



Minutes

Planning Committee

Wednesday, 6 June 2018, 6.00pm

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PLANNING COMMITTEE

Minutes of the Planning Committee
held in the North Fremantle Community Hall
on **6 June 2018** at 6.00 pm.

1. OFFICIAL OPENING, WELCOME AND ACKNOWLEDGEMENT

The Presiding Member declared the meeting open at 6.00 pm.

2.1. ATTENDANCE

| | |
|--------------------|---|
| Dr Brad Pettitt | Mayor |
| Cr Jon Strachan | Presiding Member / South Ward |
| Cr Bryn Jones | North Ward / Deputy Presiding Member |
| Cr Ingrid Waltham | Deputy Mayor / East Ward arrived 6:03pm |
| Cr Adin Lang | City Ward |
| Cr Jeff McDonald | Hilton Ward |
| Cr Dave Hume | Beaconsfield Ward |
| | |
| Cr Andrew Sullivan | Observing (absent for items PC1806 -1 and PC1806 – 9) |
| | |
| Mr Philip St John | Chief Executive Officer |
| Mr Paul Garbett | Director Strategic Planning and Projects |
| Mr Justin Lawrence | Acting Manager Development Approvals |
| Ms Charlie Clarke | Manager Governance |
| Ms Kayla Beall | Senior Administration Officer |

There were approximately 20 members of the public in attendance.

2.2. APOLOGIES

Nil

2.3. LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF INTERESTS

Mayor, Brad Pettitt declared a proximity interest in item number PC1806-4. The owner of the neighbouring property is closely associated through an election donation.

4. RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

The following members of the public spoke in favour of the Officer's Recommendation for item PC1806 - 1:

Bruce Blackall
Hugh Whettters

The following members of the public spoke against the Officer's Recommendation for item PC1806 - 1:

Annika Kramer
Ian Kramer
John Turner
Nathan Steele

The following member of the public spoke in favour of the Officer's Recommendation for item PC1806 - 2:

Adriano Piviali

The following member of the public spoke in favour of the Officer's Recommendation for item PC1806 - 3:

Daragh Grier

The following members of the public spoke against the Officer's Recommendation for item PC1806 - 3:

Jill McKinlay
Dave Herbert
Julie Herbert

The following members of the public spoke against the Officer's Recommendation for item PC1806 - 4:

Matt Stuart
Kaye Johns

The following members of the public spoke in favour of the Officer's Recommendation for item PC1806 – 8:

Matthew McNeily

6. PETITIONS

Nil

7. DEPUTATIONS

Nil

8. CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved: Cr Jon Strachan

Seconded: Cr Dave Hume

That the minutes of the Planning Committee dated 2 May 2017 as listed in the Council agenda dated 23 May 2018 be confirmed as a true and accurate record.

Carried: 7/0

Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

9. ANNOUNCEMENTS BY PRESIDING MEMBER

Nil

10. QUESTIONS OR PERSONAL EXPLANATIONS BY MEMBERS

Nil

11. REPORTS AND RECOMMENDATIONS

Deferred items

PC1806 -1 DEFERRED ITEM - THOMPSON ROAD, NO. 1 (LOT 2), NORTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (CJ DA0264/17)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Development plans
2: Site photos
3: Heritage comment

OFFICER'S RECOMMENDATION

Moved: Cr Jon Strachan

Seconded: Cr Bryn Jones

The Planning committee acting under delegation 2.1:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, two storey additions and alterations to existing Single house at No. 1 (Lot 2) Thompson Road, North Fremantle, as detailed on plans dated 1 May 2018, for the following reasons:

- a) The proposal is inconsistent with the external wall height requirements of the North Fremantle Planning Area in Schedule 8 of the Local Planning Scheme No. 8.
- b) The proposal is inconsistent with the requirements for fences abutting open space reserves in the City of Fremantle's Planning Policy LPP 2.8 Fences Policy.
- c) The proposal is inconsistent with the requirements of the Residential Design Codes in respect to visual privacy.

