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# Additional documents

## Planning Committee

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Wednesday, 1 July 2020, 6.00pm

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**PC2007 - 2 SOUTH TERRACE, UNITS 1 AND 2, NO. 240 (STRATA LOTS 9 AND 10), SOUTH FREMANTLE - CHANGE OF USE TO HOME STORE (TG 0140/20)**

**Alternative recommendation submitted by Cr Bryn Jones**

**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 change of use to Home store at Units 1 and 2, No. 240 (Strata Lots 9 and 10) South Terrace, South 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 address the concerns relating to the poor level of internal amenity for the accommodation component of the tenancies. The applicant is encouraged to consider alterations that will improve access to sunlight, daylight and ventilation into the tenancies.**

**PC2007 - 2 SOUTH TERRACE, UNITS 1 AND 2, NO. 240 (STRATA LOTS 9 AND 10), SOUTH FREMANTLE - CHANGE OF USE TO HOME STORE (TG 0140/20)**

**Alternative recommendation submitted by Cr Bryn Jones**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the change of use to Home store at Units 1 and 2, No. 240 (Strata Lots 9 and 10) South Terrace, South Fremantle, subject to the following conditions:**

- 1. This approval relates only to the development as indicated on the approved plans, dated 24 April 2020. 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. Prior to occupation of the Home store, a Business Management Plan is to be submitted and approved to the satisfaction of the City of Fremantle, including the following:**
  - Hours of operation for the business;**
  - The maximum number of employees for the business; and**
  - Parking arrangements for customers and staff.****The business(s) shall operate in accordance with the approved business management plan thereafter, unless otherwise approved by the City of Fremantle.**
- 3. 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) In accordance with the Local Planning Scheme No. 4 definition of Home Store, a Shop is to be a component of the Home store premises at all times and this Shop is to be operated by a person resident in the dwelling portion of the premises.**
- ii) 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.**
- iii) The applicant is advised that any signage may be subject to a separate application for planning approval.**