



# ADDITIONAL DOCUMENTS

## Planning Committee

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Wednesday, 3 October 2018, 6.00pm

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**ALTERNATIVE RECOMMENDATION – PC1810 -3 MOUQUET VISTA, NO. 3  
(LOT 11), WHITE GUM VALLEY - SIX (6) TWO STOREY  
GROUPED DWELLINGS- (JL DA0208/18)**

Cr Jon Strachan proposes the following Alternative Recommendation to item  
PC1810 -3

**ALTERNATIVE RECOMMENDATION**

**That the application be REFUSED under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for six (6), two storey Grouped dwellings at No. 3 (Lot 11) Mouquet Vista, White Gum Valley, as detailed on the plans dated 11 September 2018, for the following reason(s):**

- 1. The development is inconsistent with the intended density (R60) indicated for the subject site on the Residential Density Plan within Part 1 (Statutory Section) of the approved Former Kim Beazley School Site Local Structure Plan.**
- 2. The development is inconsistent with the housing typology and built form outcome intended by the site specific provisions for Lot 11 in accordance with LPP 3.15, Former Kim Beazley School Site – White Gum Valley.**

**REASON FOR CHANGE**

The proposed development is inconsistent with provisions of the approved local structure plan and adopted local planning policy which apply to the subject site. These planning documents are both matters which are to be given due regard in determining an application for development approval under clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**ALTERNATIVE RECOMMENDATION – PC1810-6 SOUTH TERRACE, NO.  
322B (LOT 2), SOUTH FREMANTLE – PARTIAL CHANGE OF  
USE TO SHOP – (CJ DA0313/18)**

Cr Adin Lang proposes the following Alternative Recommendation to item PC1810 -6

**ALTERNATIVE RECOMMENDATION**

**That the application be APPROVED under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the partial change of use to Shop at No. 322b (Lot 2) South Terrace, South Fremantle, subject to the following condition(s):**

- 1. This approval relates only to the development as indicated on the approved plans, dated 16 July 2018. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.**
- 2. Prior to occupation, one Class 1 bicycle rack is to be provided on site to the satisfaction of the City of Fremantle.**
- 3. Prior to the occupation of the development any redundant crossovers and kerbs shall be removed and the verge reinstated at the expense of the owner/applicant to the City's specifications to the satisfaction of the City of Fremantle.**

**REASON FOR CHANGE**

The proposed Shop use is considered appropriate in this location and the lack of car parking is not considered to sufficiently impact on the locality to warrant the refusal of the application.