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# Additional documents

## Planning Committee

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Wednesday, 13 January 2021. 6.00pm

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**PC2101 - 4 ADELAIDE STREET, NO.28 (LOT 3), FREMANTLE – PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING (CS)**

**Amendment submitted by Cr Geoff Graham**

**Delete Condition 2, which reads as follows:**

2. Notwithstanding condition 1, the proposal to dismantle and reposition the existing timber staircase does not form part of this approval. Prior to the issue of a Building Permit, plans are to be submitted illustrating the retention of the fabric, location and configuration of the existing timber staircase, to the satisfaction of the City of Fremantle.

And renumber remaining conditions.

**Add the following condition 6, which reads as follows:**

6. Prior to the issue of a Building Permit, final details of the proposed alterations to the staircase, including the methodology proposed to dismantle the lower section and details of any new materials and fixtures required to straighten the form of the stair, be submitted and approved to the satisfaction of the City of Fremantle.

**Reason for change:**

The proposed alterations to the existing staircase is considered acceptable with final details of how the works to the staircase will be carried out to reduce the impact on the fabric of the staircase being submitted.

**PC2101 - 2 SOUTH STREET, NO. 285 AND 297 (LOTS 500, 501 AND 80),  
HILTON – SINGLE STOREY SHOP, RESTAURANT AND LIQUOR  
STORE WITH BASEMENT (TG DAP007/20)**

**Amendment submitted by Cr Frank Mofflin**

Amend the officer recommendation as follows:

SUPPORT the Officer's Recommendation to APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No.4, the Single Storey Shop, Restaurant and Liquor Store with basement car parking at Nos. 285 and 297 South Street (Lots 500, 501 and 80) Hilton, subject to the conditions outlined in the responsible authority report subject to Condition 19 being amended to read as follows:

19. Prior to the issue of a Building Permit for the development hereby approved, a plan detailing the provision of eleven (11) Class 2 and seven (7) Class 3 (as defined in Local Planning Scheme No. 4) bicycle racks shall be provided, **with the class 3 racks being located immediately adjacent to the South Street entry to the Supermarket**, to the satisfaction of the City of Fremantle. Prior to occupation of the development hereby approved, the required bicycle racks must be installed in accordance with the approved plan and thereafter be maintained for the life of the development, to the satisfaction of the City of Fremantle.

Add part 2 to the officer recommendation, which reads as follows:

2. **Council requests that irrespective of the decision of the Metro Inner South Joint Development Assessment Panel in respect of the development referred to in (1) above, City officers engage with Main Roads WA to discuss an improved solution to traffic distribution and movements on South Street and intersecting roads through the Hilton Town Centre to address the underlying causes of vehicle/pedestrian safety issues and traffic congestion which are likely to be exacerbated by the proposed development, noting that:**
  - **Main Roads WA's current position of opposing any new vehicular access to the sites of 285 and 297 South Street directly from South Street will increase traffic movements at the South Street/Paget Street intersection and exacerbate existing problems with traffic movements at that intersection, rather than enabling the development to act as a catalyst for improvements.**
  - **The existing configuration of the non-signalised South Street/Paget Street intersection, including the prohibition of right turning movements out of Paget Street into South Street in an eastbound direction and a light controlled pedestrian crossing located a short distance east of the intersection rather than being aligned at the intersection, contribute to traffic and access issues and has been subject to complaints with respect to pedestrian and driver safety.**

**Reason for change:**

The bicycle bays should be located close to the entrance of the supermarket so they are convenient and in view of the entry to encourage customers to utilise these facilities.

IN regard to Part 2, regardless of whether the proposed supermarket development is approved by the JDAP or not, there are existing traffic, access and driver and pedestrian safety issues at the South Street/Paget Street intersection which warrant further investigation of road layout and traffic management changes by Main Roads WA in liaison with the City. If the proposed development is approved and constructed, these issues are likely to be exacerbated and provide further impetus for these issues and potential improvements to the current situation to be investigated.