



# Minutes

## Ordinary Meeting of Council

Wednesday 8 October 2025 6:00 pm



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**City of Fremantle**  
**Ordinary Meeting of Council - Minutes**  
**8 October 2025**



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## **Official opening, welcome and acknowledgement**

The Presiding Member declared the meeting open at 6:00pm and welcomed members of the public to the meeting.

The Presiding Member informed members of the public that the meeting was being recorded and streamed live on the internet. They further advised that while all care is taken to maintain privacy, visitors in the public gallery and members of the public submitting a question, may be captured in the recording.

The Presiding Member also acknowledged and welcomed Professor Hartuti Purnaweni from Diponegoro University in Semarang, Java who is currently visiting Fremantle to conduct research on our waste management practices.

## **Attendance, apologies and leave of absence**

### **Attendance**

Ms Hannah Fitzhardinge	Mayor/Presiding Member
Cr Jenny Archibald	Deputy Mayor/Central Ward
Cr Geoff Graham	Central Ward
Cr Adin Lang	Coastal Ward
Cr Andrew Sullivan	Coastal Ward
Cr Jemima Williamson-Wong	Coastal Ward
Cr Ben Lawver	East Ward
Cr Frank Mofflin	East Ward
Cr Doug Thompson	North Ward
Cr Ingrid van Dorssen	North Ward
Mr Glen Dougall	Chief Executive Officer
Mr Matt Hammond	Director City Business
Mr Pete Stone	Director Creative Arts and Community
Mr Graham Tattersall	Director Infrastructure
Mr Russell Kingdom	Director Planning, Place and Urban Development
Ms Chloe Johnston	Manager City Planning
Ms Melody Foster	Manager Governance
Ms Emily Groves	Media and Community Relations Advisor
Ms Gabrielle Woulfe	Meeting Support Officer

*There were approximately 25 members of the public and no members of the press in attendance.*

### **Apologies**

Cr Fedele Camarda            Central Ward



## Leave of absence

Nil.

## Applications for leave of absence

Nil.

## Disclosures of interest by members

Cr Adin Lang declared a financial interest in item number C2510-3 as he owns the property. Cr Lang stated that he would not remain in the meeting for the discussion of the item.

## Responses to previous public questions taken on notice

Responses to the questions taken on notice at the Ordinary Meeting of Council held on 24 September 2025 are presented in the Agenda of this meeting.

## Public question time

**The following member of the public spoke in relation to matters not on the agenda, including the noise caused by an air conditioner unit of a venue adjacent to their residential building:**

Amelia Capozzi

**Response by Mayor Hannah Fitzhardinge:**

A response will be provided within the agenda of the next Ordinary Meeting of Council.

**The following member of the public spoke in relation to item C2510-1:**

Linda Schoenhoff

**The following member of the public spoke in relation to item C2510-2:**

Benedict McCarthy

**Philippa Jahn spoke in relation to item C2510-3 and asked the following questions:**

1. Will the application be deferred so a more detailed assessment of the ancillary dwelling can be undertaken?
2. Can Council give written assurance that solar panels can be placed on the front of the neighbours house if unable to position on the side or rear of the roof in future?
3. Could more detail on the pergola please be requested and assessed?



**Response by the Manager City Planning:**

Future solar panels will need a develop application approval. If there is no viable option for the neighbour other than the front of the house, it may be considered.

The remainder questions were addressed during debate.

**The following members of the public spoke in relation to item C2510-3:**

Gian Tonossi  
Chris Bettridge

**Petitions**

Nil.

**Deputations**

Nil.

**Presentations**

Nil.

**Confirmation of minutes**

**COUNCIL DECISION**

**Moved: Cr Andrew Sullivan**

**Seconded: Cr Ben Lawver**

**Council confirm the minutes of the Ordinary Meeting of Council dated 24 September 2025.**

**Carried: 10/0**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong,  
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorsen**

**Against:**

**Nil**



## **Elected member communication**

Cr Jemima Williamson-Wong made a statement in relation to the recent Australian Submarine Agency community meeting in Fremantle Town Hall, on the topic of AUKUS, acknowledging attendance by Councillors and City of Fremantle officers. Cr Williamson-Wong confirmed that the City will request a response for the questions that remain unanswered from the community.

Elected Member communication relating to the farewell of retiring councillors was made prior to the closure of the meeting and can be found on page 65 of this agenda.



## Reports and recommendations from officers

### Planning reports

#### **C2510-1 DEFERRED ITEM - SNOOK CRESCENT, NO.67 (LOT 1369), HILTON – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (LG DA0141/25)**

<b>Meeting date:</b>	8 October 2025
<b>Responsible officer:</b>	Manager Development Approvals
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	1. Amended Development Plans
<b>Additional Information:</b> <i>(viewed electronically)</i>	2. <a href="#">Heritage Impact Assessment</a> 3. <a href="#">Applicant Cover Letter</a> 4. <a href="#">Site Photos</a>

#### **SUMMARY**

**Approval is sought for alterations and additions to an existing Single House at No. 67 Snook Crescent, Hilton.**

**The proposal is referred to Council due to the nature of some discretions being sought against Local Planning Policies. These discretionary assessments include the following:**

- **Upgrading of existing dwelling**
- **Extensions and additions**

**The application was previously considered by Council at its meeting on 24 September 2025. A revised proposal has been provided, that alters the proposed front door and adds a corner window.**

**While the change is positive, it does not sufficiently address the requirements for the Hilton Heritage Area and the application remains recommended for refusal.**

#### **PROPOSAL**

##### **Detail**

Approval is sought for additions and alterations to an existing Single house at No. 67 Snook Crescent, Hilton (Subject Site). The proposed works include:



- Demolition of front stairs, portions of internal and external walls and rear patio.
- Replacement of all existing doors and windows.
- Addition of two (2) bedrooms to the north east (front) of the dwelling.
- Addition of a front deck and stairs.
- Reconfiguration of the internal layout of remaining rooms.
- Construction of a rear alfresco addition.

The proposed Ancillary and Workshop shown on the plans, do not form part of this application.





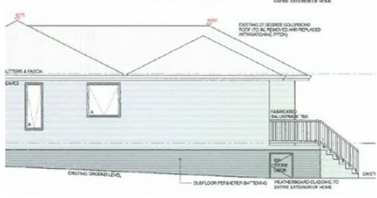
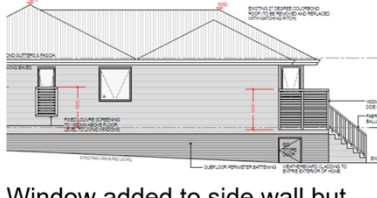
The applicant submitted amended plans on the 14 July 2025 including the following:

- Fixed louvred screening to 1.6m above finished floor level to the living/dining room major openings on the north elevation.
- Fixed screening to 1.6m above finished floor level to the north elevation of the front deck.

The plans were amended to address visual privacy variations resulting from the living/dining room (north) major openings and the elevated front deck (north). The visual privacy screening will be secured by a recommended condition of approval.

Following the Council meeting on 24 September 2025, the applicant submitted amended plans that changed the proposed double glazed entry doors, to a single glazed entry door in the same location and two new, small windows on the corner. The proposed new windows are of different dimensions to the existing corner window.



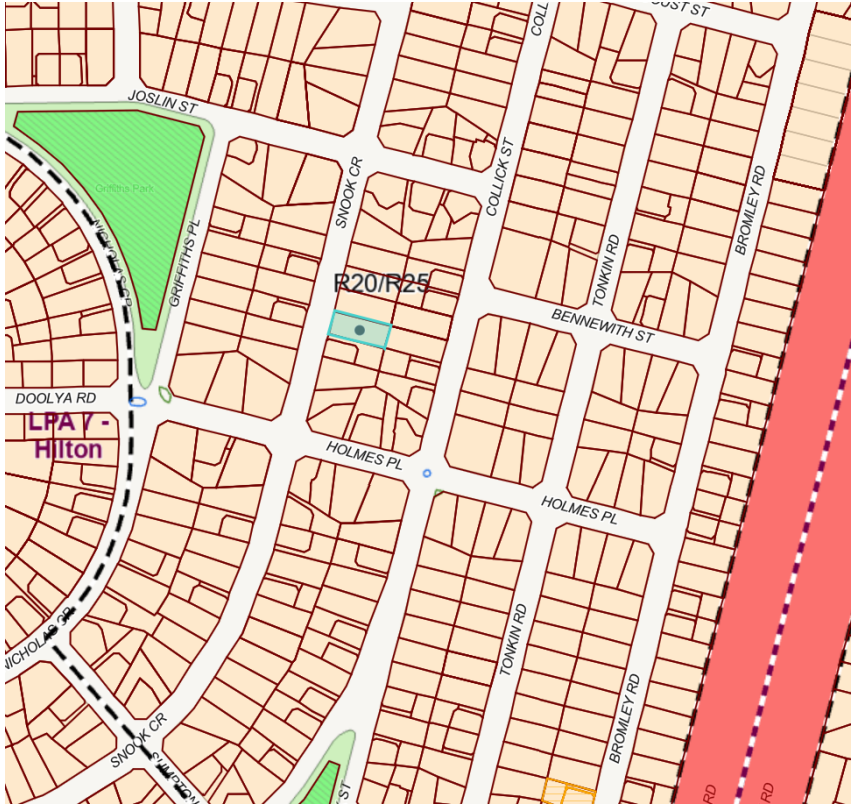
Existing house	19 May 2025 – Original scheme	29 September 25 – Revision 3
		 <p data-bbox="1034 595 1345 680">Double doors replaced with window and single door but different to original</p>
		 <p data-bbox="1034 873 1382 925">Window added to side wall but different to original</p>

**Figure 1:** Proposed changes

Amended development plans are included as Attachment 1.

**Site/application information**

Date received: 19 May 2025  
 Owner name: Linda Schoenhoff & Franz Schoenhoff  
 Submitted by: Linda Schoenhoff & Franz Schoenhoff  
 Scheme: Residential R20/R25  
 Heritage listing: Hilton Garden Suburb Precinct Heritage Area  
 Existing land use: Single House  
 Use class: Single House  
 Use permissibility: P



**Figure 2 – Planning Context Map**



**Figure 3 – Aerial image of subject site (July 2025)**



## **CONSULTATION**

### **External referrals**

Nil required.

### **Internal referrals**

*City of Fremantle Heritage*

The following comments are provided in relation to the heritage impact of the proposal:

- 67 Snook Crescent has been assessed to be a Contributory Place in the Hilton Garden Suburb Heritage Area.
- The proposed additions and alterations will significantly change the front of the house as viewed from the street. This will reduce the heritage value of the house and the contribution that it makes to the heritage area.
- The proposed works are not considered to satisfy the requirements of the "Hilton Garden Suburb Precinct" Heritage Area and will have a negative impact on the heritage values of the place and area.
- It is considered that there is scope for the additions to be located at the rear or side of the existing dwelling, allowing the front portion to be retained and a preferred Heritage outcome.

