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# Additional documents

## Planning Committee

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Wednesday, 4 March 2020, 6.00pm

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**PC2003 - 1      LEFROY ROAD, NO. 144 (LOT 19), BEACONSFIELD- TWO  
STOREY GROUPED DWELLING AND ALTERATIONS TO  
EXISTING DWELLING - (TG DA0258/19)**

**Alternative recommendation submitted by Cr Su Groome**

**REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Two Storey Grouped Dwelling and alterations to existing dwelling at No. 144 (Lot 19) Lefroy Road, Beaconsfield, as detailed on plans dated 28 January 2020 for the following reasons:**

- 1.      The height of the building does not satisfy the design principles of State Planning Policy 7.3 Volume 1 - 5.1.6 (Residential Design Codes of WA) as the development has an adverse impact on the amenity of adjoining properties and the streetscape.**
- 2.      The proposal is inconsistent with the City’s Policy LPP 2.4: Boundary Walls in Residential Development as the boundary wall to the western boundary will detrimentally impact adjoining lots.**
- 3.      The street setback of the two storey Grouped dwelling does not satisfy the variation criteria of Local Planning Policy 2.9 or the design principles of State Planning Policy 7.3 Volume 1 – 5.1.2 (Residential Design Codes of WA) as the setback is inconsistent with the setback of comparable height in the prevailing streetscape, results in a projecting element into the established streetscape and does not positively contribute to the prevailing or future development context..**
- 4.      The proposal is detrimental to the amenity of the area and incompatible with the objectives of the Residential Zone set out in clause 3.2.1 (a) of the Local Planning Scheme No. 4 as per clauses 67(a) and (m) of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.**

**Advice:**

- i.      The applicant is advised that in regard to reason 1 above, in addition to the wall height variation of the proposed dormer addition, the proposed ‘Second Floor’ is not considered to be consistent with the purpose and scale of a ‘Loft’ and is therefore considered a third storey which is not permitted in this location.**

**Reason for change:**

The proposed amendments do not reduce the size and scale of the proposed dwelling which is considered to be inconsistent with and adversely impact on the immediate locality.

**PC2003 - 2 HOPE STREET, NO 119 (LOT 200), WHITE GUM VALLEY – 24 GROUPED DWELLINGS AND 4 MULTIPLE DWELLINGS (TG DAP005/19)**

**Additional conditions submitted by Cr Su Groome**

**SUPPORT the Officer’s Recommendation to APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, 24 Grouped dwellings and 4 Multiple dwellings at No. 119 (Lot 200), Hope Street, White Gum Valley, subject to the conditions outlined in the responsible authority report, including the following additional conditions:**

- 25. Prior to the issue of a Building Permit for the development hereby approved, the ‘Juliette balcony’ to the eastern side of the upper floor of the dwelling on Lot 1 is to be deleted to the satisfaction of the City of Fremantle.**
  
- 26. Prior to the issue of a Building Permit for the development hereby approved, the bin store in the communal open space adjacent to the dwelling on Lot 25 is to be relocated away from the southern boundary and screened from view of the street, to the satisfaction of the City of Fremantle.**

**Reason for change:**

The proposed bin store location and setback of the proposed Juliette balcony is considered to have an adverse impact on the amenity of the southern neighbour and the Wongan Avenue streetscape.

**PC2003 - 4 ESSEX STREET, NO. 19 (LOT8) FREMANTLE – FOUR STOREY  
TOURIST ACCOMODATION BUILDING – (JCL DA0322/19)**

**Alternative recommendation submitted by Cr Su Groome**

**Refer the application to the Administration with the advice that the Planning Committee is not prepared to grant planning approval to the application for the four storey Tourist Accommodation building No. 19 Essex Street, Fremantle, based on the current submitted plans, and invite the applicant, prior to the next appropriate Planning Committee meeting, to consider amending the proposal to review the visual appearance of the southern elevation when viewed from Norfolk Street to further articulate the elevation to reduce the bulk and scale impact on the Norfolk Street streetscape.**

**Reason for change:**

The visual appearance of the southern elevation is considered to have a detrimental impact on the Norfolk Street streetscape which includes locally and state registered places of heritage significance.

**PC2003 - 6 THOMPSON ROAD, NO. 64A (LOT 9), NORTH FREMANTLE -  
TWO STOREY SINGLE HOUSE WITH UNDERCROFT GARAGE –  
(NB DA0507/19)**

**Additional condition submitted by Cr Su Groome**

- 9. Prior to the issue of a Building Permit for the development hereby approved, a detailed drawing showing how the Master Bedroom, Bed 2, Bed 3, and Study are to be screened to prevent all overlooking in accordance with Clause 5.4.1 C1.1 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 level, 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 method shall be installed and maintained to the satisfaction of the City of Fremantle.**

**Reason for change:**

The major openings of the northern facing rooms are considered to have an adverse impact on the amenity of the adjoining neighbours and should be screened appropriately.

**PC2003 - 7                    CONGDON STREET NO.5 (LOTS 5 AND 6), NORTH  
FREMANTLE - HOUSING DEVELOPMENT (FOUNDATION  
HOUSING 'MY HOME PROJECT') (JL DA0459/19)**

**Additional Conditions submitted by Cr Su Groome**

- 10.    Prior to the issue of a Building Permit, a weather protected communal seating area, accessible to all future residents, is to be provided to the satisfaction of the City of Fremantle.**

**Reason for change:**

A covered communal seating area is considered to be a necessary and important amenity within the 'My Home' project to enable future residents to socialize and meet with related service providers.