



Additional documents

Planning Committee

Wednesday 7 June 2023 6pm



Table of Contents

PC2306-1	REFERRED ITEM -SWANBOURNE STREET, 29 (LOT 5) FREMANTLE – ALTERATIONS AND ADDITIONS (TWO STOREY) TO EXISTING SINGLE HOUSE (JZ DA0018/23).....	2
PC2306-2	AMHERST STREET, NOS. 34-38 (LOTS 1823, 1209, 1212, AND 1217) AND STACK STREET, NOS. 2-4 (LOTS 1223 AND 1222), FREMANTLE – RECONSIDERATION S31 - 55 GROUPED DWELLINGS) (JL DAP001/22)	3



**PC2306-1 REFERRED ITEM -SWANBOURNE STREET, 29 (LOT 5)
FREMANTLE – ALTERATIONS AND ADDITIONS (TWO
STOREY) TO EXISTING SINGLE HOUSE (JZ DA0018/23)**

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 two storey additions and alterations to existing Single house at No. 29 Swanbourne Street, Fremantle based on the current submitted plans and invite the applicant, prior to the next appropriate Planning Committee meeting to consider submitting an amended proposal to address the overshadowing on the southern neighbour by shifting the upper floor addition to the north.

Reason for change

There are limited opportunities for winter solar access on the narrow and small block of 31 Swanbourne St, which is the property to the south. Removal of any solar access to open space on such a narrow lot will be detrimental to the southern owner's use and amenity of their property, and in particular to that property's outdoor area adjacent to the dwelling. In comparison, the upper floor of the proposed development will enjoy unlimited solar access throughout the year and could be moved further to the north so the southern lot boundary setback is deemed to comply.



PC2306-2 AMHERST STREET, NOS. 34-38 (LOTS 1823, 1209, 1212, AND 1217) AND STACK STREET, NOS. 2-4 (LOTS 1223 AND 1222), FREMANTLE – RECONSIDERATION S31 - 55 GROUPED DWELLINGS) (JL DAP001/22)

Proposed Alternative recommendation by Cr Andrew Sullivan

- 1) Does not support the proposed demolition of existing buildings and construction of 55 Grouped dwellings at Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle on the following grounds:**
 - a) The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area;**
 - b) The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents;**
 - c) The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors;**
 - d) The majority of homes do not have winter solar access to living areas;**
 - e) The proposal lacks the required diversity in accommodation and usage; and**
 - f) The proposal is inconsistent with SPP7.0 in numerous areas including: context and character, landscape quality, sustainability, amenity, community, and aesthetics.**
- 2) Council recommends the JDAP refuse the revised proposal under the Metropolitan Region Scheme and Local Planning Scheme No. 4 consistent with the Council's reasons and JDAP's previous refusal of the largely unmodified proposal.**
- 3) In the event that the JDAP considers granting an approval, the following amendments to the Officer's RAR recommendation are provided for inclusion, without prejudice to parts 1 and 2 above.**
 - a) Amended Condition 4:**

The pedestrian gates do not form part of this approval and the internal private streets and common property shall remain open to pedestrian access at all times. The vehicle gates indicated on the approved plans shall be modified to no higher than 1.1m and



shall not impede the adjoining public road reservations when closed or when opening.

b) Amended Condition 9, incorporating conditions 13 and 14:

Prior to the issue of a building permit for the development hereby approved, a detailed soft and hard landscaping plan shall be submitted to and be approved by the City of Fremantle. The soft and hard landscaping shall be implemented prior to the occupation of the development and be maintained for the life of the development to the satisfaction of the City of Fremantle. The plan is to address the following:

- (i) Landscaping of all common property, open space on private lots, and in the verge of the adjoining road reserves;**
- (ii) Information relating to species selection, lawns and mulch, reticulation and water sensitive design, and details of existing vegetation to be retained;**
- (iii) Safe integration of all vehicle and pedestrian access and provision of visitor parking within a shared urban environment, including CPTED design and providing universal access;**
- (iv) Paving types and permeability, kerb details, levels and falls;**
- (v) Pedestrian connectivity between "Laneway A" and "Laneway B" through the inclusion of steps or similar; and,**
- (vi) The extent of hard paved areas within the common property not to exceed 50% of that area.**

c) Amended Condition 10:

Prior to the issue of a building permit for the development hereby approved, an outdoor lighting plan that details safe lighting for pedestrian and vehicular access throughout the common property, including at the public realm interface of all entrance gates, shall be submitted to and approved by the City of Fremantle. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties and shall be maintained for the life of the development.

d) Amended Condition 15:

Prior to occupation of the development hereby approved, a Notification pursuant to Section 70A of the Transfer of Land Act



1893 shall be registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land that the subject site is located in close proximity to existing Industrial, Commercial, and Warehouse uses, and forms part of a mixed-use development area that includes creative industries, and may be subject to noise, odour and activity not normally associated with residential use. The notification is to be prepared by the City's solicitors at the expense of the owner and be executed by all parties prior to occupation.

e) Merge conditions 14 and 16.

f) Additional Condition:

Prior to the issue a building permit for the development hereby approved, the developments on strata lots 1, 2, 3, 17, 18, 19, 20, 35, 43, and 44 shall be modified such that the "Adaptable" and "Gallery/Studio" areas, and associated wet areas, shall achieve minimum ceiling heights of 3.2m and be accessible at grade or by universal accessible ramps from the footpath in the immediately adjoining gazetted road reserve, all to the to the satisfaction of the City of Fremantle.

g) Additional Advice Note:

In relation to the Condition 9, the City anticipates a satisfactory landscape plan would include sufficient tree planting, once mature, to establish summertime canopy cover over all hard paved areas. In areas where this is not practical, vertical vegetation and/or vegetated trellising should be provided to those areas.

h) Additional Advice Note:

With regard to amended Condition 9, in relation to works in the road reserve, the City advises that the slip lane proposed to provide access to Lots 35-43 inclusive and the configuration of crossovers and visitor parking in the road verge will be subject to separate consideration and approval. The City aims to reduce the negative impact of any paved/hardstand areas in the public realm, including reducing the heat-island effect of paving. Prior to issuing any permits for verge works/treatments in the Amherst St and Stack St road reserves abutting the subject



site, the City requires further information and detail/methodologies be developed in consultation with the City and the community. The final design is to deliver a safe and well-integrated shared environment for pedestrians, cyclists and visitors to the precinct. Provision of water permeable surface for new paved areas may be required. Introduction of advanced specimen verge trees and landscaping sufficient to offset new hardstand areas should be anticipated. The City will review the provision of public and visitor parking to improve the overall availability and design of parking abutting the site taking into consideration the need for new visitor parking, the surrounding urban environment and the overall transport function of the local streets.

Reason for change

The revised proposal is not considered to meet the requirements of the planning framework for the site as per the reasons detailed in the alternate recommendation and the JDAP's original decision of refusal should be upheld.

Additional Documents – Planning Committee
7 June 2023