In relation to the submitted plans, the addition of an extra window on the north (side) elevation at the front of the house will have a very minor positive effect on this proposal but will not ameliorate the adverse impact these works will have on the original home and its contribution to the area.

Further assessment is included in the officer report below and the complete Heritage Impact Assessment is included as additional information.

### **Community**

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, due to the following identified variation:

- Visual privacy (north)

The advertising period concluded on the 8 July 2025, and one (1) submission was received, objecting to the proposal. In summary, concerns relating to visual privacy were raised, with focus on the proposed sightlines into northern property private open space.



In response to the above, the applicant submitted revised plans to address the concerns:

- Additional fixed louvred screening to 1.6m above floor level to Living/Dining room on the northern elevation.
- 1.6m fixed screening to the side of the front deck, located on the northern elevation.

The amended plans have been assessed against and are compliant with the Deemed-to-comply criteria of the R-Codes.

### **OFFICER COMMENT**

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. In this application the areas outlined below do not meet the policy provisions and need to be assessed under the Design principles:

- Upgrading of existing dwelling
- Extensions and additions

The above matters are discussed below.

### **Background**

The subject site is located on the east side of Snook Crescent. The site has a land area of approximately 812m<sup>2</sup> and is currently a Single House. The site is zoned Residential and has a density coding of R20. The site is not individually heritage listed and is located within the Hilton Garden Suburb Precinct Heritage Area.

The Hilton Garden Suburb Precinct Heritage Area is of cultural heritage significance within the City of Fremantle for the following reasons:

- As an example of a substantially intact 'Garden Suburb' dating from the immediate post World War II period and characterised by its curvilinear road layout, parks, and large and irregular shaped lots.
- It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton.
- Hilton has aesthetic value for its parks, streetscapes, mature trees, areas of indigenous vegetation and birdlife. Its stock of relatively intact modest housing, including both timber and brick cottages, set on large lots, many



with mature trees and gardens, contribute to the ambiance of the area and create a distinct and cohesive streetscape character.

- It has social value to the people who live there for the range of community facilities provided and the diversity of the local community including private owners, Department of Housing tenants, elderly people and families.

The subject site is considered a contributory place as per Local Planning Policy 1.6 Heritage Assessment and Protection which states –

*Places within heritage areas can be defined as either 'contributory' or 'non-contributory' to the significance of the area. Contributory places may include places which are not individually heritage listed. Contributory places are determined by Council having due regard to an assessment against the criteria of the Burra Charter<sup>1</sup> and may include representative examples of a place type, period or style, places which contribute to the streetscape; and/or one which combines with other related places to demonstrate the historic development of a heritage area. Where mapping of contributory places has not been undertaken for a Heritage Area, or has not been completed due to the inaccessibility of the site or the inability to fully reveal the existence of potentially fabric of cultural significance, this will be assessed upon planning application.*

City Heritage Officers have identified the subject site at the time of the planning application as being a contributory place due to it being a representative example of the place type of which, combined with other similar dwellings, demonstrates the historic development of the Hilton Heritage Area.

A search of the property file has revealed no recent or relevant planning history for the site.

At an Ordinary Meeting of Council on the 24 September 2025, Council resolved to defer the item to allow the applicant further time to refine their proposal to balance heritage conservation and their desired development. The motion was as follows:

*Defer the application to the administration with the advice that the Council is not prepared to grant planning approval to the application for the additions and alterations to existing Single house at No. 67 Snook Crescent, Hilton based on the current submitted plans and invite the applicant, prior to the next appropriate Ordinary Meeting of Council to consider submitting an amended proposal to allow the applicant additional time to consider alternate plans that provide a balance*



*between heritage preservation and desired outcome in accordance with Part 5, Cl 15 (Hilton Garden Suburb Heritage Area), LPP 3.6 Heritage-Protected Places Built Form and Land Use. The applicant is encouraged to consider the reinstatement of the windows on the front elevation, including the corner window.*

The applicant subsequently submitted their revised plans which are considered in this report.

### **Local Planning Policy 3.6 (Part 5) – “Hilton Garden Suburb Precinct” Heritage Area**

The requirements for the upgrading of existing dwellings are outlined in LPP 3.6 Heritage Protected Places Built Form and Land Use.

The proposed additions, specifically the changes to the original openings, are not supported for the following reasons:

- The original front windows ('Bed 1 and Bed 2') are proposed to be removed and the proposed replacement doors and windows do not conserve the original size and positioning of the openings. The proposed front windows and front door locations are inconsistent with the original dwelling and adds to the visual impact the alterations have upon the original dwelling when viewed from the street.
  - The revised plans submitted still remove the original openings, but do make a minor improvement to Bed 1, by adding an additional window back on the northern elevation. The street elevation also has a window added and the double doors reduced to single. This is a minor improvement.
- It is not considered that the proposed variations are minor or are specifically required to incorporate solar passive design principles that achieve a higher level of energy efficiency. It is noted by officers that there are alternate locations for the addition that more closely align with policy intent and objectives.



**Figure 4** - Location of proposed front extension (view from northern elevation)

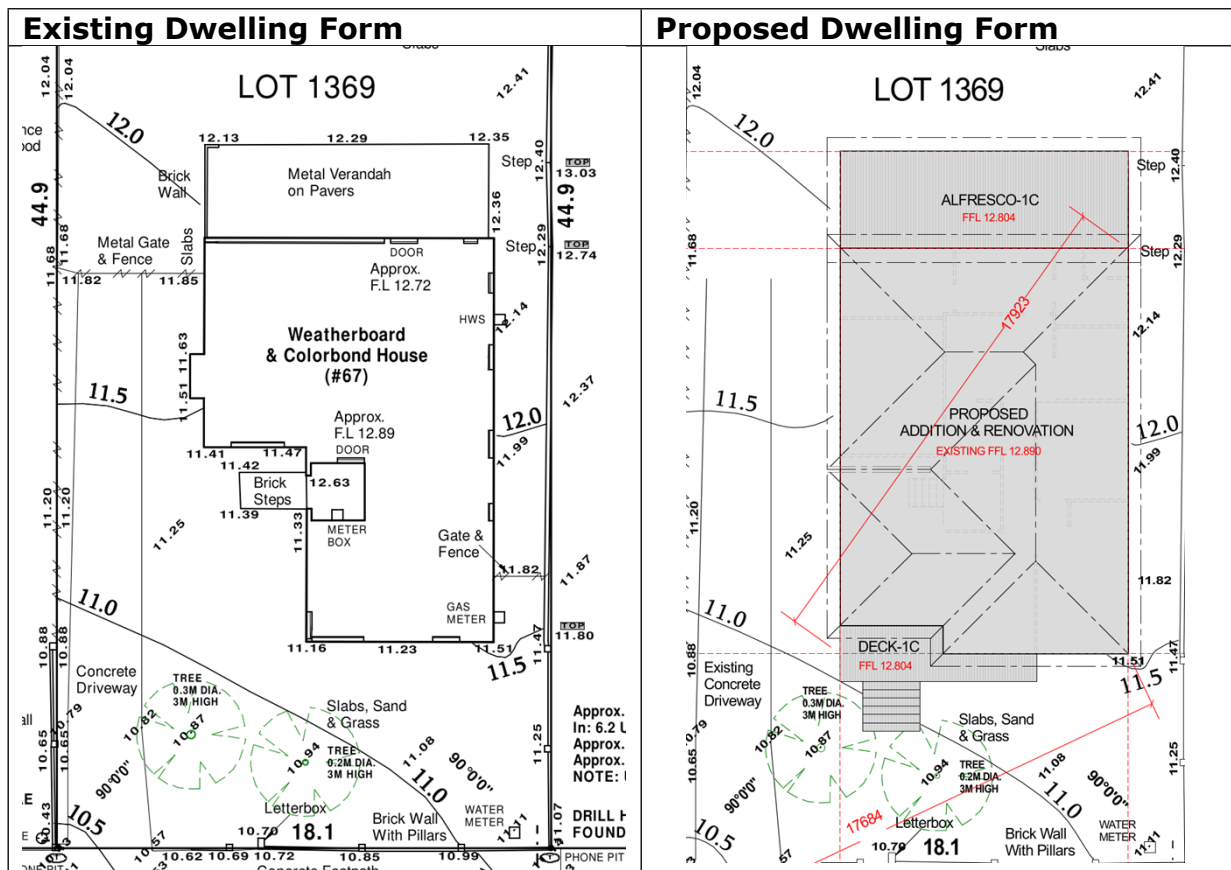


**Figure 5** – Front view of existing dwelling (view from eastern elevation)



The proposed additions are not supported for the following reasons:

- The proposed extension is located at the front of the original dwelling which does not enhance the cultural significance of the place.
- It is not considered the external form of the front of the original dwelling when viewed from the street has been sufficiently retained. The proposal encloses the current 'L' portion of the front of the dwelling and includes a front deck in front of the dwelling; these additions substantially alter the front form of the original dwelling and do not align with policy intent and objectives.
- The original dwelling is an original timber framed dwelling constructed during the establishment of the Hilton Garden Suburb Precinct. It is considered that the proposal which changes the original building form will have a discernible impact on the heritage character of the area.



**Table 1 – Proposed dwelling form (site plan)**



Existing Dwelling Form	Proposed Dwelling Form

**Table 2 – Proposed dwelling form (front elevation)**

### **General heritage provisions**

The proposed works are also inconsistent with the following:

- The *Planning and Development (Local Planning Schemes) Regulations 2015*, include general matters to be considered when assessing development applications. Clause 67 (2) k) and l) of the Deemed Provisions, require consideration of the built heritage conservation of the place and the effect of the proposal on the cultural heritage significance of the area. As detailed above, the proposed addition is considered to negatively impact.
- State Planning Policy 3.5 – Historic Heritage Conservation, includes Clause 6.6 Development Control Principles. The proposed additions and alterations to the original dwelling are inconsistent with clause 6.6 of SPP3.5 for the following reasons:
  - The front extension, alterations and deck addition substantially alter the existing building and detract from the heritage significance of the area. The proposed development has not been designed to conserve and protect the cultural significance of the Hilton Garden Suburb Precinct Heritage Area.
  - As discussed in the officer assessment above, the proposal has not been designed in accordance with the intent or objectives of the City of Fremantle’s LPP3.7. The development is not considered to sufficiently respect and complement the heritage significance of the Hilton Garden Suburb Precinct Heritage Area.
  - The front alterations and additions are not designed in a manner that respects and compliments the heritage significance of the area.

