



Additional documents

Planning Committee

Wednesday 2 August 2023 6pm



Table of Contents

PC2308-1	DEFERRED ITEM - HERBERT STREET, NO. 21 (LOT 23), NORTH FREMANTLE – DEMOLITION OF EXISTING SINGLE HOUSE AND INCIDENTAL STRUCTURES (JZ DA0127/23) 2
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**PC2308-1 DEFERRED ITEM - HERBERT STREET, NO. 21 (LOT 23),
NORTH FREMANTLE – DEMOLITION OF EXISTING SINGLE
HOUSE AND INCIDENTAL STRUCTURES (JZ DA0127/23)**

Alternative Recommendation proposed by Cr Bryn Jones

Council:

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the existing Single House at No.21 (Lot 23) Herbert Street, North Fremantle, as detailed on the plans dated 20 April 2023, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 20 April 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. Prior to the issue of a Demolition or Building Permit for the development hereby approved, an archival record is to be made of the building to be demolished and submitted to the City of Fremantle for approval, and shall include:**
 - a. A site plan prepared at 1:200 scale, floor plan(s) of the building and four elevations prepared at 1:100 scale.**
 - b. Digital photographs taken of the building (once vacated) to include:**
 - i. a general/overall photo of the building to be demolished;**
 - ii. photos of each of the four elevations;**
 - iii. internal photos of all rooms; and photos of any special architectural features.**

Advice note:

- i. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.**

Reason for alternative:

The contribution to the streetscape is compromised by the adjacent building. A replacement building can be a positive contribution to the streetscape.