5 and 2.0 would allow a range of high quality outcomes that could provide this range of housing types in a manner that yields the financial return required to finance the project. This would suggest a residential code of R160.</p> <p>The Department propose to deliver this project through a design-construct joint venture with the private sector, and as such it is important that we have some certainty in relation to permissible yields prior to going to the market. To that end, we are seeking to have the City of Fremantle support the rezoning of this site to R160 to ensure that we are able to ensure that we partner with the most appropriate company for the likely built-form and density outcome.</p>
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99 Plain Street East Perth Western Australia 6004
Private Bag 22 East Perth Western Australia 6892
Telephone (08) 9222 4666 TTY (08) 9476 2446 Facsimile (08) 9221 1388
www.housing.wa.gov.au
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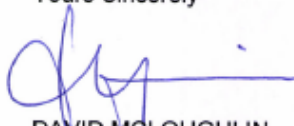
The Department appreciates that the City of Fremantle may be cautious about allowing a rezoning of up to R160 upon this site in the absence of a clear design direction, however the nature of the design-construct joint venture is such that designs will only be available once a development partner is selected. Accordingly, we propose the following arrangement that may offer the City of Fremantle more comfort in considering the recoding of this site:

1. City of Fremantle undertake to support recoding of the site to R160;
2. COF and DOH to enter into a development deed whereby DOH agree to comply with a number of conditions should DOH progress with development that is in excess of the existing R60 coding;
3. These conditions will include the following:
 - a. That public housing presence be limited to 15% of the number of dwellings in the development;
 - b. That the balance of the development cater predominantly for affordable home ownership and private rental for low to moderate income households and key workers, with a component of high value residential to contribute to social diversity and internal financial cross-subsidisation;
 - c. That the development be configured such that resident vehicle access be via Vale Street;
 - d. That the development height across the site be restricted to a series of wall height limits as per the attached sketch;
4. That the deed will make provisions to bind all agents, assigns and successors in title to similar provisions;
5. That DOH will accept a caveat over the site to protect the interests of COF under the deed, and COF will agree to lift or amend the caveat wholly or partly to allow transfer of the ownership of the land as required to allow the project to be delivered and/or the land to be transacted;
6. That the deed and/or associated caveats will cease to operate and/or be withdrawn upon substantial completion of a development which is consistent with the above terms;
7. That development may be undertaken within the provisions of the R60 code, in which case the development will be controlled by the standard provisions of the prevailing local planning scheme, and COF will accept the withdrawal of any caveat accordingly.

I would appreciate your assistance with seeking council's support to enter into an arrangement such as that described above.

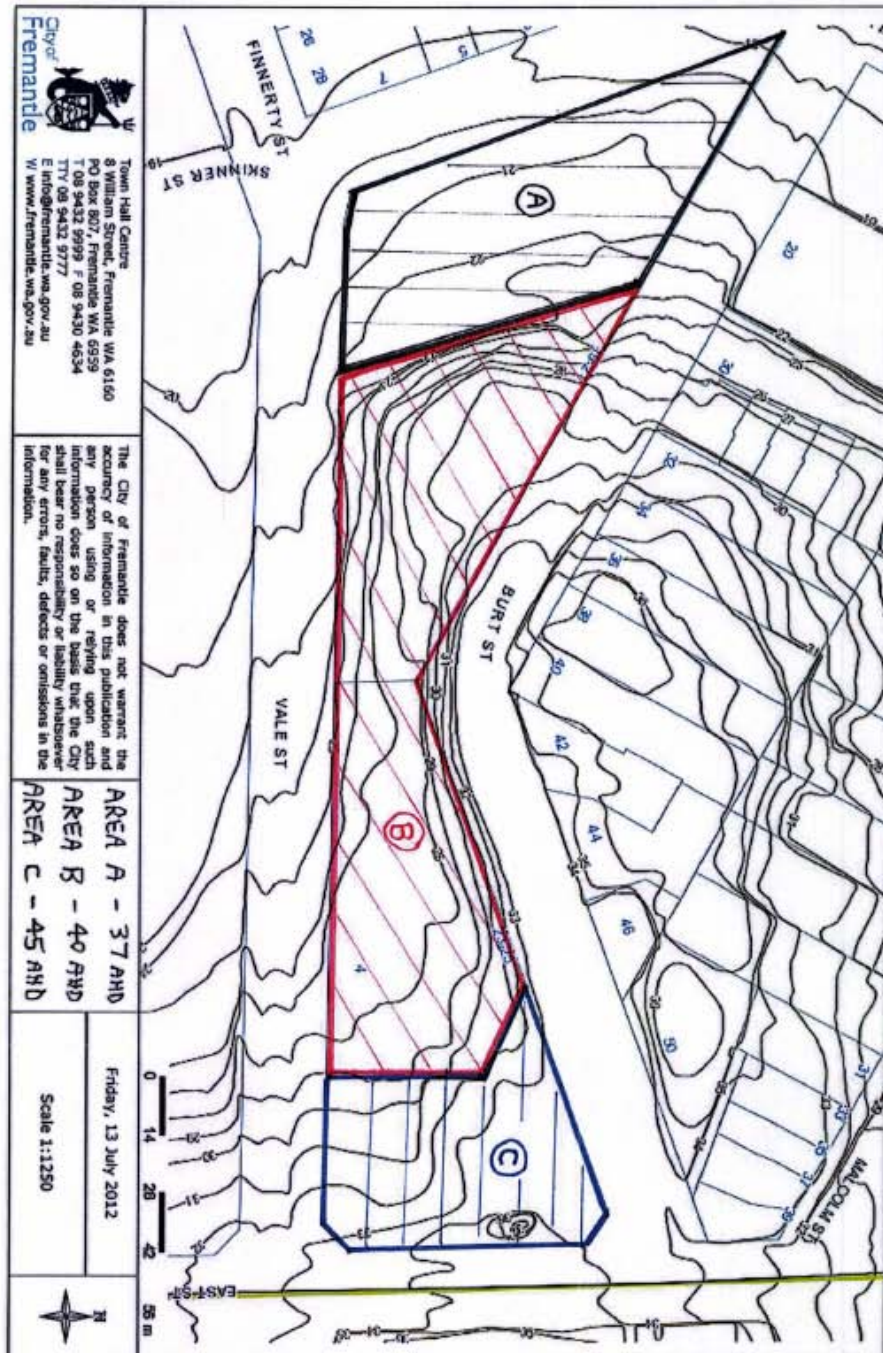
Please contact me directly on 9222 4822 if you require any further information or would like to discuss this matter in more detail.

Yours Sincerely



DAVID MCLOUGHLIN
MANAGER TOWN PLANNING & URBAN DESIGN

ATTACHMENT 2 – AHD Building Height Planes (and as referred to in letter at Attachment 1)



ATTACHMENT 3 – Topography Map