### **CONCLUSION**

Approval is sought for the alterations and additions to an existing Single house at No. 67 Snook Crescent, Hilton. While the revisions to the proposal since Council



last reviewed the item are an improvement, they have not sufficiently addressed the areas of the policy that are not met.

It is considered that the proposed variations will result in a detrimental impact on the heritage significance of the original dwelling and the Hilton Heritage Area generally. As the proposal does not meet the objectives of the policy, it is recommended for refusal.

### **STRATEGIC IMPLICATIONS**

Nil

### **FINANCIAL IMPLICATIONS**

Nil

### **LEGAL IMPLICATIONS**

Nil

### **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

### **OFFICER'S RECOMMENDATION**

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the additions and alterations to existing Single house at No. 67 (Lot 1369) Snook Crescent, Hilton, as detailed on the plans dated 14 July 2025, for the following reasons:

1. The removal and replacement of the front openings is inconsistent with Clause 8.4 of LPP 3.6 Heritage Protected Places Built Form and Land Use as they will not conserve the original size and position of openings (doors and windows) visible from the street and will detract from the heritage significance of the original Hilton timber dwelling as well as the surrounding area.
2. The proposed front extension and front deck addition are inconsistent with Clause 8.3 of LPP 3.6 Heritage Protected Places Built Form and Land Use as they are not located to the rear or side of the dwelling and will detract from the heritage significance of the original Hilton timber dwelling.



3. The proposed front extension and front deck addition are inconsistent with Clause 8.4 of LPP 3.6 Heritage Protected Places Built Form and Land Use as they will not conserve the original form of the front of the dwelling and will detract from the heritage significance of the original Hilton timber dwelling as well as the surrounding area.
4. The proposed front extension and front deck addition are inconsistent with clause 1.6.1 of the City of Fremantle's Local Planning Scheme No.4 as they do not protect and conserve Fremantle's cultural heritage and will have a negative impact on the heritage significance of the surrounding area.
5. The proposed front extension and front deck addition are inconsistent with clause 67 (2) k) and l) of the Deemed Provisions (*Planning and Development (Local Planning Schemes) Regulations 2015*) with the development impacting the significance of the place and area.
6. The proposed front extension and front deck addition are inconsistent with clause 6.6 of State Planning Policy 3.5 Historic Heritage Conservation as they have not been designed to conserve and protect the heritage significance of the area and will have a negative impact on the Hilton Garden Suburb Precinct Heritage Area.

**In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Frank Mofflin moved the following alternative motion, as provided in the additional documents:**

**COUNCIL DECISION ITEM C2510-1**  
**(Alternative motion)**

**Moved: Cr Frank Mofflin**

**Seconded: Cr Ben Lawver**

**Council:**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the additions and alterations to existing Single house at No. 67 (Lot 1369) Snook Crescent, Hilton, as detailed on the plans dated 14 July 2025, subject to the following conditions:**

- 1. This approval relates only to the development as indicated on the approved plans dated 25 September 2025. 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 from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 3. Prior to occupation/use of the addition the fixed louvre screening shown on the approved plans shall be installed to the satisfaction of the City of Fremantle. The screening shall remain in place for the life of the development.**
- 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(s):**

- 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 of the Building Code of Australia.**

**Carried: 10/0**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong,  
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

**Against:**

**Nil**

**Reason for alternative motion:**

The changes to the original (and current) building form will not have a discernible impact on the heritage character of the area.



**C2510-2 61 ATTFIELD STREET FREMANTLE - ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - DA0184/25**

<b>Meeting date:</b>	8 October 2025
<b>Responsible officer:</b>	Manager Development Approvals
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	1. Amended plans 2. Applicant Justification to updated plans
<b>Additional Information:</b>	3. <a href="#">Additional photos</a> <i>(viewed electronically)</i>

**SUMMARY**

**Approval is sought for additions and alterations to an existing Single house at No.61 Attfield Street, Fremantle.**

**The proposal is referred to Council due to the nature of some discretions being sought and comments received during the notification period that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Local Planning Scheme No. 4 (LPS4), Residential Design Codes (R-Codes) and Local Planning Policies. These discretionary assessments include the following:**

- **Overshadowing**

**The application is recommended for conditional approval.**

**PROPOSAL**

**Detail**

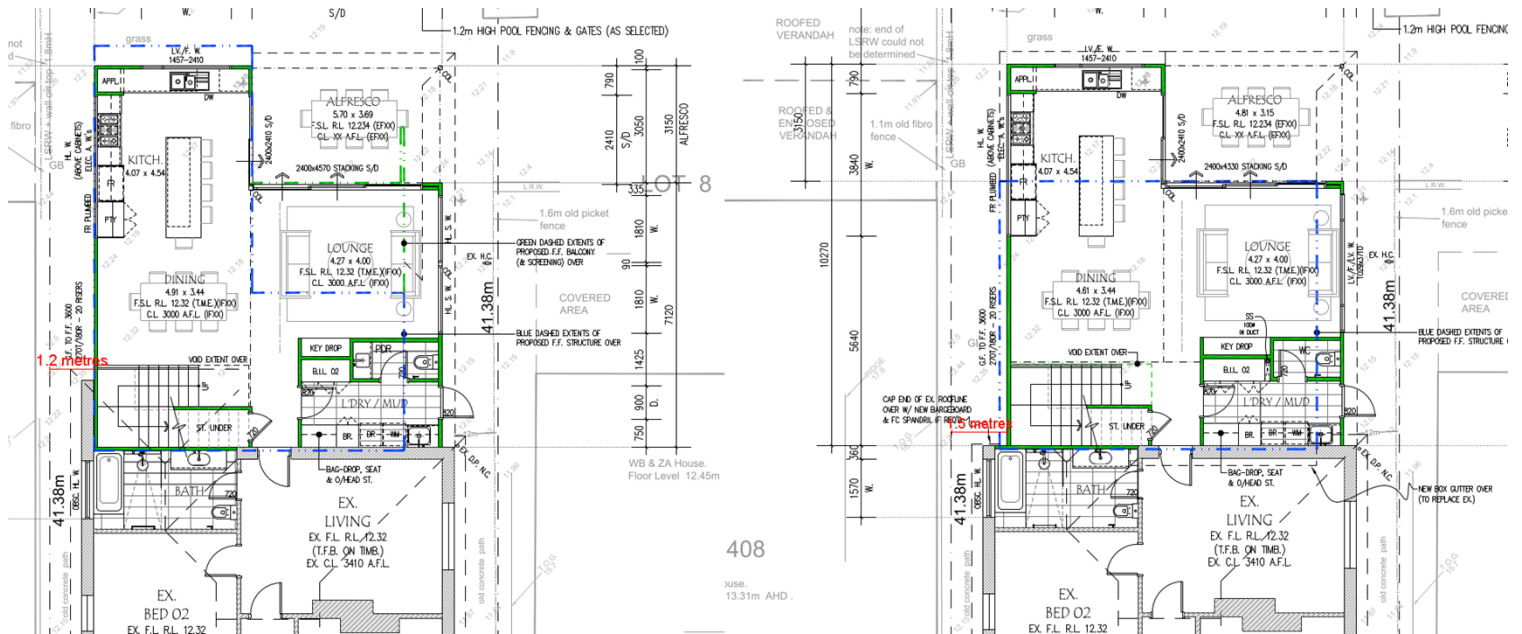
Approval is sought for additions and alterations to an existing Single house at No 61 Attfield Street, Fremantle. The proposed works include:

- Demolition of portions of internal and external walls at rear of dwelling.
- Two storey rear additions that provides a laundry/bathroom, lounge room, dining and kitchen ground floor and a bedroom, walk in robes, ensuite and study on upper floor.
- Construction of Alfresco addition in rear outdoor living area.
- Pool addition in rear outdoor living area.
- Double garage at rear of property (vehicle access from rear laneway).

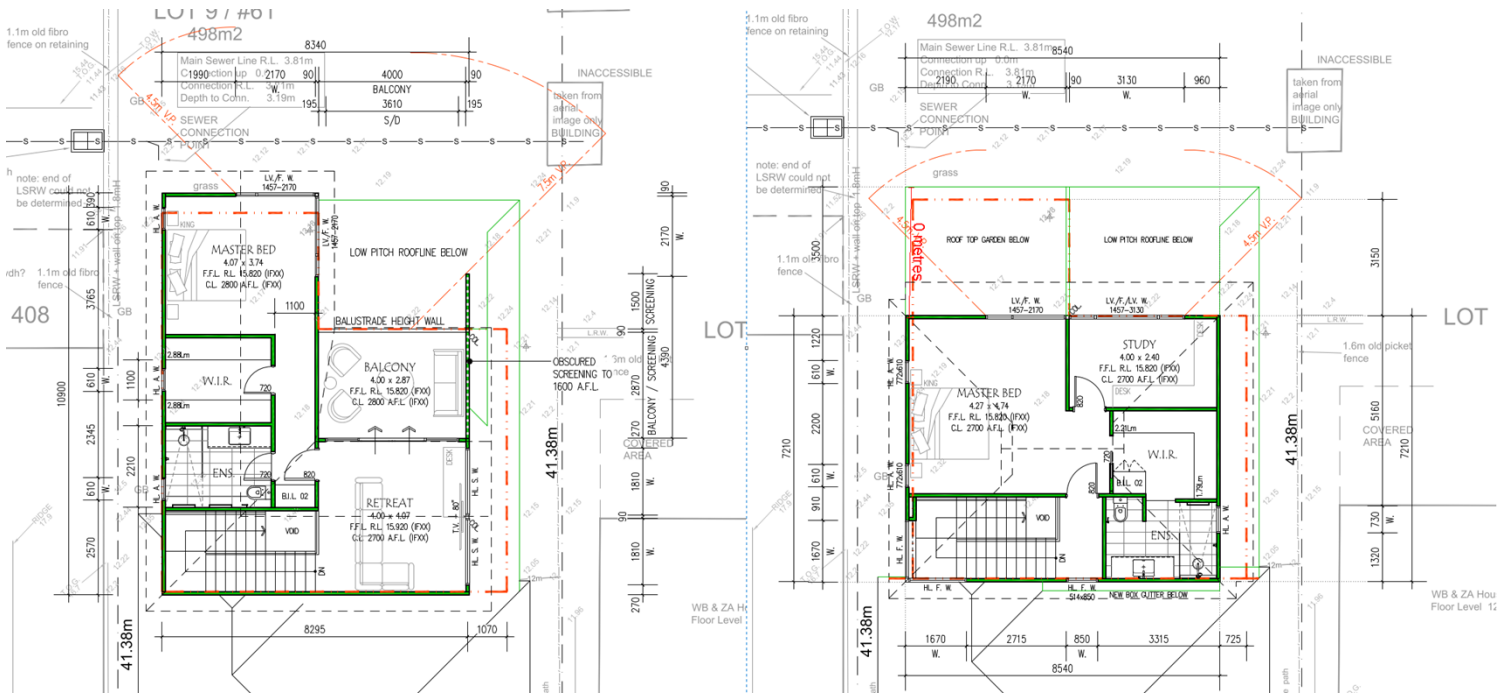


The applicant submitted amended plans on 16 September 2025 including the following:

