



Minutes

Planning Committee

Wednesday, 4 July 2018, 6.00pm

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PLANNING COMMITTEE

Minutes of the Planning Committee
held in the Council Chambers, Fremantle City Council
on **4 July 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

Cr Jon Strachan	Presiding Member / South Ward
Cr Bryn Jones	North Ward / Deputy Presiding Member
Cr Ingrid Waltham	Deputy Mayor / East Ward
Cr Adin Lang	City Ward
Cr Jeff McDonald	Hilton Ward
Cr Dave Hume	Beaconsfield Ward
Mr Philip St John	Chief Executive Officer
Mr Paul Garbett	Director Strategic Planning and Projects
Ms Julia Kingsbury	Manager Development Approvals/MinuteTaker

There were approximately 15 members of the public and no members of the press in attendance.

2.2. APOLOGIES

Dr Brad Pettitt, Mayor

2.3. LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF INTERESTS

Nil

4. RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

The following member/s of the public spoke in favour of the Officer's Recommendation for item PC1807-1:

John Hartman

The following member/s of the public spoke in favour of the Officer's Recommendation for item PC1807-2:

Anna Harford

The following member/s of the public spoke against the Officer's Recommendation for item PC1807-2:

Sally Marsh
Allan Bowes

The following member/s of the public spoke in favour of the Officer's Recommendation for item PC1807-3:

Maryline Cassou

The following member/s of the public spoke in favour of the Officer's Recommendation for item PC1807-4:

Richard Lane
Alan Holbrook
Daniel Hinke
Kathy Gavranich

The following member/s of the public spoke against the Officer's Recommendation for item PC1807-4:

Phil Giglia

6. PETITIONS

Nil

7. DEPUTATIONS

Nil

8. CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved: Cr Jon Strachan

Seconded: Cr Bryn Jones

That the minutes of the Planning Committee dated 6 June 2018 as listed in the Council agenda dated 27 June 2018 be confirmed as a true and accurate record.

Carried: 6/0
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

Nil

Committee delegation

PC1807 -1 BURNS STREET, NO. 6 (LOT 25), NORTH FREMANTLE - CHANGE OF USE TO SHOP (TATTOO PARLOUR) - (SP DA0144/18)

Meeting Date: 4 July 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments:
1. Development plans
2. Signage application
3. Site photos

COMMITTEE DECISION ITEM PC1807-1

Moved: Cr Bryn Jones

Seconded: Cr Jeff McDonald

The Planning committee acting under delegation 1.2:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, for the change of use to Shop (tattoo parlour) at No. 6 (Lot 25) Burns Street, North Fremantle, for the following reasons:

The proposal would be detrimental to the residential amenity of the area under clause 67 of Planning and Development (Local Planning Scheme) Regulations 2015 by reasons of an incompatible land use proposed, traffic generation and lack of onsite parking.

Carried: 6/0

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

PC1807 -2 KING WILLIAM STREET NO. 5 (LOT 40), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0154/18)

Meeting Date: 4 July 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Amended Development plans
2: Site Photos

COMMITTEE DECISION ITEM PC1807-2

Moved: Cr Jon Strachan

Seconded: Cr Bryn Jones

The Planning committee acting under delegation 1.2:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, two storey addition and alterations to existing Single house at No. 5 (Lot 40) King William Street, South Fremantle, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 4 June 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. Prior to occupation of the development hereby approved, the boundary wall located on the eastern boundary shall be of a clean finish in any of the following materials:**
 - coloured sand render,**
 - face brick,**
 - painted surface****and be thereafter maintained to the satisfaction of the City of Fremantle.**
- 4. 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 note:

- i. The development indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**

- ii. It is recommended that the applicant liaise with the adjoining property owner(s) 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.**

Carried: 6/0
Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

**PC1807 -3 COLLICK STREET, NO. 48 (LOT 105), HILTON - RETROSPECTIVE
OUTBUILDING AND PROPOSED CONVERSION INTO DETACHED
ADDITION TO EXISTING SINGLE HOUSE - (CJ DA0190/18)**

Meeting Date: 4 July 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1: Development plans
2: Site photos

OFFICERS RECOMMENDATION

Moved: Cr Jeff McDonald

Seconded: Cr Dave Hume

The Planning committee acting under delegation 1.2:

- A. APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, retrospective Outbuilding addition to existing Single house at No. 48 (Lot 105) Collick Street, Hilton, subject to the following condition(s):
1. This approval relates only to the development as indicated on the approved plans, dated 1 June 2018. It does not relate to any other development on this lot.
 2. Notwithstanding condition 1, should the outbuilding not be converted into a habitable addition in accordance with any Council approval, the outbuilding is to be removed after three (3) years from the date of this approval.
 3. All storm water discharge shall be contained and disposed of on site or otherwise approved by the City of Fremantle.
 4. 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.
- B. APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the proposed detached addition to existing Single house at No. 48 (Lot 105) Collick Street, Hilton, subject to the following condition(s):
1. This approval relates only to the development as indicated on the approved plans, dated 1 June 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. Prior to occupation of the detached addition, the approved deck screening method shall be installed and maintained to the satisfaction of the City of Fremantle.
4. 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 note:

- i. Work on construction sites shall be limited to between 7am and 7pm on any day which is not a Sunday or Public Holiday. If work is to be done outside these hours a noise management plan must be submitted and approved by the Chief Executive Officer, City of Fremantle prior to work commencing.