Lost: 0/7

**Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume**

COMMITTEE DECISION ITEM PC1806-1

Moved: Cr Bryn Jones

Seconded: Cr Dave Hume

1. Advise the applicant that the Planning Committee is not prepared to grant planning approval to the application for two storey additions and alterations to existing Single house at No. 1 (Lot 2) Thompson Road, North Fremantle based on the current submitted plans, and invite the applicant, prior to the

next Planning Committee Meeting, to consider amending the proposal to comply with the external wall height requirements of the North Fremantle Planning Area in Schedule 8, being 5.5m.

2. Should the application be revised to comply with the external wall height requirements of the North Fremantle Planning Area in Schedule 8 prior to the July 2018 meeting of the Planning Committee, the Chief Executive Officer be authorised to approve the application under Delegated Authority.

Carried: 7/0

Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

Committee delegation

PC1806 -2 **PARRY STREET, NO. 26 (LOT 440), FREMANTLE - FOUR STOREY MIXED USE DEVELOPMENT (TOURIST ACCOMMODATION, MULTIPLE DWELLINGS, RESTAURANT, LUNCH BAR) - (NB DAP001/18)**

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments:
1: Development Plans
2: Schedule of Submissions
3: Applicant's Letter of Justification for Design
4: Design Response to DAC
5: Site Photos

COMMITTEE DECISION ITEM PC1806-2

Moved: Cr Jon Strachan

Seconded: Cr Bryn Jones

The Planning committee acting under delegation 2.1:

SUPPORT the Officer's Recommendation to:

APPROVE DAP Application reference DAP/18/01374 and accompanying plans A0-01, A1-01, A1-02, A2-01, A2-02, A2-03, A2-04, A2-05, A2-06, A2-07, A3-01, A3-02, A3-03 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Fremantle Local Planning Scheme No. 4 (LPS4), subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 4 May 2018. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.**
- 2. All storm water discharge shall be contained and disposed of on site or otherwise approved by the City of Fremantle.**
- 3. This development approval does not relate to any works within the road reserve of Parry Street, other than awnings for weather protection and signage.**
- 4. The signage hereby permitted shall not contain any flashing or moving light or radio; animation or movement in its design or structure; reflective, retro-reflective or fluorescent materials in its design structure.**
- 5. Prior to the issue of a building permit, the following is to be submitted to the satisfaction of the City of Fremantle on the advice of the Design Advisory Committee:**

- (i) Final details, including a sample board, of external materials, finishes and colours is to be submitted.
- (ii) Final details of the design and materials of the ground floor north facing screen is to be submitted. Details are also to demonstrate how the screen facilitates ventilation and maintains an outlook from the rooms while ensuring security and enabling privacy.
- (iii) Air conditioning condensers are not to be located on the balconies of the apartments or rooms. Details of the location of all condenser units is to be submitted.
- (iv) The internal layout of apartments 2, 3, 4, 6, 11, 12, 13 and 15 is to be modified to relocate the openings of bathrooms so that they do not directly open into Living/Dining areas.
- (v) The maintenance gate and walkway between the courtyards of apartments 7 and 8 is to be removed, a central fence to be provided and the resultant additional area be for private outdoor living space. Apartments 7 and 8 will then assume the responsibility for maintaining the southern-most planter that flanks their courtyards.
- (vi) Additional measures such as screening or off-setting openings are to be incorporated into the design of the development to improve the privacy for occupants between the following elements of the proposal:
 - the bedrooms of apartments 7 and 8,
 - the bedrooms of apartments 16 and 17
 - the bedrooms of apartments 16 and 17 to the courtyards of apartments 7 and 8 located on the floor below.
- (vii) The store/services room being relocated from level 3 so that the eastern end of the atrium on level 2 below is open to the sky. The eastern walkway of level 2 is to be moved further to the west, aligned with the entry door to apartment 14 and requiring the relocation of the entry gate to apartment 15, to allow more access to the sky and sun for apartments 6 and 15.
- (viii) A landscaping plan including details of soil depths, species selection and maintenance measures is to be submitted.

