



Additional documents

Ordinary Meeting of Council

Wednesday 14 February 2024 6pm



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**C2402-2 PRITCHARD STREET, NOS. 6-8 (LOTS 93 AND 90),
O'CONNOR - ANIMATED SIGN ADDITION AND PARTIAL
CHANGE OF USE TO USE NOT LISTED (LARGE FORMAT
THIRD PARTY DIGITAL ADVERTISING) (ED DA0264/23)**

Proposed Alternative Recommendation by Cr Andrew Sullivan

Refer the application to the administration with the advice that the Council is not prepared to grant planning approval to the application for the Animated sign addition and partial change of use to Use not Listed (Large Format Third Party Digital Advertising) at No. 6-8 (Lots 93 and 90) Pritchard Street, O'Connor based on the current submitted plans and invite the applicant, prior to the next appropriate Ordinary Council meeting to consider submitting an amended proposal to consider providing additional information or amending the proposal as follows:

- Include a percentage of advertising time for the businesses on site;
- Provide technical supporting information that the residents in Hilton on the far side of South Street will not receive light overspill from the screen; and
- Provide a comprehensive, staged landscaping improvement plan for the site, including surrounding verge areas, that ensures that landscaping and signage in the open areas between the buildings and surrounding roads are maintained (or improved) in a coordinated and well presented manner, with consideration of City and Main Roads WA requirements; or
- otherwise amend the proposal and provide additional information to address the objectives of LPP 2.14 Advertisement Policy to reduce the amenity impact on the locality and nearby residents.

Reasons for Alternative Recommendation:

The intent is to ensure that signage is just one part of an overall coordinated proposal for how the site presents to surrounding roads. It is not expected that a comprehensive landscape plan is required, but rather a strategy that identifies the scope and timing of improvements that will be made over time in liaison with the City and other relevant authorities.



**C2402-3 SNOOK CRESCENT, NO. 46 (LOT 2), HILTON - ALTERATIONS
& ADDITIONS TO EXISTING SINGLE HOUSE – (JD
DA0283/23)**

Proposed Alternative Recommendation by Cr Ben Lawver

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Alterations and Additions to Existing Single House at No. 46 (Lot 800) Snook Crescent, Hilton subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 18 January 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. 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. 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 note(s):

- 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. If construction works involve the emission of noise above the assigned levels in the Environmental Protection (Noise) Regulations 1997, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an Application for Approval of a Noise Management Plan must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence.**



Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.

Reasons for Alternative Recommendation:

This is a highly constrained site with limited opportunities for development and the proposed plans will enhance the community while respecting the principals the heritage precinct seeks to preserve.



**C2402-3 SNOOK CRESCENT, NO. 46 (LOT 2), HILTON - ALTERATIONS
& ADDITIONS TO EXISTING SINGLE HOUSE – (JD
DA0283/23)**

Proposed Alternative Recommendation by Cr Jenny Archibald

Refer the application to the administration with the advice that the Council is not prepared to grant planning approval to the application for the alterations and additions to the existing Single house at No. 46 (Lot 2) Snook Crescent, Hilton based on the current submitted plans and invite the applicant, prior to the next appropriate Ordinary Council meeting to consider submitting an amended proposal to setback the upper floor addition further behind the existing ridge line of the dwelling.

Reasons for Alternative Recommendation:

To allow the applicant to submit an amended proposal.



**C2402-4 QUEEN VICTORIA STREET (VARIOUS LOTS AND RESERVES)
– SWAN RIVER CROSSINGS PROJECT (PROPOSED
FREMANTLE TRAFFIC BRIDGE AND ASSOCIATED
INFRASTRUCTURE) (ED DA0009/23)**

Proposed Officer's Amendment

To amend condition 9 of the Officer's Recommendation as follows:

- 9. *Based on the preliminary work already undertaken in the Traffic Impact Statement (1/11/23), the Swan River Crossing Alliance establish a consultative Community Traffic Group at least 12 months prior to Bridge Closure – including representatives from the City of Fremantle – to explore and deliver a wide range of options for how the Alliance will manage traffic (moving people and freight), with the objective of minimising negative economic and local access impacts, including but not limited to:***
- a. Encouraging a redistribution of regional through-traffic away from this location;***
 - b. Exploring options to lessen the impact of freight logistics on other road users, to/from the port, during Bridge Closure;***
 - c. Temporary road improvements to Stirling Highway intersections and the Marmion Street and High Street connections to Fremantle;***
 - d. Maintaining cycling connectivity, including temporary signage;***
 - e. Free train passenger services to and from Fremantle Station (coupled with additional temporary Park n Ride facilities);***
 - f. Other, broader incentives to encourage mode-shift;***
 - g. Water-based transport option;***

with all options carefully evaluated and the data shared with the Community Traffic Group / community. The final management plan and communications plan to be completed at least 8 weeks prior to Bridge Closure. Throughout the period of bridge closure, these plans should continue to be evaluated and adjusted in consultation with the Community Traffic Group.