Cr Jon Strachan vacated the chamber at 6.39pm and was absent during voting of this amendment.

AMENDMENT 1

Moved: Cr Jeff McDonald

Seconded: Cr Dave Hume

Additional Condition to Part B:

5. **Prior to the issue of a building permit, final details of the external finishes, including an alternative finish to the southern elevation of the existing structure, be submitted and approved, to the satisfaction of the City of Fremantle.**

Amendment carried: 5/0

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

Cr Jon Strachan returned to the meeting at 6.41 pm.

COMMITTEE DECISION ITEM PC1807-3
(Amended officer's recommendation)

The Planning committee acting under delegation 1.2:

A. APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, retrospective Outbuilding addition to existing Single house at No. 48 (Lot 105) Collick Street, Hilton, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 1 June 2018. It does not relate to any other development on this lot.**
- 2. Notwithstanding condition 1, should the outbuilding not be converted into a habitable addition in accordance with any Council approval, the outbuilding is to be removed after three (3) years from the date of this approval.**
- 3. All storm water discharge shall be contained and disposed of on site or otherwise approved by the City of Fremantle.**
- 4. 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.**

B. APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the proposed detached addition to existing Single house at No. 48 (Lot 105) Collick Street, Hilton, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 1 June 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. Prior to occupation of the detached addition, the approved deck screening method shall be installed and maintained to the satisfaction of the City of Fremantle.**
- 4. 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.

5. *Prior to the issue of a building permit, final details of the external finishes, including an alternative finish to the southern elevation of the existing structure, be submitted and approved, to the satisfaction of the City of Fremantle*

Advice note:

- i. **Work on construction sites shall be limited to between 7am and 7pm on any day which is not a Sunday or Public Holiday. If work is to be done outside these hours a noise management plan must be submitted and approved by the Chief Executive Officer, City of Fremantle prior to work commencing.**

Carried: 6/0
Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

**PC1807 -4 KNUTSFORD STREET, NO. 48 (LOT 25), FREMANTLE -
RETROSPECTIVE CHANGE OF USE (EDUCATIONAL
ESTABLISHMENT) AND SHADE STRUCTURE ADDITIONS - (SP
DA0134/18)**

Meeting Date: 4 July 2018
Responsible Officer: Manager Development Approvals
Decision Making Authority: Committee
Attachments: 1. Development plans
2. Site photos

COMMITTEE DECISION PC1807-4

Moved: Cr Ingrid Waltham

Seconded: Cr Jeff McDonald

The Planning committee acting under delegation 1.2:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, for a Retrospective change of use (Educational Establishment) and shade structure addition to an existing building at No. 48 (Lot 25) Knutsford Street, Fremantle, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 28 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. Notwithstanding condition 1, this approved use for an Educational Establishment is limited to a maximum period of 5 years from the date of planning approval. A separate planning approval will be required to continue the operation of the Educational Establishment after this time.**
- 3. This development approval does not relate to any works within the road reserve of Knutsford Street and Amherst Street.**

Carried: 60
Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

**PC1807 -5 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 PC1807-5

Moved: Cr Jon Strachan

Seconded: Cr Dave Hume

That the information is noted.

Carried: 6/0
Cr Jon Strachan, Cr Ingrid Waltham,
Cr Bryn Jones, Cr Adin Lang, Cr Jeff McDonald, Cr Dave Hume

**PC1807 -6 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 PC 1807-6

That the information is noted.

Moved: Cr Jon Strachan

Seconded: Cr Dave Hume

Carried: 6/0
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

A member may raise at a meeting such business of the City as they consider appropriate, in the form of a motion of which notice has been given to the CEO.

Nil

13. URGENT BUSINESS

In cases of extreme urgency or other special circumstances, matters may, on a motion that is carried by the meeting, be raised without notice and decided by the meeting.

Nil

14. LATE ITEMS

In cases where information is received after the finalisation of an minutes, matters may be raised and decided by the meeting. A written report will be provided for late items.

Nil

15. CONFIDENTIAL BUSINESS

Members of the public may be asked to leave the meeting while confidential business is addressed.

Nil

16. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 7.05 pm.



MINUTES ATTACHMENTS

Planning Committee

Wednesday, 4 July 2018, 6.00 pm