6. Prior to occupation, the approved landscaping is to be installed and maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Fremantle.

7. Prior to the issue of a Building Permit, the design and materials of the development shall adhere to the requirements set out within City of Fremantle policy L.P.P2.3 - Fremantle Port Buffer Area Development Guidelines for properties contained within Area 2. Specifically, the development shall provide the following:

- a) Glazing to windows and other openings shall be laminated safety glass of minimum thickness of 6mm or “double glazed” utilising laminated or toughened safety glass of a minimum thickness of 3mm.

- b) Air conditioners shall provide internal centrally located 'shut down' points and associated procedures for emergency use.
- c) Roof insulation in accordance with the requirements of the Building Codes of Australia.

8. Prior to issue of a building permit, a waste management plan is to be submitted for approval detailing the storage and management of the waste generated by the development to be implemented and maintained for the life of the development to the satisfaction of the City of Fremantle.
9. Prior to the occupation of the development hereby approved, the owner shall contribute a monetary amount equal in value to one percent of the estimated development cost, as indicated on the Form of Application for Planning Approval, to the City of Fremantle for development of public art works and/or heritage works to enhance the public realm consistent with LPP2.19: Contributions for Public Art and/or Heritage Works and to the satisfaction of the City of Fremantle. Based on the estimated cost of the development being \$7.7 million the contribution to be made is \$77,000.
10. Prior to the occupation of the development, vehicle crossovers shall be constructed in either paving block, concrete, or bitumen and thereafter maintained to the satisfaction of the City of Fremantle.
11. Prior to the occupation of the development any redundant crossovers and kerbs shall be removed and the verge reinstated at the expense of the applicant and to the satisfaction of the City of Fremantle.
12. Prior to occupation of the development, the car parking and loading area(s), and vehicle access and circulation areas shown on the approved site plan, including the provision of disabled car parking, shall be constructed, drained, and line marked and provided in accordance with Clause 4.7.1(a) of the City of Fremantle Local Planning Scheme No.4, to the satisfaction of the City of Fremantle.
13. Prior to occupation of the development hereby approved, the boundary walls located on the north, east and south boundaries shall be of a clean finish in any of the following materials:
 - coloured sand render,
 - face brick,
 - painted surface,
 - other approved finishand be thereafter maintained to the satisfaction of the City of Fremantle.
14. The design and construction of the development is to meet the 4 star green star standard as per Local Planning Policy 2.13 or alternatively to an equivalent standard as agreed upon by the City of Fremantle. Any costs associated with generating, reviewing or modifying the alternative equivalent standard is to be incurred by the owner of the development site. Twelve (12) months after practical completion of the

development, the owner shall submit either of the following to the City to the satisfaction of the City of Fremantle:

- a) a copy of documentation from the Green Building Council of Australia certifying that the development achieves a Green Star Rating of at least 4 Stars, or
- b) a copy of agreed equivalent documentation certifying that the development achieves a Green Star Rating of at least 4 Stars.

ADVICE NOTE:

- i. This approval relates to the subject site and does not authorise the removal or modification of infrastructure within the verge or park area. Written approval is to be obtained for removal or modification of verge infrastructure and/or verge trees within the verge and park areas from the relevant City of Fremantle department or relevant service authority, before construction commences. Please refer to the City's Tree Planting and Vehicle Crossings Policies (SG28 and MD0015) for further information.
- ii. The premises must comply with the Food Act 2008, regulations and the Food Safety Standards incorporating AS 4674-2004 *Design, construction and fit-out of food premises*. Detailed architectural plans and elevations must be submitted to Environmental Health Services for approval prior to construction. The food business is required to be registered under the Food Act 2008. For further information contact Environmental Health Services on 9432 9856 or via health@fremantle.wa.gov.au.