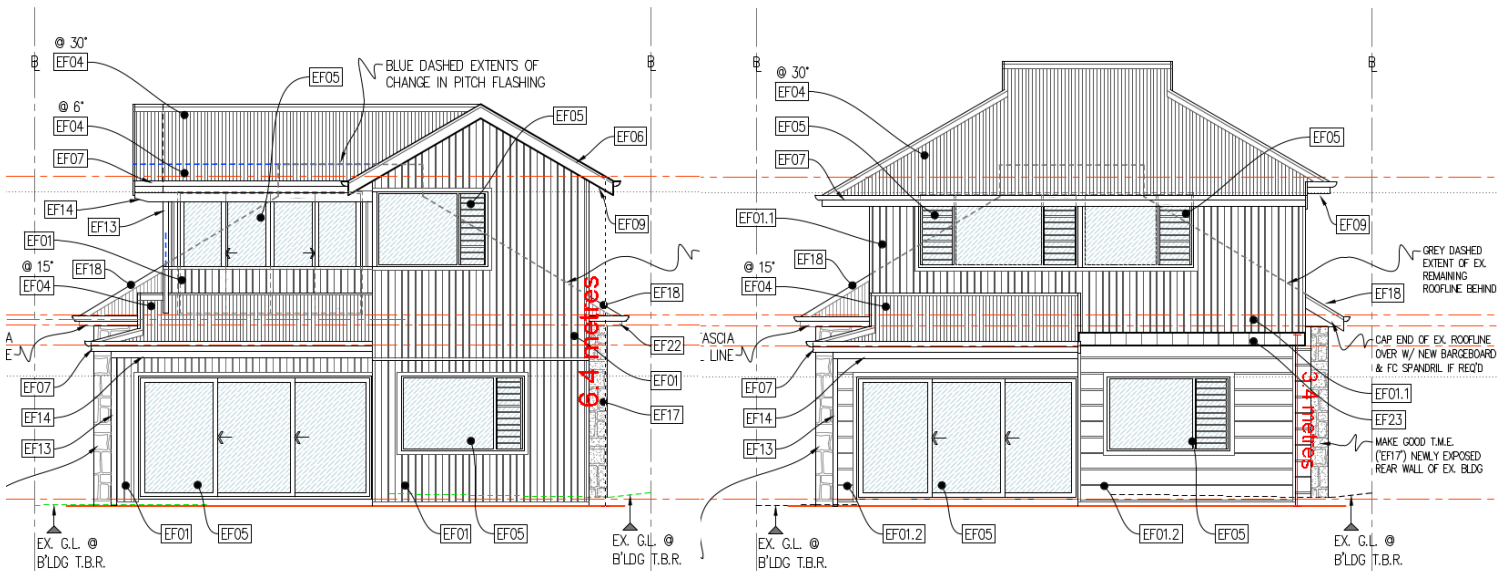
- Increase of lot boundary setback to south by 300mm to 1.5m (Now deemed-to-comply for lot boundary setback) (see figure 1)
- Reduction of second floor addition floor area by 15.2m<sup>2</sup> from 74.9m<sup>2</sup> to 59.7m<sup>2</sup> with removal of proposed balcony (original proposed visual privacy discretion now deemed-to-comply) (see figure 2)
- Reduced impact of overshadowing by reduction of two storey addition floor area as stated above and change of pitch roof of single storey addition roof by placing non habitable roof top garden on remaining single storey addition (see figures 2, 3, 4 and 5)



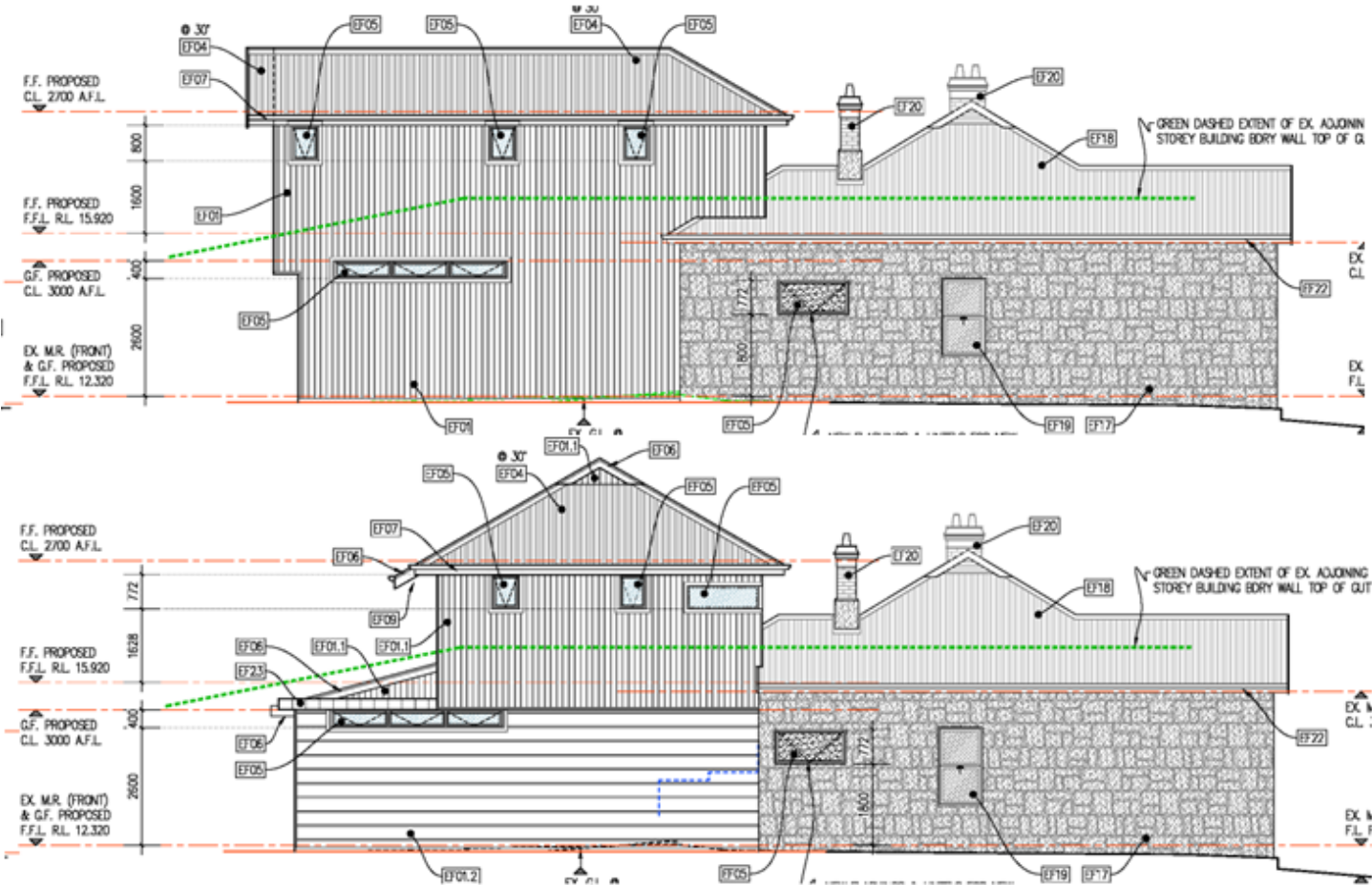
**Figure 1 – changes of ground floor of original submitted (left) to amended (right)**



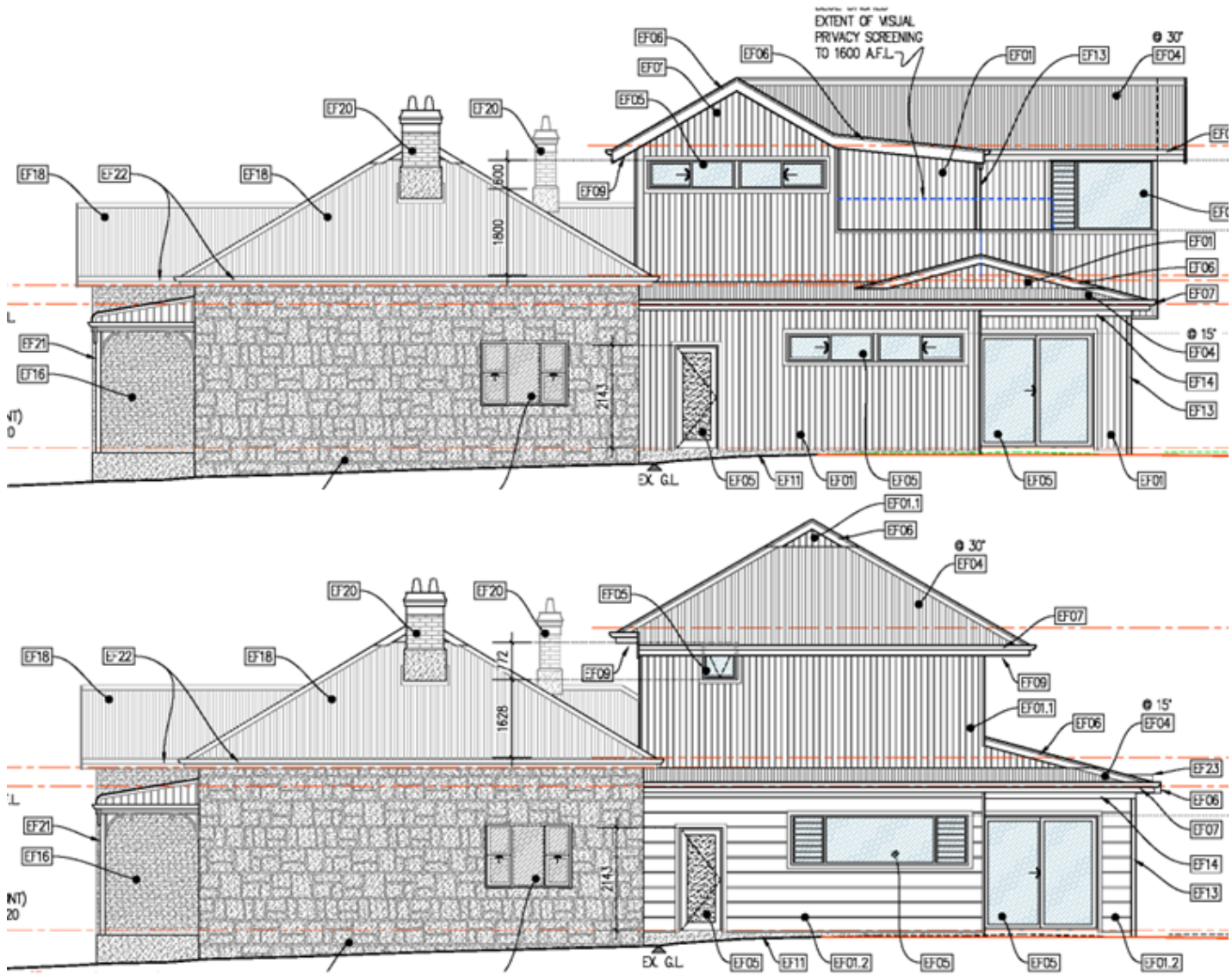
**Figure 2 – Changes of upper floor of original submitted (left) to amended (right)**



