



Additional documents

Planning Committee

Wednesday 1 February 2023 6pm



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PC2302-1 STIRLING HIGHWAY, NO. 93 (STRATA LOT 2), NORTH FREMANTLE – TWO STOREY ADDITIONS AND ALTERATIONS AND CHANGE OF USE TO SINGLE HOUSE – (CM DA0221/22)

Alternative Recommendation proposed by Cr Andrew Sullivan

Council:

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Additions (two storey) and alterations to existing Single House at No. 93 (Strata Lot 1) Stirling Highway, North Fremantle, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 10 January 2023. 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. 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. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 5. Prior to occupation/ use of the development hereby approved, the boundary wall located on the southern boundary shall be of a clean finish in any of the following materials:**
 - i. coloured sand render,**
 - ii. face brick,**
 - iii. painted surface,**

and be thereafter maintained to the satisfaction of the City of Fremantle.



6. 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 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. 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.
- iii. This property is affected by land reserved in the Metropolitan Region Scheme as shown on the enclosed extract of Main Roads Carriageway Pattern Plan 1.7221 and will be required for road purposes at some time in the future.
- iv. The upgrading/widening of Stirling Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long term. Please be advised that timing information is subject to change and that Main Roads assumes no liability for the information provided.
- v. The 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 technical information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.



Reason for Change

The discretions being sought are relatively minor and the site is very constrained and difficult to work with.



PC2302-4 GRIGG PLACE, NO.25 (STRATA LOT 1), HILTON – SINGLE STOREY ADDITIONS AND ALTERATIONS TO EXSTING GROUPE D WELLING (JL DA0346/22)

Amendment proposed by Cr Andrew Sullivan

Delete Condition 2:

~~2. The studio addition hereby approved shall not be used nor function as an ancillary dwelling or short term accommodation separate to the existing dwelling at any time, for the life of the development by the City of Fremantle.~~

Add the following advice note iii:

- iii. The approved studio/ shed addition is to remain as outbuilding addition and any future alternative use of the addition will need to be subject to a further planning approval.