Reasons for amendment:

The condition is "less standard" and demands greater engagement.



**C2402-4 QUEEN VICTORIA STREET (VARIOUS LOTS AND RESERVES)
– SWAN RIVER CROSSINGS PROJECT (PROPOSED
FREMANTLE TRAFFIC BRIDGE AND ASSOCIATED
INFRASTRUCTURE) (ED DA0009/23)**

Proposed Amendment by Cr Ben Lawver

To add an additional condition to the Officer's Recommendation as follows:

- 15. Encourage the new freight rail line to be completed before the current traffic bridge is closed and construction on its replacement is started.***

Reasons for amendment:

The freight rail component of this project is an important part of the project with the ability to help reduce traffic during construction of the new bridge as well as during the ongoing operations of the working port.



**C2402-4 QUEEN VICTORIA STREET (VARIOUS LOTS AND RESERVES)
– SWAN RIVER CROSSINGS PROJECT (PROPOSED
FREMANTLE TRAFFIC BRIDGE AND ASSOCIATED
INFRASTRUCTURE) (ED DA0009/23)**

Proposed Amendment by Cr Adin Lang

To amend condition 9 of the Officer's Recommendation as follows:

- 9. Prior to commencement of development, a traffic impact study addressing:**
- a. *the impact of road modifications and closures on businesses in the Fremantle CBD; and***
 - b. any need resulting from the development for the upgrading of the adjacent roads, including the location of access points and intersections with other roads, with particular attention to queuing, sight lines for vehicles, weaving and gap analysis of the developments road layout and intersections, being submitted and approved by City of Fremantle.**

The recommendations of the Plan are to be implemented at the developer's cost, prior to the use of the development.

Reasons for amendment:

Over 23,000 cars and trucks use the Old Fremantle Traffic Bridge each day and 31,000 Queen Victoria Street. Most of these vehicles, wanting to access the Fremantle CBD or Hampton Road, will need to travel down the single-lane section of High Street West of East Street. The City of Fremantle is concerned that this may result in heavily congested traffic conditions that will have a severe impact of businesses in the Fremantle CBD.



**C2402-5 NOMINATIONS FOR THE REGISTER OF SIGNIFICANT TREES
2023 – 195 HIGH STREET, 6 DOUGLAS STREET – OUTCOMES
OF CONSULTATION**

Proposed Alternative Recommendation by Cr Adin Lang

Council:

- 1. Notes the submissions received in relation to the proposed inclusion of the Lemon Scented Gum at 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register and the proposed removal of the Moreton Bay Fig at 195 High Street, Fremantle from the same Register, as outlined in the report and attachments.**
- 2. ~~Does not~~ Includes the Lemon Scented Gum located at No. 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register.**
- 3. Retains the Moreton Bay Fig located at 195 High Street, Fremantle on the Significant Trees and Vegetation Areas Register.**
- 4. Advises the owner of 195 High Street, Fremantle that the City encourages them to prepare a tree maintenance plan for the Moreton Bay Fig setting out future maintenance requirements, including pruning, obstacle clearance and dead wood removal, noting the availability of example templates.**
- 5. Advises the owner of 195 High Street, Fremantle that while the City will continue to encourage the retention of the Moreton Bay Fig, Council will revisit its position on the tree's inclusion on the Significant Trees and Vegetation Areas Register upon receipt of a formal redevelopment application for the site, provided that any proposal demonstrates other positive heritage outcomes and/or community benefit.**

Reasons for Alternative Recommendation:

The tree is a landmark to the neighbourhood and provides significant visual and aesthetic value to everyone in our neighbourhood.

This particular tree is one of the largest trees in the area and if the owner of the property wishes to protect the tree, we should be in full support.