**Figure 3 – Changes of building bulk impact of single storey due to reduction of upper floor and use of roof top garden on southern boundary single storey addition. Original proposed (left) compared to amended (right)**



**Figure 4** – Proposed southern elevation with original proposed (top) and amended (bottom)

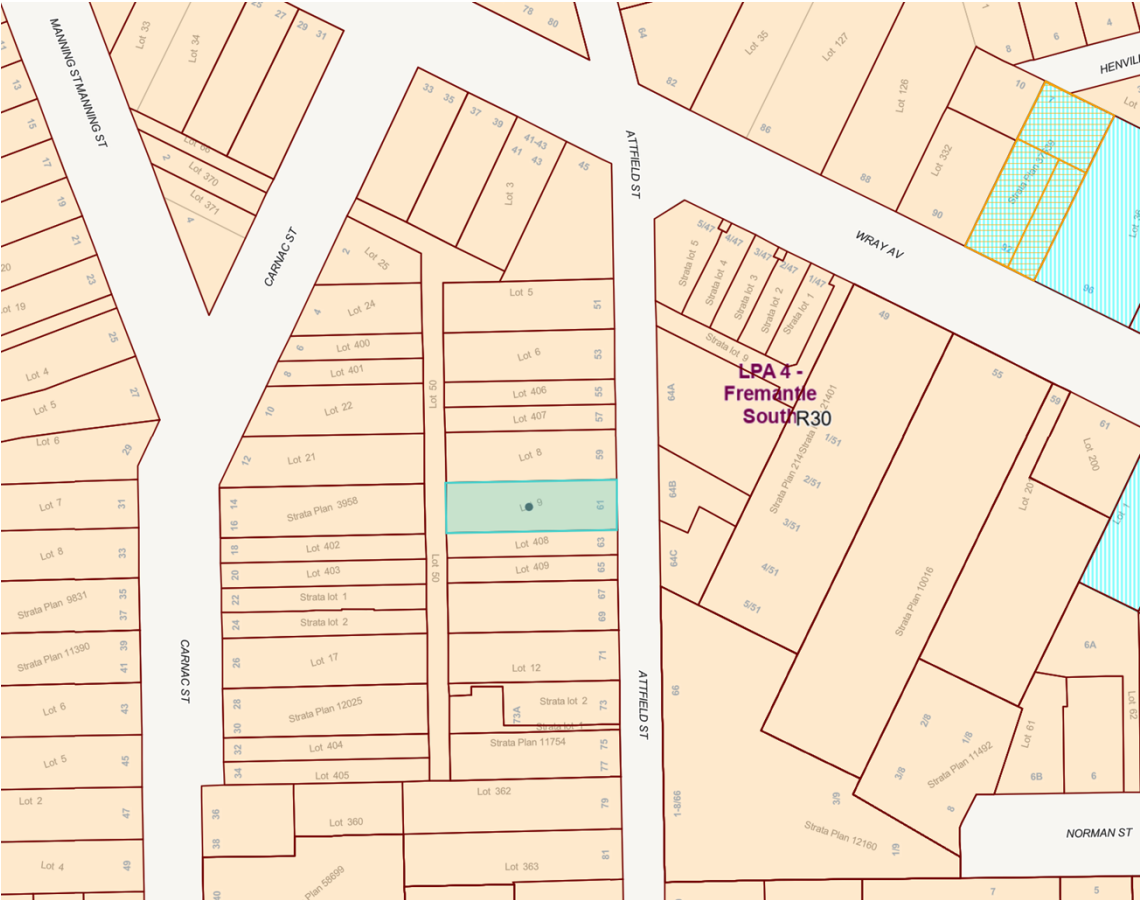


**Figure 5** - proposed northern elevation with original proposed (top) and amended (bottom)

Development plans are included as attachment 1.

**Site/application information**

Date received:	20 June 2025
Owner name:	James Alexis Marangou and Ciara Stepleton
Submitted by:	Benedict McCarthy
Scheme:	Residential (R30)
Heritage listing:	Individually Listed Category 3
Existing land use:	Single House
Use class:	Single House
Use permissibility:	P



**Figure 6 – Planning context map**



**Figure 7 – Aerial image of subject site (August 2025)**



**CONSULTATION**

**External referrals**

Nil required.

**Internal referrals**

**CoF Heritage**

The proposed two storey additions and alterations and single garage to rear lane will not have a negative impact on the heritage place or the streetscape. The rear roof section has already been altered with a previous two storey addition.

The works proposed in this application are acceptable as they will have no discernible impact on the heritage values of No. 61 Attfield Street.

**Community**

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as discretions from the R-Codes deemed to comply were sought. The advertising period concluded on 31 July 2025, and 2 submissions were received objecting to the proposal. The following issues were raised (summarised):

<b>Submitter Comment</b>	<b>Officer Comment</b>
Concerns of visual privacy to the northern adjoining property due to balcony overlook.	Applicant amended plans reduces upper floor addition and removes balcony which now meets deemed to comply for visual privacy with visual cone of 4.5m (see figure 2)
Concerns of proposed windows second storey on northern elevation would result in a loss of privacy for northern adjoining property	Proposed windows on amended plans are now almost entirely removed except for a small bathroom window.
Concerns of overshadowing and loss of solar access to major and minor openings to lounge room, kitchen, bathroom and outdoor verandah and potential for solar panels in the future.	The applicant has reduced upper floor addition floor area and roof pitch of single storey addition via use of roof top garden on southern boundary to reduce overshadowing impact. There is also an increased setback to meet deemed to comply requirements and further reduce overshadowing (see figure 1)



	See overshadowing discussion in officer comment section below.
An additional concern was raised by a submitter in response to the amended plans of visual privacy from the roof top garden.	As the proposed roof top garden is not accessible via a door it is considered a non-habitable space and does not contribute to overlooking. However, a condition will be added to ensure that access to the proposed roof top garden will be in a non-habitable capacity.

The remaining comments are addressed in the officer comment below.

**OFFICER COMMENT**

**Statutory and policy assessment**

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. Where a proposal does not meet the Deemed-to-comply requirements of the R-Codes, an assessment is made against the relevant Design principles of the R-Codes. Not meeting the Deemed-to-comply requirements cannot be used as a reason for refusal. In this particular application the areas outlined below do not meet the Deemed-to-comply or policy provisions and need to be assessed under the Design principles:

- Overshadowing

The above matter is discussed below.

**Background**

The subject site is located on the western side of Attfield Street and has rear right of way access via Row 46 Carnac Street. The site has a land area of approximately 498m<sup>2</sup> and is currently a Single House. The site is zoned residential and has a density coding of R30. The site is individually heritage listed (level 3) but is not located within a heritage area.

A search of the property file has revealed no relevant planning history for the site.

**Overshadowing**

<b>Element</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Extent of Variation</b>
Overshadowing	35% (87.5m <sup>2</sup> ) of the adjoining site area (250m <sup>2</sup> )	137m <sup>2</sup> 54.8%	49.5m <sup>2</sup> 19.8%



**Officer's Note:** *The applicant has measured overshadowing on their amended plans over both 63 & 65 Attfield Street Fremantle, arriving at a total site area square meterage of 492m<sup>2</sup>. The above is measured as per R-codes of only the adjoining southern property.*

The proposed overshadowing is considered to meet the Design principles of the R-Codes in the following ways:

#### Existing and proposed overshadowing

- It is noted the existing shadow equates to 94m<sup>2</sup> (37.6% of the southern lot area) meaning it is already over the deemed to comply limit of 35%.
- Amendments to the lodged application reduced the shadow by 5.1m<sup>2</sup> (2.04%), this portion of shadow fell predominantly over the outdoor living area of the outdoor verandah and roof of the southern adjoining property (see Figure 8).
- Figures 8 below provides a shadow analysis comparison from the existing structures on site and the proposed development.
- As noted in figure 8, the overshadowing from the proposed rear carport, due to the lower ground level, falls behind the shadow thrown by the fence and will not increase the impact of shadow on the southern adjoining neighbour.

