



Additional documents

Ordinary Meeting of Council

Wednesday 14 August 2024 6:00 pm



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C2408-1 FINAL APPROVAL OF LOCAL DEVELOPMENT PLAN – LOTS 72 AND 25, 2-4 CLONTARF ROAD, AND LOT 73, 1 NAYLOR STREET, BEACONSFIELD

Proposed Amendment by Cr Andrew Sullivan

To add an additional part (4) to the Officer's Recommendation as follows:

- 4. Advise the proponent that, pursuant to Condition 19 of WAPC163666, any landscaping plan submitted for the City's approval gives consideration to the provision of right-angled parking bays to the Naylor Street and Strang Street road verges to accommodate existing and future parking needs in the area, together with any traffic calming devices that may assist in slowing traffic speeds and facilitating safe pedestrian crossings coinciding with Culver Street and Clontarf Road.***

Reasons for amendment:

The existing verges surrounding the LDP area are heavily used for parking that serves the surrounding land uses and there is a need for additional visitor parking to serve the new residential developments over and above that proposed within the subdivision, especially in relation to those residences that front public open space and/or Clontarf Road. The parallel parking bays indicated in the LDP along Naylor Street and Strang Street would generate a net loss of parking in the precinct that cannot be accommodated elsewhere. It is imperative that the City and the land developer work collaboratively to deliver a higher level of parking by formalising the existing right-angled parking pattern in the area. This form of parking is best delivered on the developments side of Naylor Street and Strang Street where it can be seamlessly integrated in the new subdivision roads and public open space. The City will need to consider narrowing of the road carriageway and/or readjustment of kerb lines to facilitate an appropriate outcome.



C2408-1 FINAL APPROVAL OF LOCAL DEVELOPMENT PLAN – LOTS 72 AND 25, 2-4 CLONTARF ROAD, AND LOT 73, 1 NAYLOR STREET, BEACONSFIELD

Proposed Amendment by Cr Andrew Sullivan

To add an additional part 5 A and B to the Officer's Recommendation as follows:

5. Request the Chief Executive Officer to:

- a. Identify if any additional ongoing maintenance costs will be associated with the delivery of subdivision road landscapes, open space facilities/structures and the additional pathways/lighting required to serve residential properties fronting public open space, that exceed the standard usually delivered by the City.***
- b. Report to Council on the need for a special area rate or other funding mechanism to ensure the additional maintenance of such above standard works is funded by the future ratepayers within the LDP area who directly benefit from these higher quality works.***

Reasons for amendment:

The works proposed in and around the new subdivision area are of a much higher quality than is typically provided by the City in existing residential areas. This will require a special area rate to be imposed on new residential properties within the LDP area to ensure the higher quality works are maintained to the standard handed over by the developer and to meet the inherent expectations of owner/ratepayers who buy into this type of subdivision. The special area rate should come into effect once the new subdivision works are handed over to the City to maintain.



**C2408-2 SOUTH TERRACE, NO. 263, SOUTH FREMANTLE –
ALTERATIONS TO STREET ELEVATION OF EXISTING GROUPED
DWELLING (ED DA0189/24)**

Proposed Alternative Motion by Cr Jenny Archibald

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Alterations to Street Elevation Opening of Existing Grouped Dwelling at No. 263 (Lot 1) South Terrace, South Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 25 June 2024. 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. The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building that is not subject to the approval. Any damage shall be rectified to the satisfaction of the City of Fremantle.**

Reasons for alternative motion:

The proposed alterations will not result in a significant impact on the heritage significance of the place or area.