



Additional documents

Planning Committee

Wednesday, 7 October 2020. 6.00pm

Table of Contents

Contents	Page
PC2010 - 3 TRAFFORD STREET, NO. 21 (SL 1), BEACONSFIELD - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW SINGLE STOREY SINGLE HOUSE – (NB DA0257/20)	1

**PC2010 - 3 TRAFFORD STREET, NO. 21 (SL 1), BEACONSFIELD -
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION
OF NEW SINGLE STOREY SINGLE HOUSE – (NB DA0257/20)**

Alternative recommendation submitted by Cr Geoff Graham

Planning committee acting under delegation 1.1:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Demolition of Existing Dwelling and Construction of Single Storey Single House at No. 21 (Strata Lot 1) Trafford Street, Beaconsfield, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 11 August 2020. 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 shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 3. Prior to the issue of a Building Permit for the development hereby approved, all fencing within the Primary Street setback area shall be visually permeable above 1.0 metres above natural ground level as per policy LPP 2.8: Fences and thereafter maintained to the satisfaction of the City of Fremantle.**

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. Fire separation for the proposed building works must comply with Part 3.7.1 of the Building Code of Australia.**
- iii. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.**
- iv. It is recommended that the applicant obtains Structural Engineers / Dilapidation Report regarding the integrity of the existing adjoining and adjacent single houses, so to ensure that any works alleviate any damage that may occur as part of the proposed development.**

REASON: The proposed Trafford and Martha Street setbacks are considered to be minor and will not have a detrimental impact on the existing or desired streetscapes of the locality.