#### Effected existing major openings

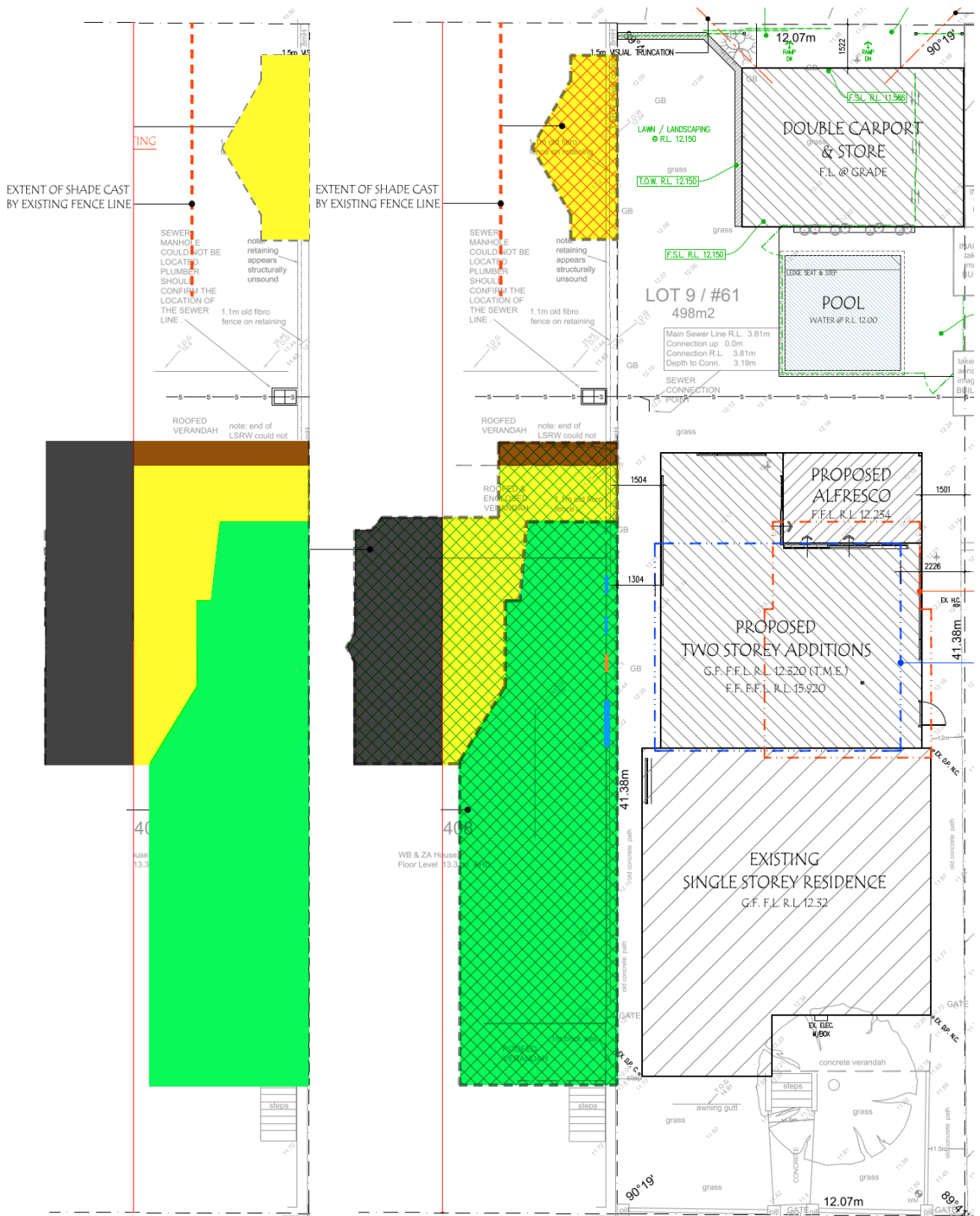
- As indicated in figure 9, the existing major opening (location shown in orange in figure 8) is currently screened by vegetation and is currently overshadowed by the existing development at peak winter solstice hours. For these reasons it is considered the proposed overshadowing impact on the existing major opening to the lounge room will not be significant.

#### Outdoor living areas

- The proposed shadow that falls onto the outdoor living area has been reduced by 1.7m<sup>2</sup> from the original proposed as shown in figure 8.
- The proposed overshadowing on the rear verandah of the neighbouring property will also predominantly fall on existing boundary wall and roof of verandah portion of lesser portion of shadow falling on the side opening of the outdoor verandah as shown in figure 11 & 12.

#### Solar collectors

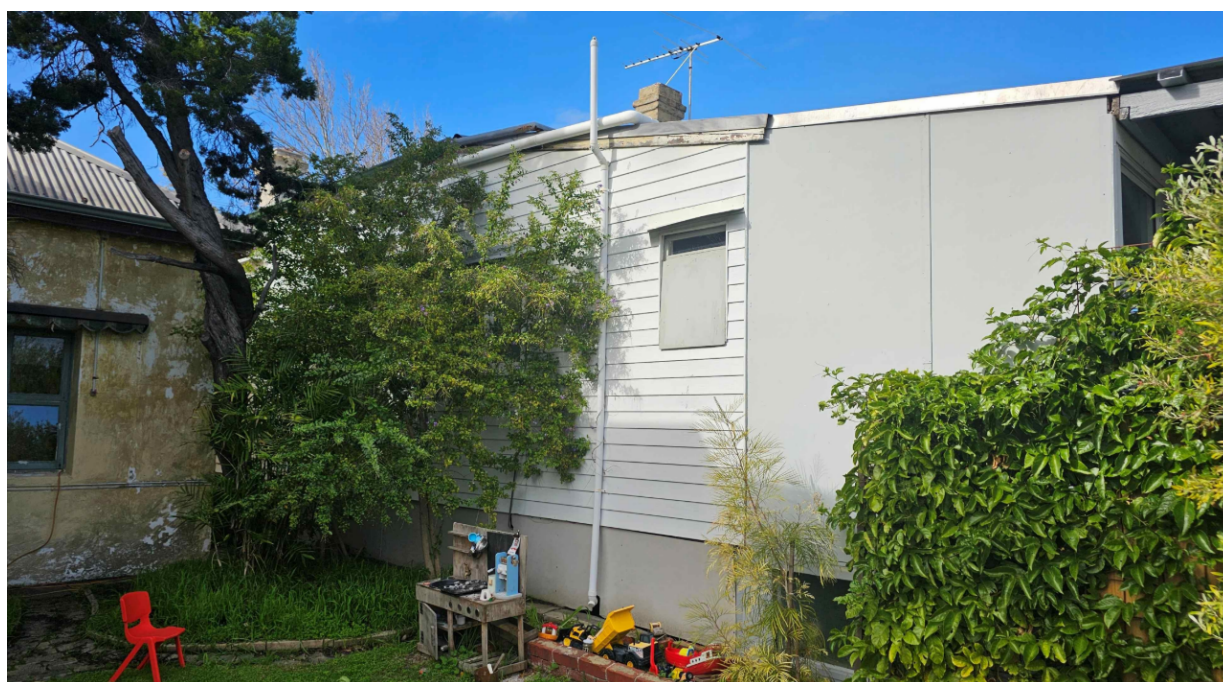
- There are no solar panels installed on the existing roof of the southern adjoining property that will be effected by the proposed overshadowing.



**Figure 8** – A shadow analysis comparison from the existing structures on site of original proposed (left) and amended proposed (right) shadowing. Colour shading denotes existing/proposed and impacting shadows as described below:



<b>Legend</b>	<b>Description</b>
Green	Existing Overshadowing
Yellow	Proposed Overshadowing
Brown	Proposed Overshadowing that falls on outdoor verandah
Grey	Shadow cast onto 65 Attfield Fremantle and is not taken into consideration for measuring overshadowing
Orange	Major opening to lounge room
Blue	Non-major openings



**Figure 9** – photo of existing openings to southern adjoining property’s boundary wall (major opening behind vegetation and substantially screened).



**Figure 10** – impacted major opening taken from interior of impacted loungeroom of southern adjoining property with light cast at 2pm.



**Figure 11** – Outdoor verandah of southern adjoining property, dotted red line indicates end of overshadowing. See existing boundary wall and vegetation as existing contributes to overshadowing.



**Figure 12** – View from impacted verandah taken from Southern Adjoining perspective at 2pm.



**Heritage additions**

The following table, sets out the assessment against the relevant provisions of Local Planning Policy 3.6 Heritage-protected Places Built Form and Land use

<b>8.3 General</b>	<b>Intent</b>	<b>Officer Comment</b>
i. Additions and alterations	All alterations and additions are to respond sympathetically to the heritage values of the place, with changes designed and sited in a manner that retains, conserves, respects and complements the heritage significance of the place.	The proposed rear addition is altering n already altered rear portion of a heritage listed property. The proposed changes to the rear do not impact the existing heritage of the front of the property or is visually impactful to the streetscape
ii. Significance	Alterations and additions to the original building exterior are to change as little as reasonably possible that would impact the streetscape significance.	As stated above, the original fabric of the building is unaffected due to pre-existing alterations.

<b>9.1 Siting, Setbacks and Scale</b>	<b>Intent</b>	<b>Officer Comment</b>
iv. Rear additions (single and double storey)	Ensure that development: a) is not visible from the street; b) does not alter or impact the original building exterior; c) does not extend over or into the roof of the existing place; d) is constructed so that the roof of the new addition is independent from the original place’s roof form (New roof may connect into back of roof of existing place as long as the extent of the original roof remains clear); e) employs one of the following methods to retain the distinct form of	Rear addition does not impact original exterior and does not extend over the or into the heritage fabric front portion of the property. Use of differing materials allows for rear addition and roof to be supported as proposed



	<p>the place: i. Be detached from the place; ii. Be attached by a linkage with a reduced scale and/or contrasting material; iii. Have side walls set in from the place; iv. Have a wall height lower than that of the place; or v. Have differing finishes/materials from the original place or a material change at the junction of the old and new.</p>	
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**CONCLUSION**

In conclusion, the proposed additions and alterations meet the requirements of the Residential Design Codes and Local Planning Policies, and the application is therefore recommended for approval.

**STRATEGIC IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**LEGAL IMPLICATIONS**

Nil

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required



**COUNCIL DECISION ITEM C2510-2**  
**(Officer's recommendation)**

**Moved: Cr Ben Lawver**

**Seconded: Cr Jemima Williamson-Wong**

**Council:**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, additions and alterations to existing Single house at No. 61 Attfield Street (Lot 9), Fremantle, as detailed on plans dated 16 September 2025 subject to the following condition(s):**

- 1. This approval relates only to the development as indicated on the approved plans, dated 16 September 2025. 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. The approved rooftop garden may only be accessed for maintenance and shall not be used as an active habitable space as defined in the Residential Design-Codes to the satisfaction of the City of Fremantle.**
- 3. All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 4. All development hereby approved, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**

**Advice Note(s)**

- 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. An application for building permit for the swimming pool barrier must be submitted and building permit issued prior to filling the swimming pool with water.**

**Carried: 9/1**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Adin Lang, Cr Jemima Williamson-Wong, Cr Ben Lawver,  
Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

**Against:**

**Cr Andrew Sullivan**



**Cr Adin Lang declared a financial interest in item C2510-3, earlier in the meeting, and left the meeting at 6:20pm prior to the discussion and vote on the following item.**

**C2510-3 SOUTH TERRACE, NO.139 (STRATA LOT 1), FREMANTLE –  
ADDITIONS AND ALTERATIONS AND ANCILLARY DWELLING  
ADDITION TO EXISTING SINGLE HOUSE - (LG DA0224/25)**

**Meeting date:** 8 October 2025  
**Responsible officer:** Manager City Planning  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. Amended Development Plans  
**Additional Information:** 2. [Site photos](#)  
*(viewed electronically)*

## **SUMMARY**

**Approval is sought for rear two storey additions and alterations and ancillary dwelling addition to existing Single house at No.139 South Terrace, Fremantle.**

**The proposal is referred to Council due to the nature of some discretions being sought and comments received during the notification period that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Residential Design Codes (R-Codes). These discretionary assessments include the following:**