Carried: 7/0

Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

**PC1806 -3 SOUTH TERRACE, NO. 346 (LOT 1), SOUTH FREMANTLE -
ALTERATIONS AND CHANGE OF USE TO INDUSTRY-SERVICE
(BAKERY) OF AN EXISTING COMMERCIAL BUILDING (DA0117/18)**

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Development Plans
2: Site Photos

COMMITTEE DECISION ITEM PC1806-3

Moved: Cr Jon Strachan

Seconded: Cr Adin Lang

The Planning committee acting under delegation 2.1:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Alterations and Change of Use to Industry-Service (Bakery) of an Existing Commercial Building at No. 346 (Lot 1) South Terrace, South Fremantle, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 19 March 2018. 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. This development approval does not relate to any works within the road reserves of Scott Street or South Terrace.**
- 3. Prior to the issue of a Building Permit, details to be provided to show how sufficient evidence of the removed walls within the heritage building are to remain so as to allow the layout of the rooms to be legible, to the satisfaction of the City of Fremantle.**
- 4. The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building other than the internal changes indicated on the approved plans. Should the works subsequently be removed, any damage shall be rectified to the satisfaction of the City of Fremantle.**

ADVICE NOTE:

- 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. It is recommended that the applicant engages the City's Environmental Health department to determine their obligations in obtaining an**

alfresco dining permit. The City's Environmental Health department can be contacted on 9432 9999 or alternatively via email at health@fremantle.wa.gov.au.

- iii. The applicant/owner be advised that the alfresco as proposed may not have the necessary clearance from the edge of the kerb for pedestrians. Please liaise with the City's Infrastructure and Project Delivery Directorate at techservices@fremantle.wa.gov.au or 9432 9999.
- iv. The premises must comply with the Food Act 2008, regulations and the Food Safety Standards incorporating AS 4674-2004 *Design, construction and fit-out of food premises*. Detailed architectural plans and elevations must be submitted to Environmental Health Services for approval prior to construction. The food business is required to be registered under the Food Act 2008. For further information contact Environmental Health Services on 9432 9856 or via health@fremantle.wa.gov.au

Carried: 6/1

For

**Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Dave Hume**

Against

Cr Jeff McDonald

Mayor, Brad Pettitt declared a proximity interest in item number PC1806-4 He left the meeting at 7:20 and was absent during discussion and voting of this item.

PC1806 -4 HALE STREET, NO. 12 (LOT 3), BEACONSFIELD - ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING - (CJ DA0011/18)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Development plans
2: Site photos

OFFICER'S RECOMMENDATION

Moved: Cr Jon Strachan

Seconded: Cr Jeff McDonald

The Planning committee acting under delegation 2.1:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, additions and alterations to existing Grouped dwelling at No. 12 (Lot 3) Hale Street, Fremantle, as detailed on plans dated 11 May 2018, for the following reasons:

- a) The proposal is inconsistent with the requirements of the Residential Design Codes in respect to external wall height (concealed roof), solar access for adjoining sites and vehicle sightlines.
- b) The proposal is inconsistent with the City of Fremantle's Planning Policy LPP 2.9 Residential Streetscape Policy for the upper floor setback.
- c) The proposal is inconsistent with the City of Fremantle's Planning Policy LPP 2.8 Fences Policy in regards to the visual permeability of the fence.

Lost: 0/6

**Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume**

PROCEDURAL MOTION

At 7.42 the following procedural motion was moved:

COMMITTEE DECISION ITEM PC1806 - 4

Moved: Cr Dave Hume

Seconded: Cr Jeff McDonald

That the item be referred to the Ordinary Council meeting on 27 June 2018 to allow for Officers to prepare draft conditions of approval.

