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# Additional documents

## Planning Committee

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Wednesday, 2 September 2020, 6.00pm

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**PC2009 - 2 DEFERRED ITEM - 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 Su Groome**

**Planning committee acting under delegation 1.1:**

**Refuse, 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, as detailed on plans dated 12 and 14 August 2020 for the following reason:**

- 1. The dwelling component of the Home Store use does not satisfy Element objective 4.13 Adaptive Reuse of the Residential Design Codes Volume 2 as the dwellings do not provide an acceptable level of internal amenity specifically in respect to access to solar and daylight, natural ventilation and private open space.**

**Reason:**

The Multiple dwelling component of the Home store is not considered to be appropriate for permanent habitation as the dwellings have substandard access to sunlight and daylight, natural ventilation and private outdoor living areas.

**PC2009 – 5 KNUTSFORD STREET, NO. 6 (STRATA LOT 2) FREMANTLE -  
TWO STOREY SINGLE HOUSE (TG DA0180/20)**

**Amendment to officer's recommendation submitted by Cr Su Groome**

***Additional Advice Note iv***

***iv. It is recommended that the applicant/owner obtains a Structural Engineers Report regarding the effect of the removal of the existing retaining wall located along the eastern boundary of the subject site on the stability of the foundations of the adjoining property at No. 8 Knutsford Street, Fremantle.***

**Reason:**

To encourage the applicant/owner to investigate the potential impact that the construction of the dwelling may have on the stability of the existing dwelling at No. 8 Knutsford Street, Fremantle, prior to work commencing.

**PC2009 – 5 KNUTSFORD STREET, NO. 6 (STRATA LOT 2) FREMANTLE -  
TWO STOREY SINGLE HOUSE (TG DA0180/20)**

**Alternative recommendation submitted by Cr Rachel Pemberton**

**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 construction of two storey Single house at No. 6 Knutsford 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 increase the setback of the development from the eastern boundary to reduce the scale of the dwelling as viewed from the eastern neighbour and minimise the impact that the current setback has on the amenity of the adjoining dwelling in particular its access to light and ventilation.**

**Reason :**

The proposed eastern boundary setback is considered to adversely affect the adjoining property in regard to visual bulk and scale, solar access, daylight access and ventilation.

**PC2009 – 6 COLLUCK STREET, NO. 93 (LOT 1415), HILTON – DEMOLITION  
OF SINGLE HOUSE (TG DA0256/20)**

**Alternative recommendation submitted by Cr Frank Mofflin**

**Planning committee acting under delegation 1.1:**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the demolition of the existing Single house at No. 93 (Lot 1415) Collick Street, Hilton, subject to the following condition:**

- 1. This approval relates only to the development as indicated on the approved plans, dated 13 July 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.**

**ADVICE NOTES:**

- 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.**
- ii. Any removal of asbestos is to comply with the following –**

**Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the Health (Asbestos) Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2001. Over 10 square metres must be removed by a licensed person or business for asbestos removal. All asbestos removal is to be carried out in accordance with the Occupational Safety and Health Act 1984 and accompanying regulations and the requirements of the Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)].**

**Note: Removal of any amount of friable asbestos must be done by a licensed person or business and an application submitted to WorkSafe, Department of Commerce. <http://www.docep.wa.gov.au>**

**Reason:**

The original dwelling has been significantly altered by the 1970's alterations and no longer positively contributes to the cultural heritage significance of Hilton.