



Additional documents

Planning Committee

Wednesday 1 March 2023 6pm



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PC2303-1 MCCABE STREET, NO. 15 (LOT 16), NORTH FREMANTLE - FORTY-TWO (42) MULTIPLE DWELLINGS WITHIN AN EIGHT (8) STOREY BUILDING

Proposed amendments by Cr Sullivan

Add the following condition 31:

31. Prior to the issue of a building permit, amended development plans shall be submitted to the satisfaction of the City of Fremantle, which include a minimum of:

- 1. 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) , or***
- 2. 5 per cent of dwellings to be designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).***

Reason for change:

To ensure the development complies with Design Element 4.9 – Universal Access provisions of Volume 2 of the R-Codes.

Add the following condition 32:

32. Prior to the issue of a building permit, amended development plans shall be submitted to the satisfaction of the City of Fremantle to increase the number of single bedroom units (Apartment Type A) from four (4) to eight (8) to be achieved by modifying the unit configurations of Levels 4 and 5 to generally match the unit configurations of Levels 2 and 3.

Reason for change:

To ensure the development is more consistent with the requirements of LPS4 clause 4.4.5 that requires 25% of residential units to be 'small' in size. The scheme calls for 'small' units to be less than 60sqm which equates to a small



single bedroom unit. While Apartment Type A is larger than 60sqm, it retains the essential characteristics of a small dwelling in the context of a more prestigious development that typically has more generous living areas in response to market needs and location. The proposed development seeks considerable discretions in terms of allowable heights (more than double the allowable height) and plot ratio (exceeded by 42%). As such, the development includes a greater number of units than would otherwise be possible in a compliant scheme. It is considered reasonable that the proposal be more consistent with the desire for greater mix, diversity and comparative affordability of units that is inherent in the provisions of LPS4.

Amend Condition 9 to read as follows:

9. Prior to the issue of a Building Permit for the development hereby approved,
a detailed drawings showing how all visual privacy screening shown on the approved development plans accords with the requirements 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 levels, 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 shall be installed and maintained to the satisfaction of the City of Fremantle.

Reason for change:

To amend a grammatical error.

Add new advice note 17 as follows:

- 17. *With regards to the future landscaping of the verge area at the front of the development site, the applicant is advised that deep soil plant zones should be included for a minimum of three (3) medium street trees to frame each balcony area with the intent to not block views for future residents of the developments.***



Reason for change:

To ensure that a suitable number of street trees are located adjacent to the building and located to optimise views from the balconies of new residential units in a manner that is more likely to foster long term acceptance of the trees by those new residents.



PC2303-5 NICHOLAS CRESCENT, NO. 74 (LOT 201), HILTON – NEW DRIVEWAY AND ALTERATIONS TO FRONT YARD OF EXISTING SINGLE HOUSE (CM DA0353/22)

Proposed alternative recommendation by Cr Ben Lawver

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the New driveway and alterations to onsite parking for existing Single house at No. 72 Nicholas Crescent (Lot 201), Hilton, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 4 January 2023. 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 the commencement 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.**
- 3. Prior to the issue of a crossover permit, a detailed landscaping plan, including information relating to species selection, reticulation, details of existing vegetation to be retained, and treatment of landscaped surfaces (i.e. mulch, lawn, etc.), shall be submitted to and approved by the, City of Fremantle.**
- 4. Prior to the use of the onsite hardstand car bays as hereby approved, landscaping of the verge must be completed in accordance with the approved plans to the satisfaction of the City of Fremantle.**
- 5. The 'new retaining walls' and 'sliding gate' as shown on the plans dated 4 January 2023 do not form part of this approval.**

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 a front fence does not form part of this approval. Any front fence is to comply with the City’s Local Planning Policy 2.7 – “Hilton Garden Suburb Precinct” Heritage Area Local Planning Policy.**
- iii) With regards to Condition 4, the City’s Verge Garden Policy can be found on the City website at:
<https://www.fremantle.wa.gov.au/resident-perks>**
- iv) The existing trees within the road reserve, shown on the approved plans shall be protected through the implementation of a Tree Protection Zone for protection during construction. Additional information with regard to the tree protection zone requirements can be found here:
<https://www.fremantle.wa.gov.au/residents/trees-and-verges>.**

Reason for change:

To support disability access for daughter

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