Carried: 6/0

**Cr Ingrid Waltham, Cr Bryn Jones, Cr Jon Strachan,
Cr Andrew Sullivan, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume**

Mayor, Brad Pettitt returned to the meeting at 7:45 pm.

**PC1806 -8 NEWMAN COURT NO.2 (LOT 1), WILLIAM STREET NO.10-14 (LOT 2)
AND HENDERSON STREET NO.20 (LOT 3), FREMANTLE -
CLEARANCE OF CONDITION FOR PLANNING APPROVAL
VA0016/17 (JL)**

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Revised awning drawings (South Campus)
2: Form 2 JDAP Determination letter and Plans

COMMITTEE DECISION ITEM PC1806-8

Moved: Cr Jon Strachan

Seconded: Cr Jeff McDonald

The Planning Committee acting under delegation 2.1:

Approve plans dated 29 May 2018 for the modified south campus awning for the purpose of satisfying the requirements of condition 1.2(a) of planning approval VA0016/17.

**Carried: 6/1
For
Mayor, Brad Pettitt, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume
Against
Cr Jon Strachan**

PC1806 -5 BLINCO STREET, NO. 44 (LOT 10), FREMANTLE - FOUR, TWO STOREY GROUPED DWELLINGS - (NB DA0090/18)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Development Plans
2: Site Photos

COMMITTEE DECISION ITEM PC1806 – 5

Moved: Cr Jon Strachan

Seconded: Cr Jeff McDonald

The Planning committee acting under delegation 2.1:

APPROVE , under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the four, two storey Grouped dwellings at No. 44 (Lot 10) Blinco Street, Fremantle, subject to the following condition(s):

1. This approval relates only to the development as indicated on the approved plans, dated 14 May 2018. 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 shall be contained and disposed of on site or otherwise approved by the City of Fremantle.
3. This development approval does not relate to any works within the road reserves of Blinco Street or Wood Street.
4. Prior to the issue of a building permit, the development shall be required to do one of the following as set out in the *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4)*, to the satisfaction of the City of Fremantle:
 - a) incorporate noise mitigation 'Quiet House Design Acceptable Treatment Package A', or
 - b) engage a qualified acoustic specialist to otherwise address the requirements of SPP 5.4.
5. Prior to the issue of a building permit, all fencing within the Primary Street setback areas shall be visually permeable above 1.2 metres above natural ground level as per clause 5.2.4 C4 of the Residential Design Codes and thereafter maintained to the satisfaction of the City of Fremantle.
6. Prior to occupation of dwellings C and D, the boundary wall located on the southern elevation of each respective survey strata boundary shall be of a clean finish in any of the following materials:
 - coloured sand render,
 - face brick,

- painted surface,
 - other approved finish
- and be thereafter maintained to the satisfaction of the City of Fremantle.

7. Prior to the occupation of each development, vehicle crossovers shall be constructed in either paving block, concrete, or bitumen and thereafter maintained to the satisfaction of the City of Fremantle.
8. 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 regards to the front fence condition, visually permeable is defined by LPP 2.8 Fences Policy as:

Means, in reference to a wall, gate, door or fence that the vertical surface has:

- Continuous vertical or horizontal gaps of at least 50mm width occupying not less than one half of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least two thirds of the face in aggregate, as viewed directly from the street; or
 - A surface offering equal or lesser obstruction to view.
- ii. It is recommended that the applicant liaise with then northern and eastern adjoining property owners regarding the possible retention or replacement of the existing dividing fence along the common lot boundary. Please refer to the Dividing Fences Act 1961 for the rights and responsibilities of land owners regarding dividing fences. Information is available at the following website: http://buildingcommission.wa.gov.au/bid/Dividing_Fences.aspx.
 - iii. This approval relates to the subject site and does not authorise the removal or modification of verge infrastructure or verge trees within the verge area. Written approval is to be obtained for removal or modification of verge infrastructure within the verge area from the relevant City of Fremantle department or relevant service authority, before construction commences. Please refer to the City's Tree Planting and Vehicle Crossings Policies (SG28 and MD0015) for further information.
 - iv. Any new crossover associated with the hereby approved development must receive separate approval from the City of Fremantle's Infrastructure and Project Delivery Directorate.
 - v. New crossover(s) shall comply with the City's standard for standard crossovers, which are available on the City of Fremantle's web site. Prior to commencing construction of the crossover(s), the developer is to contact

the Engineering Project Officer on 9432 9999 to arrange an inspection or alternatively via TECHSERVICES@fremantle.wa.gov.au.

