



Additional documents

Planning Committee

Wednesday, 12 January 2022, 6.00pm

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**PC2201-1 DEFERRED ITEM - EDMUND STREET, NO. 151 (LOT 2)
BEACONSFIELD - ADDITIONS (TWO STOREY) TO EXISTING
SINGLE HOUSE (TG DA0310/21)**

Alternative recommendation submitted by Cr Su Groome

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Additions (Two Storeys) to Existing Single house at No. 151 (Lot 2) Edmund Street, South Fremantle, as detailed on plans dated 21 September 2021 subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 22 November 2021. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.**
- 2. All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 3. The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building. Any damage shall be rectified to the satisfaction of City of Fremantle.**
- 4. Prior to the issue of a building permit for the development hereby approved, the applicant is to provide the following information, to the satisfaction of the City of Fremantle:**
 - Photographs of the elements that are to be demolished in the context of the house including the rear WC for archival purposes.**
 - Plans confirming the retention of the existing chimney**
 - Further information is required for the proposed cladding to the walls to ensure compatibility with the original cladding.**
 - Further information is required for the colour of the proposed Colorbond to the new roof cladding.**
- 5. Prior to the issue of a Building Permit for the development hereby approved, a detailed drawing showing how the upper floor balcony located on the north, south and west elevation and the upper floor sitting room windows located on the north and west elevations are to be screened in accordance with Clause 5.4.1 C1.1 of the Residential Design Codes by either:**
 - a) fixed obscured or fixed translucent glass to a minimum height of 1.60 metres above internal floor level, or**
 - b) fixed screening, with openings not wider than 5cm and with a maximum of 25% perforated surface area, to a minimum height of 1.60 metres above the internal floor level, or**
 - c) a minimum sill height of 1.60 metres above the internal floor level,**

Prior to occupation of the development hereby approved, the approved screening method shall be installed and maintained to the satisfaction of the City of Fremantle.

- 6. Prior to occupation/ use of the development hereby approved, the boundary wall located on the southern 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.**
- 7. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 8. 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

- i) A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.**
- ii) 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.**

Reason for alternative:

Insert the elected members reason for the alternative

PC2201-2 DEFERRED ITEM - EDMUND STREET, NO. 94A AND 94B (LOTS 1 AND 2) BEACONSFIELD - TWO, TWO STOREY SINGLE HOUSES (TG DA0357/21 & DA0358/21)

Alternative recommendation submitted by Cr Su Groome

A) APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Two Storey Single House at No. 94b (Strata Lot 2) Edmund Street White Gum Valley subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 8 December 2021. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.**
- 2. All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 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 the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.**
- 5. Prior to occupation/ use of the development hereby approved, the boundary wall located on the northern 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.**
- 6. Prior to the issue of a Building Permit for the development hereby approved, a detailed drawing showing how Bedroom 3 located on the east elevation, is to be screened in accordance with Clause 5.4.1 of the Residential Design Codes by either:
 - a) fixed obscured or fixed translucent glass to a minimum height of 1.60 metres above internal floor level, or**
 - b) fixed screening, with openings not wider than 5cm and with a maximum of 25% perforated surface area, to a minimum height of 1.60 metres above the internal floor level, or**
 - c) a minimum sill height of 1.60 metres above the internal floor level,****

Prior to occupation of the development hereby approved, the approved screening method shall be installed and maintained to the satisfaction of the City of Fremantle.

7. 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

- i. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site.
- ii. The applicant is advised that the existing verge tree is to be protected during the construction process with a minimum 2.8x2.8m fencing enclosure.
- iii. A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.
- iv. Fire separation for the proposed building works must comply with Part 3.7.2 of the Building Code of Australia.

DA0358/21 – Northern Lot – Noted now as 94A - Strata Lot 1

A) APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Two Storey Grouped Dwelling at No. 94a (Strata Lot 1) Edmund Street White Gum Valley subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 13 December 2021. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.
2. All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.
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 occupation/ use of the development hereby approved, the boundary wall located on the southern 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.
5. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
 6. 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

- i. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site.
- ii. The applicant is advised that the existing verge tree is to be protected during the construction process with a minimum 2.8x2.8m fencing enclosure.
- iii. A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.
- iv. Fire separation for the proposed building works must comply with Part 3.7.2 of the Building Code of Australia.

**PC2201-3 STIRLING HIGHWAY, NO. 72 (LOT 3), NORTH FREMANTLE
– VARIATION TO PREVIOUS APPROVAL DA0459/16 (THREE-
STOREY MIXED USE DEVELOPMENT (2X OFFICE AND 4 X
MULTIPLE DWELLING)) - (ED VA0035/21)**

Alternative recommendation submitted by Cr Su Groome

Council, under delegation 3.22:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Variations to Development Approval DA0459/16 (Three storey mixed use (2 x Office and 4 x Multiple dwelling) development) granted 12 December 2016 at No. 72 (Lot 3) Stirling Highway, North Fremantle, as detailed on plans dated 13 December 2021, for the following reasons:

- 1. The proposed demolition of the existing dwelling on site is not supported in accordance with clause 4.14.1 of Local Planning Scheme No.4 (LPS4) as the existing dwelling is considered to have some cultural heritage significance and makes a contribution to the broader cultural heritage significance and character of the North Fremantle locality which is a prescribed heritage area under LPS4.**

- 2. The proposal is detrimental to the amenity of the area and incompatible with the objectives of the Local Centre Zone set out in clause 3.2.1 (c) of the Local Planning Scheme No. 4 as per clauses 67(a) (ensuring that the aims and provisions of the Scheme have been met), (k) (the built heritage conservation of any place that is of cultural significance) and (m) (the compatibility of the development with its setting) of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.**