



# Additional documents

## Ordinary Meeting of Council

Wednesday 8 May 2024 6pm



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**C2405-1 DEFERRED ITEM - 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)**  
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**C2405-1 DEFERRED ITEM - 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 motion by Cr Andrew Sullivan**

**APPROVE** under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Animated Sign Addition and Partial Change of Use to Use Not Listed (Large Format Third Party Digital Advertising) at Nos. 6-8 (Lots 90 and 93) Pritchard Street, O'Connor, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 13 March 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. Notwithstanding condition 1, the sign hereby approved is to cease operating, and all structures removed from the site, within ten (10) from the installation of the sign.**
- 3. 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.**
- 4. The development must be contained within the subject lot and must not overhang or encroach the Primary Regional Road Reservation on advice from Main Roads WA, to the satisfaction of the City of Fremantle.**
- 5. The illumination of the sign device shall not exceed the maximum luminance level during daytime, dawn / dusk and night-time as specified in Table 1 (below this condition) for the first month and second month onwards from the commence of the development, to the satisfaction of the City and in consultation with Main Roads.**

<b>Time Period</b>	<b>First Month</b>	<b>Second Month Onwards</b>
Daytime	3000 cd/m <sup>2</sup>	6000 cd/m <sup>2</sup>
Dawn / Dusk	300 cd/m <sup>2</sup>	600 cd/m <sup>2</sup>
Night-time	150 cd/m <sup>2</sup>	300 cd/m <sup>2</sup>



- 6. The minimum dwell time for any advertisement on the sign device shall be at 40 seconds at all times on advice from Main Roads WA, to the satisfaction of the City of Fremantle.**
- 7. The signage hereby permitted shall not contain any flashing or moving light or radio; animation or movement in its design or structure; reflective, retro-reflective or fluorescent materials in its design structure.**
- 8. Prior to lodgement of a Building Permit for the development hereby approved, a detailed landscaping plan for on site landscaping, 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.**

**Prior to the use of the sign hereby approved, the approved landscaping shall be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the City of Fremantle. All landscaped areas are to be maintained on an ongoing basis for the life of the development, to the satisfaction of the City of Fremantle.**

- 9. Prior to the use of the sign hereby approved, landscaping shall be approved and installed within the road reservations in locations shown on the approved plans, on advice from Main Roads WA, to the satisfaction of the City of Fremantle.**

**Any landscaping within the verge/road reserve is to be watered and maintained by the landowner, at all times, for the life of the development.**

- 10. Any landscaping within the South Street and Stock Road reserves is to be limited to a maximum height of 0.5 metres above natural ground level on advice of Main Roads WA, to the satisfaction of the City of Fremantle.**
- 11. 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 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.**
- ii) In relation to Condition 3, the sign and planter wall are located abutting land reserved in the Metropolitan Region Scheme, as shown on the enclosed land protection plan 1.3621/1, land will be required for road purposes sometime in the future.**
- iii) The upgrading/widening of Stock Road (Melville Mandurah Highway) or the Stock Road / South Street Intersection is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.**
- iv) The landowner / applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.**
- v) The applicant is advised that with respect to landscaping of the verges, any proposals should ensure at least 1m of mulching before planting on the kerb side of the verge along Pritchard Road for pedestrian access as there are no footpaths on this street. In terms of the turf selection for the verge at the corner of South Street and Stock Road, we recommend Couch, Hybrid Couch, Kikuyu, and Zoysia as waterwise turf over Soft-leaf Buffalo.**
- vi) Any landscaping works outside of the subject site and within the adjacent road reserves will be subject to separate applications with the relevant authority. For any landscaping within the Regional Road reservation, please contact Main Roads. For local roads, please contact the City of Fremantle.**

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**Reason for alternative motion:**

The proposed sign meets the objectives of the City's policy and will not result in a significant impact to the amenity of the locality.