- vi. The new/ modified vehicle crossover shall be separated from any verge infrastructure by:
 - a. a minimum of 3.0 metres in the case of the verge tree in front of Lot A
 - b. a minimum of 1.2 metres (in the case of bus shelters, traffic management devices, parking embayment's or street furniture),
 - c. a minimum of 1.0 metre in the case of power poles, road name and directional signs,
 - d. in the case of the Lot B crossover, crossover is to be clear of SEP/drainage infrastructure on Blinco Street.

- vii. The City strongly encourages deep planting zones that should be uncovered, contain a retained or planted tree to Council's specification, have a minimum dimension of 3.0m and at least 50% is to be provided on the rear 50% of the site.

Carried: 7/0

Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

PC1806 -9 SAT SECTION 31 RECONSIDERATION - HENDERSON STREET, NOS. 31-41 AND 45 (LOTS 2073 AND 535) - FIVE (5) STOREY HOTEL, CHANGE OF USE TO TAVERN AND RESTAURANT, AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS (NB DAP007/17)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: JDAP
Attachments: 1: Previous Responsible Authority Report
2: Development Approval (DAP007/17)

COMMITTEE DECISION ITEM PC1806 - 9

Moved: Cr Jon Strachan

Seconded: Cr Jeff McDonald

The Planning Committee acting under delegation 2.1:

SUPPORT the Officer's recommendation that JDAP:

Reconsider its decision dated 19 March 2018 and approve DAP Application reference DAP/17/01316 and accompanying plans DA4 –DA30, DA32, DA34, DA36, DA38, DA40, DA42, DA43 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Fremantle Local Planning Scheme No. 4, subject to the same terms and conditions of plans approved 19 March 2018 except whereby modified below:

A. Condition 17 be deleted.

B. Conditions 15 and 18 be modified as follows:

15. Prior to the issue of a building permit, an updated environmental acoustic report prepared by a suitably qualified consultant, which specifies the necessary attenuation measures required for the hotel bedrooms to achieve 35-40 dB(A) for general ambient noise is to be submitted and approved, to the satisfaction of the City of Fremantle. Any recommendations of the approved acoustic report are to be implemented to the satisfaction of the City of Fremantle.

18. Prior to the occupation of the Hotel development hereby approved, a Business Management Plan for the proposed Hotel including details on parking and alternative transport options, noise management, deliveries and waste management shall be submitted for approval and thereafter implemented and maintained to the satisfaction of the City of Fremantle.

C. Advice Note (ii) be amended as follows:

ii. With regard to the condition seeking an updated acoustic consultant report:

- **The updated acoustic report is to be based on the method of reporting as detailed in the applicant's Acoustic Report (Ref 17104190-01.docx).**
- **The applicant is advised that they are strongly encouraged to investigate methods of noise attenuation for the Hotel rooms that would achieve a higher level of attenuation above the minimum standard.**

Carried: 7/0

**Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume**

ITEM DETERMINED “EN BLOC”

At 7.55 the following procedural motion was moved:

COMMITTEE DECISION ITEM

Moved: Cr Jon Strachan

Seconded: Cr Ingrid Waltham

The following items be adopted en bloc as recommended: PC1806 – 6, PC1806 – 7, PC1806 – 10 and PC1806 – 11.