- **Boundary wall (north/south)**
- **Overshadowing**

**The application is recommended for conditional approval.**

## **PROPOSAL**

### **Detail**

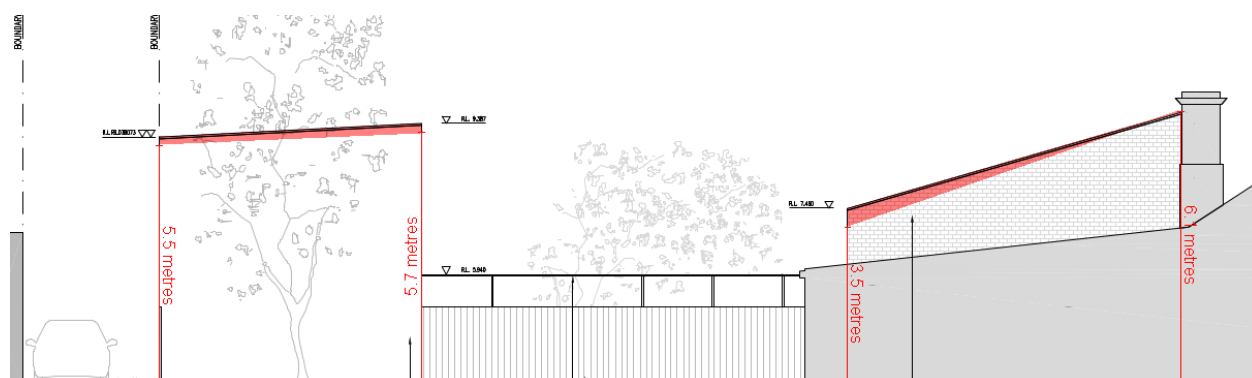
Approval is sought for additions and alterations and ancillary dwelling addition to an existing Single house at No. 139 South Terrace, Fremantle (subject site). The proposed works include:

- Demolition of rear carport, portions of internal and external walls at rear of dwelling.

- Two storey rear additions to provide bathroom, kitchen and dining room on ground floor and bedroom and bathroom on upper floor.
- Construction of open frame pergola in rear outdoor living area.
- Two storey ancillary dwelling addition at rear of property with garage/storage on ground floor and kitchen, dining, bedroom and bathroom on upper floor.

The applicant submitted amended plans on 10 September 2025, including the following changes:

- Reduction of wall height at lower side of proposed rear extension from 3.9m to 3.5m (400mm) (see Figure 1),
- Reduction of building height of proposed ancillary dwelling 5.9m to 5.7m (200mm) (see Figure 1), and
- Additional overshadowing diagrams as result of the roof pitch change.



**Figure 1** – Portion of reduced wall height in amended plans (highlighted red)

Amended Development plans are included as Attachment 1.

### **Site/application information**

Date received:	24 July 2025
Owner name:	Adin Lang
Submitted by:	Gian Tonossi
Scheme:	Residential (R35)
Heritage listing:	Individually Listed Category 3
Existing land use:	Single House
Use class:	Single House
Use permissibility:	P

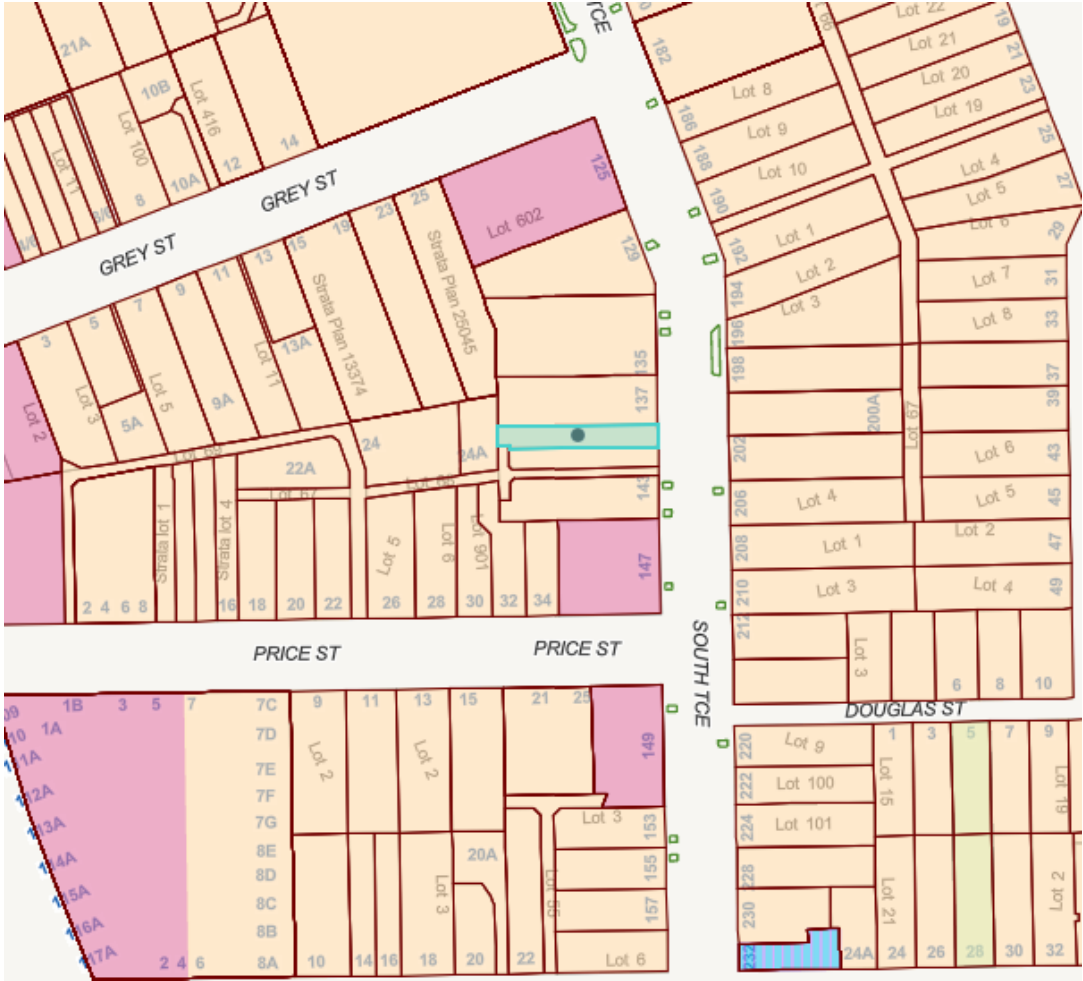


Figure 2 – Planning context map



**Figure 3** – Aerial image of subject site (July 2025)

## **CONSULTATION**

### **External referrals**

Nil required.

### **Internal referrals**

#### *Heritage*

The subject site is on the City's Local Heritage List, management category 3 (some significance), and therefore it is important to consider the heritage impact of the proposed demolition, and proposed additions on the heritage values of the place.

The following comments are provided in relation to the heritage impact of the proposal:



- The proposed demolition of the rear lean-to room will have a minor impact on the heritage values of the place however is considered acceptable. The retention of the central chimney is vital for both 139 and 141 South terrace as the chimney appears to straddle the boundary of the heritage duplex. A condition is to be included requiring more details of how the existing chimney and the stone party wall are to be retained and incorporated into the proposed additions and how the upper floor addition will interact but not impact this chimney.
- The proposed additions and alterations are acceptable and will only have minor impact on the heritage values of 139 and 141 South Terrace.

On the basis of the above comments the works proposed in this application are acceptable as they will have only a minor impact on the heritage values of the subject site.

### **Community**

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as discretions from the R-Codes deemed-to-comply requirements were sought. The advertising period concluded on 26 August 2025, and 2 submissions were objecting to the proposal and 1 supporting. The following issues were raised (summarised):

- Concerns relating to overshadowing, particularly loss of solar access to adjacent outdoor living areas and northern major openings.
- Concerns relating to shadow cast on roof of adjacent dwelling removing the potential to install solar panels in future.
- Concerns regarding proposed lot boundary setback, building height, bulk and scale.
- Concerns regarding overdevelopment of the site leading to the determinant of neighbourhood amenity.
- Concerns regarding provision of on-site carparking.
- Concern that proposed ancillary dwelling does not positively contribute to its setting and will negatively impact the amenity of adjacent residents.

In response to the above, the applicant submitted revised plans addressing the following:

- Reduction of wall height at lower side of proposed rear extension from 3.9m to 3.5m (400mm).
- Reduction of building height of proposed ancillary dwelling 5.9m to 5.7m (200mm).

In response to the above, the following comments are provided by officers:



- It is noted that the provided on-site car parking and proposed building height meet the Deemed-to-Comply requirements of the R-Codes.

The remaining comments are addressed in the officer comment below.

**OFFICER COMMENT**

**Statutory and policy assessment**

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. Where a proposal does not meet the Deemed-to-comply requirements of the R-Codes, an assessment is made against the relevant Design principles of the R-Codes. Not meeting the Deemed-to-comply requirements cannot be used as a reason for refusal. In this particular application the areas outlined below do not meet the Deemed-to-comply or policy provisions and need to be assessed under the Design principles:

- Boundary walls (north/south)
- Overshadowing

The above matters are discussed below.

**Background**

The subject site is located on the western side of South Terrace in Fremantle. The site has a land area of approximately 287m<sup>2</sup> and is currently a Single house. The site is zoned residential and has a density coding of R35. The site is individually heritage listed (level 3) but not located within a heritage area.

A search of the property file has revealed there is no relevant planning history for the site.

