



Additional documents

Planning Committee

Wednesday, 4 November 2020. 6.00pm

Table of Contents

Contents	Page
PC2011 - 6 ALMA STREET, NO. 15 (STRATA LOT 1) FREMANTLE - ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING (JK DA0289/20)	1
PC2011 - 2 KEEL PLACE, NO. 4 (LOT 51), NORTH FREMANTLE - THREE STOREY SINGLE HOUSE AND ANCILLARY DWELLING (TG DA0166/20)	2
PC2011 - 3 COMMERCIAL STREET NO.6 (LOT 27), SOUTH FREMANLE - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF A SINGLE STOREY SINGLE HOUSE – (JL DA0316/20)	4

**PC2011 - 6 ALMA STREET, NO. 15 (STRATA LOT 1) FREMANTLE -
ADDITIONS AND ALTERATIONS TO EXISTING GROUPE
DWELLING (JK DA0289/20)**

Alternative recommendation submitted by Cr Bryn Jones

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the additions and alterations to the existing Grouped dwelling at No. 15 (Strata Lot 1) Alma Street, Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 16 September 2020. 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. The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building. Any damage shall be rectified to the satisfaction of City of Fremantle.**

Advice Note:

- i. A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.**

PC2011 - 2 KEEL PLACE, NO. 4 (LOT 51), NORTH FREMANTLE - THREE STOREY SINGLE HOUSE AND ANCILLARY DWELLING (TG DA0166/20)

Alternative recommendation submitted by Cr Andrew Sullivan

Planning committee acting under delegation 1.1:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, three storey Single house and Ancillary dwelling at No. 4 (Lot 51) Keel Place, North Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 14 September 2020. 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 unless otherwise approved by the City of Fremantle.**
- 3. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.**
- 4. Prior to the issue of a building permit for the development hereby approved, the property driveway is to taper from garage to the street at a maximum rate of 1:5, and be a maximum width of 4.5 metres at the front property boundary, and thereafter maintained to the satisfaction of the City of Fremantle.**
- 5. Prior to occupation/ use of the development hereby approved, the boundary wall located on the northern, southern, and eastern boundaries 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.**
- 6. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 7. 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) A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.**

- ii) Fire separation for the proposed building works must comply with Part 3.7.1 of the Building Code of Australia.**

- iii) Levels as per existing footpath and/or ROW**
 - **Levels at the property boundary including any driveways and pedestrian access points shall match existing footpath and/or right of way levels;**
 - **Any adjustment in levels is to be achieved within the property boundaries;**
 - **Details of all existing and proposed levels to be shown in the submitted working drawings for a building permit, to show that existing footpath levels are maintained.**

Minimum floor level to be road reduced level plus kerb height (150 mm) plus 2% slope towards to the property boundary. All levels are to be in AHD.

- iv) The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site.**

- v) This approval does not authorise the removal or modification of verge infrastructure and/or verge trees within the verge area. Written approval is to be obtained for removal or modification of verge infrastructure and/or verge trees 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.**

**PC2011 - 3 COMMERCIAL STREET NO.6 (LOT 27), SOUTH FREMANTLE -
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION
OF A SINGLE STOREY SINGLE HOUSE – (JL DA0316/20)**

Alternative recommendation submitted by Cr Andrew Sullivan

Planning committee acting under delegation 1.1:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Demolition of existing Single house and construction of a single storey Single house at No.6 (Lot 27) Commercial Street, South Fremantle, as detailed on plans dated 19 October 2020, for the following reasons:

- 1. The proposed demolition of the existing dwelling on site is not supported in accordance with clause 4.14.1 of Local Planning Scheme No. 4 (LPS4) as the existing front two rooms of the dwelling are considered to have cultural heritage significance in its own right and the overall form of the front portion of the dwelling makes a contribution to the broader cultural heritage significance and character of the South Fremantle Locality which is a prescribed heritage area under LPS4.**
- 2. The proposal is detrimental to the amenity of the area, detrimental to the cultural heritage significance of the area, and incompatible with the objectives of the Residential Zone set out in clause 3.2.1 (a) of the Local Planning Scheme No. 4, as per clauses 67(a), (l) and (n) of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Reason:

The original structural framing and form of the front two rooms of the timber framed cottage at 6 Commercial Street remain intact. The overall form of the front portion of the cottage continues to make a contribution to a largely intact heritage streetscape. Consequently, the cottage contributes to the streetscape and in doing so is deemed to have some cultural heritage significance. Accordingly, demolition cannot be supported. Importantly, the precinct consists of numerous timber framed workers cottages including the one immediately to the east at 8 Commercial Street. This collection of humble cottages underpins and defines the core cultural significance of the precinct. The nature of timber cottages allows them to be easily modified without impacting on their core structural integrity or form. Maintenance of such cottages over a 120-year period has almost always resulted in significant change to cladding and roofing materials while retaining the core structure. This has often resulted in an eclectic layering of materials, one over the top of another. Just as those layers have been easily added, often by former owners of limited means, they are also easily removed and re-clad. In many ways, the cladding of such cottages is little different to the paint that adorns it because it all needs stripping back and replacing sooner or

later - that is the inherent nature of lightly framed humble cottages and therein lies their significance as working-class housing. It is quite normal practice for such buildings that have some cultural significance associated with the streetscape and precinct to be conserved with an expectation that all cladding materials would need to be replaced sooner or later. The conservation of a worker's cottage precinct can accommodate a reasonable degree of interpretation and adaption of buildings where evidence of original materials is unreliable. However, the core task must be to maintain the cultural significance of the precinct by conserving the general form and streetscape contribution made by such cottages that retain their original form and structure, as is clearly the case at 6 Commercial Street.