Carried: 7/0

Mayor, Brad Pettitt, Cr Ingrid Waltham, Cr Bryn Jones, Cr Jon Strachan,
Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

PC1806 -6 STIRLING HIGHWAY, NO. 126 (LOT 73), NORTH FREMANTLE - EXTENSION TO TERM OF DEVELOPMENT APPROVAL FOR DA0515/11 (DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THREE STOREY WITH UNDERCROFT MIXED USE DEVELOPMENT) - (CJ ET01/18)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Application for extension
2: Original approval DA0515/11
3: Site photos

COMMITTEE DECISION ITEM PC1806 - 6

Moved: Cr Jon Strachan

Seconded: Cr Ingrid Waltham

The Planning committee acting under delegation 2.1:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, extension to term of Development Approval granted on 12 July 2012 at No. 126 (Lot 73) Stirling Highway, North Fremantle, for the demolition of existing building and construction of three storey (with undercroft) Mixed Use Development (Office and Multiple Dwellings), for the following reasons:

- a) The proposal is inconsistent with the Planning and Development (Local Planning Schemes) Regulations 2015 clause 67 Matters to be considered and 77 Amending or cancelling development approval.**
- b) The proposal is inconsistent with Clause 3.2 of the City of Fremantle's Local Planning Policy 1.1 – Amendment to and Extension to the Term of Planning Approvals, as there has been material changes to, or the introduction of:
 - a. The Residential Design Codes;**
 - b. The City of Fremantle Local Planning Scheme No. 4;**
 - c. LPP 1.9 Design Advisory Committee and Principles of Design and**
 - d. Residential development on adjoining sites, specifically to the south.****

Carried en bloc: 7/0
Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

PC1806 -7 HENDERSON STREET NO.8-10 (LOTS 374 AND 375), FREMANTLE - EXTENSION TO TERM OF DEVELOPMENT APPROVAL FOR DAP80010/13 (DEMOLITION OF EXISTING BUILDING AND DEVELOPMENT OF A FIVE STOREY OFFICE AND RETAIL DEVELOPMENT) - (JL ET02/18)

Meeting Date: 6 June 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Applicant's Request for Extension to term of Planning Approval
2: Planning Approval for DAP80010/13
3: Site Photos

COMMITTEE DECISION ITEM PC1806 -7

Moved: Cr Jon Strachan

Seconded: Cr Ingrid Waltham

The Planning Committee acting under delegation 2.1:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4 extension to the term of approval for a period not exceeding two years from the date of 19 March 2018, for the demolition of existing building and development of a five storey office and retail development at No.8 and 10 (Lot 374 and 375) Henderson Street, Fremantle, subject to the same terms and conditions as stated on the Approval to Commence Development notice, reference DAP80010/13, dated 19 March 2014.

Carried en bloc: 7/0
Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

PC1806 -10 UPDATE ON METRO SOUTH-WEST JDAP DETERMINATIONS AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL APPLICATIONS FOR REVIEW

Applications that have been determined by the Metro South-West JDAP and/or are JDAP/Planning Committee determinations that are subject to an application for review at the State Administrative Tribunal are included in the attachment.

COMMITTEE DECISION ITEM PC1806 - 10

Moved: Cr Jon Strachan

Seconded: Cr Ingrid Waltham

That the information is noted.

Carried en bloc: 7/0
Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

PC1806 -11 SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

Under delegation, Development Approvals officers determined, in some cases subject to conditions, each of the applications relating to the place and proposals as listed in the attachments.

COMMITTEE DECISION ITEM PC1806 - 11

Moved: Cr Jon Strachan

Seconded: Cr Ingrid Waltham

That the information is noted.

Carried en bloc: 7/0
Mayor, Brad Pettitt, Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

Council decision

Nil

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. URGENT BUSINESS

Nil

14. LATE ITEMS

Nil

15. CONFIDENTIAL BUSINESS

Nil

16. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 8:00 pm.



MINUTES ATTACHMENTS

Planning Committee

Wednesday, 6 June 2018, 6.00 pm