**C2402-5 NOMINATIONS FOR THE REGISTER OF SIGNIFICANT TREES
2023 – 195 HIGH STREET, 6 DOUGLAS STREET – OUTCOMES
OF CONSULTATION**

Proposed Alternative Recommendation by Cr Andrew Sullivan

- 1. Notes the submissions received in relation to the proposed inclusion of the Lemon Scented Gum at 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register and the proposed removal of the Moreton Bay Fig at 195 High Street, Fremantle from the same Register, as outlined in the report and attachments.**
- 2. Does not include the Lemon Scented Gum located at No. 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register.**
- 3. Retains the Moreton Bay Fig located at 195 High Street, Fremantle on the Significant Trees and Vegetation Areas Register *until such time as plans to redevelop the site have been granted planning approval.***
- 4. Advises the owner of 195 High Street, Fremantle *that for as long as the tree remains on the Significant Trees and Vegetation Areas Register, the City will continue to provide assistance with encourages them to prepare a tree maintenance plan for the Moreton Bay Fig setting out future maintenance requirements, including pruning, obstacle clearance and dead wood removal, noting the availability of example templates.***
- 5. Advises the owner of 195 High Street, ~~Fremantle that while the City will continue to encourage the retention of the Moreton Bay Fig, Council will revisit its position on~~ *that the City is prepared to enter into a legal agreement that confirms the listing of the tree on the the tree's inclusion on the* Significant Trees and Vegetation Areas Register *will be removed from the register following the issue of a planning approval for a substantial redevelopment of the site including conservation of the heritage building and walls. upon receipt of a formal redevelopment application for the site, provided that any proposal demonstrates other positive heritage outcomes and/or community benefit.***

Reasons for Alternative Recommendation:

A tree like this located on a small underdeveloped private property in the city centre is very problematic. It's a great tree in the wrong location. The function of the area and the ability to restore the heritage buildings and walls, would be far better served by the type of quality gateway development that should replace it.



**C2402-5 NOMINATIONS FOR THE REGISTER OF SIGNIFICANT TREES
2023 – 195 HIGH STREET, 6 DOUGLAS STREET – OUTCOMES
OF CONSULTATION**

**Proposed Alternative Recommendation by Cr Jenny Archibald
(VERSION 1)**

Council:

- 1. Notes the submissions received in relation to the proposed inclusion of the Lemon Scented Gum at 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register and the proposed removal of the Moreton Bay Fig at 195 High Street, Fremantle from the same Register, as outlined in the report and attachments.**
- 2. Does not include the Lemon Scented Gum located at No. 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register.**
- 3. ~~Retains~~ Removes the Moreton Bay Fig located at 195 High Street, Fremantle ~~on~~ from the Significant Trees and Vegetation Areas Register.**
- ~~4. Advises the owner of 195 High Street, Fremantle that the City encourages them to prepare a tree maintenance plan for the Moreton Bay Fig setting out future maintenance requirements, including pruning, obstacle clearance and dead wood removal, noting the availability of example templates.~~**
- ~~5. Advises the owner of 195 High Street, Fremantle that while the City will continue to encourage the retention of the Moreton Bay Fig, Council will revisit its position on the tree's inclusion on the Significant Trees and Vegetation Areas Register upon receipt of a formal redevelopment application for the site, provided that any proposal demonstrates other positive heritage outcomes and/or community benefit.~~**

Reasons for Alternative Recommendation:

At the Ordinary Council Meeting of 27th February 2019, the Local Planning Policy 2.23 "Register of Significant trees and vegetation areas" was adopted. The LPP 2.23 requires that inclusion of a tree on the Register is to be authorised by the owner(s) of the land on which the tree is located. At the time that trees formerly included on the Heritage List were transferred to the Register, the requirement for owner authorisation had not come into effect. The current owner (of some 60 years) of 195 High St had not given permission for the tree to be included on the Register and in the City's annual review of the Register has written to request that it be removed.



**C2402-5 NOMINATIONS FOR THE REGISTER OF SIGNIFICANT TREES
2023 – 195 HIGH STREET, 6 DOUGLAS STREET – OUTCOMES
OF CONSULTATION**

**Proposed Alternative Recommendation by Cr Jenny Archibald
(VERSION 2)**

Council:

- 1. Notes the submissions received in relation to the proposed inclusion of the Lemon Scented Gum at 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register and the proposed removal of the Moreton Bay Fig at 195 High Street, Fremantle from the same Register, as outlined in the report and attachments.**
- 2. ~~Does not~~ ~~i~~Includes the Lemon Scented Gum located at No. 6 Douglas Street, Fremantle on the Significant Trees and Vegetation Areas Register.**
- 3. ~~Retains~~ Removes the Moreton Bay Fig located at 195 High Street, Fremantle ~~on~~ from the Significant Trees and Vegetation Areas Register.**
- ~~4. Advises the owner of 195 High Street, Fremantle that the City encourages them to prepare a tree maintenance plan for the Moreton Bay Fig setting out future maintenance requirements, including pruning, obstacle clearance and dead wood removal, noting the availability of example templates.~~**
- ~~5. Advises the owner of 195 High Street, Fremantle that while the City will continue to encourage the retention of the Moreton Bay Fig, Council will revisit its position on the tree's inclusion on the Significant Trees and Vegetation Areas Register upon receipt of a formal redevelopment application for the site, provided that any proposal demonstrates other positive heritage outcomes and/or community benefit.~~**

