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# Additional documents

## Planning Committee

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Wednesday, 2 February 2022, 6.00pm

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**PC2202-1 DEFERRED ITEM - STIRLING HIGHWAY, NO. 82-84 AND ALFRED ROAD, NO.5, NORTH FREMANTLE - EXTENSION AND UPPER FLOOR MULTIPLE DWELLING ADDITIONS TO EXISTING COMMERCIAL BUILDING – (CS DA0250/21)**

**Alternative recommendation submitted by Cr Jones**

**REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, extension and upper floor multiple dwelling addition to existing commercial building at No.82-84 (Lots 11 and 12) Stirling Highway, North Fremantle, in accordance with the plans dated 19 December 2021, for the following reasons:**

- 1. The building height proposed does not comply with the maximum building height requirements in Schedule 7, Sub Area 3.1 in the City of Fremantle Local Planning Scheme No.4.**
- 2. The proposal is inconsistent with the Element Objectives of Part 4 ‘Designing the building’ section of the Residential Design Codes Volume 2.**
- 3. The proposal would be detrimental to the amenity of the area under clause 67 a, b, c, m and n of Schedule 2 of Planning and Development (Local Planning Schemes) Regulations 2015.**

**Reason for change:**

The height proposed by the addition has the potential to negatively impact the locality, the internal amenity of the units is not of a sufficient standard when assessed against the Apartment Codes and the development has the potential to negatively impact on the amenity of the neighbours and the locality.

**PC2202-6 CLIFF STREET, NO. 6 (LOT 4) FREMANTLE - CHANGE OF USE TO TOURIST ACCOMMODATION AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (TG DA0209/21)**

**Alternative recommendation submitted by Cr Sullivan**

**REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, change of use to tourist accommodation and additions and alterations to existing building at No. 6 (Lot 4) Cliff Street, Fremantle, in accordance with the plans dated 6 October 2021, for the following reasons:**

- 1. The building height proposed does not comply with the maximum building height requirements in Schedule 7, Sub Area 1.3.1 and does not satisfy the criteria for variation to height requirements specified in Clause 4.8.1.1 of the City of Fremantle Local Planning Scheme No. 4.**
- 2. The building height is not supported as a variation to a site or development requirement specified in the City of Fremantle Local Planning Scheme No. 4 under the provisions of Clause 12 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as the works will not facilitate the built heritage conservation building on the subject site nor enhance or preserve heritage values in the West End heritage area.**
- 3. The proposal is inconsistent with the City of Fremantle's Planning Policy 3.21 West End Heritage Area Policy due to the height of the building compromising the heritage significance of the West End.**
- 4. The proposal would be detrimental to the amenity and heritage of the area under clause 67 a, g, k, l and n of Schedule 2 of Planning and Development (Local Planning Schemes) Regulations 2015.**

**Reason for change:**

The height sought by the addition is not consistent with the objectives of the West End and will have a negative impact on the locality.

**PC2202-7 BROMLEY ROAD, NO. 32 (STRATA LOT 1) HILTON – PATIO  
ADDITION TO EXISTING GROUPED DWELLING (TG DA0459/21)**

**Alternative recommendation submitted by Cr Lawver**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the additions (patio) to existing Grouped Dwelling at No. 32 (Strata Lot 1) Bromley Road, Hilton, as detailed on plans dated 28 October 2021 subject to the following conditions:**

- 1. This approval relates only to the development as indicated on the approved plans dated 28 October 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. 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.**

**Reason for change:**

The patio addition will enhance the contribution this property makes to the amenity and social values of the Hilton Garden Precinct with its open design increasing social interactions between neighbours, improved passive surveillance of the street, and to provide useable outdoor space because the applicant has no garden at the rear of their lot.