Reasons for Alternative Recommendation:

At the Ordinary Council Meeting of 27th February 2019, the Local Planning Policy 2.23 "Register of Significant trees and vegetation areas" was adopted. The LPP 2.23 requires that inclusion of a tree on the Register is to be authorised by the owner(s) of the land on which the tree is located. At the time that trees formerly included on the Heritage List were transferred to the Register, the requirement for owner authorisation had not come into effect. The current owner (of some 60 years) of 195 High St had not given permission for the tree to be included on the Register and in the City's annual review of the Register has written to request that it be removed.



**C2402-5 NOMINATIONS FOR THE REGISTER OF SIGNIFICANT TREES
2023 – 195 HIGH STREET, 6 DOUGLAS STREET – OUTCOMES
OF CONSULTATION**

Proposed Amendment by Cr Doug Thompson

To amend part 5 of the Officer's Recommendation as follows:

Council:

- 5. Advises the owner of 195 High Street, Fremantle that while the City will continue to encourage the retention of the Moreton Bay Fig, Council will revisit its position on the tree's inclusion on the Significant Trees and Vegetation Areas Register upon receipt of a formal redevelopment application for the site, provided that any proposal demonstrates other positive heritage outcomes and/or community benefit. *It is acknowledged that the tree may present unacceptable constraints to future development.***

Reasons for amendment:

To be provided at the meeting.



C2402-9 VERGE GARDEN POLICY

Proposed Alternative Recommendation by Cr Jenny Archibald

The item be deferred for a decision to the next appropriate Council meeting to allow further discussion with staff and interested elected members on the potential of the City of Fremantle to support future establishment of verge gardens within the City.

Reasons for the Alternative Recommendation:

Several opportunities have been identified and others may exist where the City can assist residents to establish verge gardens, particularly where verges are substantial in size. It would be appropriate to explore this further prior to finalizing the policy so that specific agreed opportunities can be accommodated.



C2402-9 VERGE GARDEN POLICY

Proposed Amendment by Cr Ben Lawver

To add an additional part 3 to the Officer's Recommendation as follows:

- 3. *Notes that the Policy will be amended to include mulch delivery for verges (subject to availability).***

Reasons for the amendment:

To be provided at the meeting.



C2402-11 'FRIENDS OF' GROUPS POLICY

Proposed Alternative Recommendation by Cr Jenny Archibald

The item be deferred for a decision to the next appropriate Council meeting to allow further discussion with staff and interested elected members, in association with the proposed discussion on the Verge Garden Policy.

Reasons for the Alternative Recommendation:

It is considered appropriate to discuss the potential and implications of the "Friends of Groups" Policy in association with that for the Verge Garden Policy.



C2402-12 APPOINTMENT OF WORKING GROUPS

Proposed Amendment by Mayor Hannah Fitzhardinge

To amend part 2 and 4 of the Officer's Recommendation as follows:

2. Approve the following Terms of References, for the establishment of the initial three working groups:
 - a. ~~City Plan (Part 1)~~ **City Plan Engagement** Working Group (Attachment 1)
 - b. ~~City Economy~~ **Economic Development Strategy 2024** Working Group (Attachment 2)
 - c. ~~Free-2029~~ **Towards 2029** Working Group (Attachment 3)
4. Endorses the following elected members to be representatives on the following Working Groups:

City Economy Economic Development Strategy 2024	City Plan (Part 1) City Plan Engagement	Free-2029 Towards 2029
EM Nomination	EM Nomination	EM Nomination
EM Nomination	EM Nomination	EM Nomination
EM Nomination	EM Nomination	EM Nomination
EM Nomination	EM Nomination	EM Nomination

Reasons for amendment:

The working group names should be task focused.



C2402-12 APPOINTMENT OF WORKING GROUPS

Proposed Amendment by Cr Jenny Archibald

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

- 5. *Note that the Mayor will retain an ex-officio role on all of the above Working Groups.***

Reasons for amendment:

The Mayor is ex-officio to most working groups at the City of Fremantle.