**Boundary walls**

<b>Element</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Extent of Variation</b>
North Boundary Wall – Single house	In areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary	Boundary wall length: (beyond existing constructed boundary wall of adject southern property)- 7.4m  Height of boundary walls: 3.5m - 6.2m maximum	Height: 2.7m



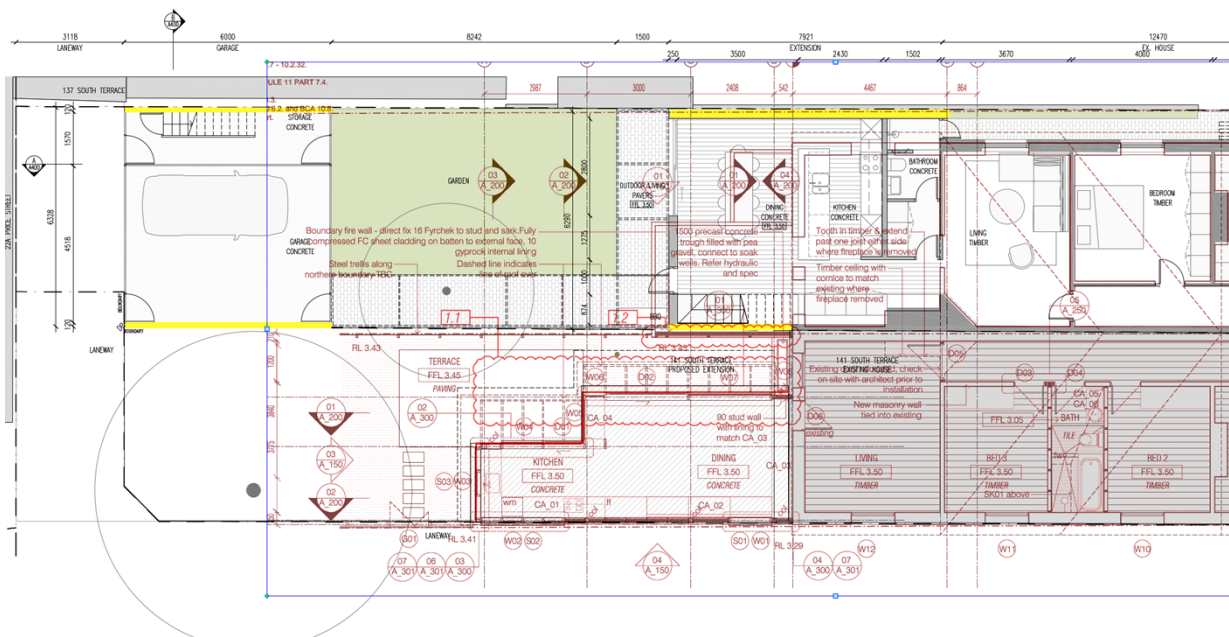
North Boundary Wall – Ancillary Dwelling and Garage	behind the front setback, to up to two site boundaries	Boundary wall length: 6m Height of boundary walls: 5.1m- 5.3m maximum	Height – 1.8m
South Boundary Wall – Single house	in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries	Boundary wall length: (beyond existing constructed boundary wall of adject southern property) – 8.1m Height of boundary walls: 3.5m - 6.2m maximum	Height: 2.7m
South Boundary Wall – Ancillary Dwelling and Garage	behind the front setback, to up to two site boundaries	Boundary wall length: 6m Height of boundary walls: 5.1m- 5.3m maximum	Height – 1.8m

The northern boundary walls are considered to meet the design principles of the R-Codes for the following reasons:

- Regarding the proposed northern boundary wall for the rear detached Ancillary dwelling, the neighbouring north property currently includes an outbuilding also with nil setbacks to this boundary, albeit in single storey form.
- With regards to the middle northern boundary wall for the rear two storey additions to the existing dwelling, the area of the adjoining property is not considered to form part of this dwelling’s exclusive outdoor living area but really acts as pedestrian side accessway, therefore not being overly sensitive to such impacts as building bulk.

The southern boundary walls are considered to meet the design principles of the R-Codes for the following reasons:

- A 9.7m corridor clear of built form has been included between the rear Ancillary dwelling addition and the rear additions of the dwelling. This assists with to protecting solar access, ventilation and reducing the building bulk to the neighbour.
- The design also includes a skillion roof design which slopes from east (6.2m height) to west (3.5m wall height) to help reduce any excessive shadow and/ or building bulk impacts of this neighbouring property.
- As discussed in the overshadowing assessment below, it is considered that the proposal has been designed to help preserve adequate sunlight to future primary outdoor living areas and major openings of the southern dwelling. (refer figure 4).



**Figure 4 – Location of proposed boundary walls overlaid with approved building plans of 141 South Terrace (highlighted yellow)**

**Overshadowing**

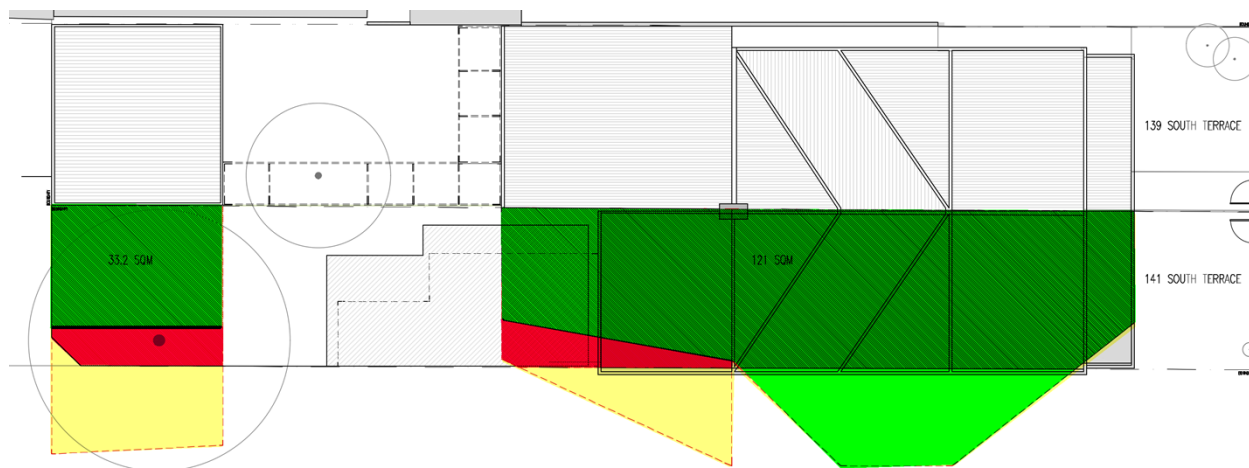
Element	Requirement	Proposed	Extent of Variation
Overshadowing	Overshadowing does not exceed 35% of the site area on adjoining properties where zoned R30 to R40	154.2sqm (representing 66% of the adjoining site)	53.75sqm (31%)

The proposed overshadowing is considered to meet the design principles of the R-Codes in the following ways:

- Figure 5 below provides a shadow analysis comparison from the existing structures on site and the proposed shadowing. Colour shading of the shadow areas in the figures denotes different areas of the adjacent dwelling where shadow is falling/impacting:
  - Green – shadow that is captured by existing single storey dwelling and carport
  - Red – new shadow from proposed additions that fall on adjoining southern dwelling above the current scenario.
  - Yellow – shadow from proposed additions that fall over the adjacent southern laneway access adjoining 141 South Terrace.



- It is noted that the existing structures on the subject site cast 145sqm (62%) of shadowing on the adjacent southern lot, with the proposal representing an increase of 9.2sqm (4%).
- Overall, the amended proposal has been designed to help protect the outdoor living areas and north facing major openings to habitable rooms of the adjacent southern property.
- At the rear of the primary dwelling, the increased overshadowing (shown in red below) will be wholly located over roof of the adjoining southern property. The proposed rear addition maintains the existing building line at the rear, assisting to reduce the increase of shadowing from the existing structures.
- The proposal has been designed without any buildings between the addition and proposed ancillary dwelling to assist in protecting sunlight access.



**Figure 5** – Overshadowing analysis comparison of existing shadowing and proposed shadowing from additions and ancillary dwelling.

**Local Planning policy 3.6 – Heritage- Protected Places Built Form and Land Use(LPP3.6)**

Below is an assessment against the relevant provision of Council's LPP3.6 for additions and alterations to listed residential places.

<b>8.5 Chimneys</b>		
<b>Item</b>	<b>Level 3</b>	<b>Officer’s comments</b>
i. Existing chimneys	All chimneys are to be retained and conserved	Chimney proposed to be retained, however further detail is required at Building Permit stage to ensure it is protected.
<b>9.1 Siting, Setbacks and Scale</b>		



<b>Item</b>	<b>Level 3</b>	<b>Officer's comments</b>
iv. Rear additions (single and double storey)	<p>Ensure that development:</p> <ul style="list-style-type: none"> <li>a) is not visible from the street;</li> <li>b) does not alter or impact the original building exterior;</li> <li>c) does not extend over or into the roof of the existing place;</li> <li>d) is constructed so that the roof of the new addition is independent from the original place's roof form (New roof may connect into back of roof of existing place as long as the extent of the original roof remains clear);</li> <li>e) employs one of the following methods to retain the distinct form of the place:               <ul style="list-style-type: none"> <li>i. Be detached from the place;</li> <li>ii. Be attached by a linkage with a reduced scale and/or contrasting material;</li> <li>iii. Have side walls set in from the place;</li> <li>iv. Have a wall height lower than that of the place; or</li> <li>v. Have differing finishes/materials from the original place or a material change at the junction of the old and new.</li> </ul> </li> </ul>	<p>The rear additions will not be highly visible from South Terrace as the majority of the development will sit below the roof ridge height of the retained front duplex.</p> <p>The additions have been appropriately designed and positioned to the rear of site having minimal impact original building and its fabric.</p> <p>The roof form of the rear two storey addition incorporates an independent skillion roof which reads as a modern form compared to the traditional heritage ridge roof of the front cottage.</p> <p>Where the new rear two storey addition meets the original significant cottage, the design steps out to a nil setback to the northern boundary. The addition also changes in material from limestone and brick quoining to full face brick masonry walls.</p>
<b>9.3 - Doors and Windows</b>		
Conversion of windows to doors	Conversion of windows to doors of the original building exterior is not permitted but may be considered elsewhere in certain circumstances.	All existing exterior windows are being retained with only one window being removed



		<p>to the kitchen room, which is at the rear of the dwelling on the northern elevation.</p> <p>The proposed rear lean-to additions demolition has been reviewed and supported by City officers as these works were considered to have a minor impact on the heritage value of the place</p>
Internal openings	Internal doors can be altered, blocked and new openings introduced in most circumstances, unless it results in loss of a key internal feature such as a fireplace. Interpret changes to record original configuration.	The only internal door change has been reviewed and is supportable.

**CONCLUSION**

In conclusion, the proposal is considered to be generally well designed for its context and setting and appropriately addresses the relevant statutory planning requirements of the LPS4, the R-Codes and relevant Council local planning policies. The application is therefore recommended for approval, subject to appropriate conditions below.

**STRATEGIC IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**LEGAL IMPLICATIONS**

Nil

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required



**COUNCIL DECISION ITEM C2510-3**  
**(Officer's recommendation)**

**Moved: Cr Jemima Williamson-Wong**

**Seconded: Cr Ben Lawver**

**Council:**

**APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Ancillary Dwelling and Additions and alterations to existing Single House at No. 139 (Strata Lot 1) South Terrace, Fremantle, subject to the following condition(s):**

- 1. This approval relates only to the development as indicated on the approved plans, dated 10 September 2025. 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 lodgement of a building permit for these works hereby approved, detailed plans outlining how the existing chimney and the stone party wall of the dwelling is to be retained and incorporated into the additions are to be submitted for approval. All works are to be completed in accordance with the approved methodology and design to the satisfaction of the City of Fremantle.**
- 3. All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 4. Prior to occupation of the development hereby approved, the boundary walls located on the northern and southern 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**

- 5. All development hereby approved, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 6. 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.**
- 7. Prior to lodgement of a Building Permit application for the development hereby approved, a detailed drawing showing how the terrace addition for Ancillary dwelling located on the western**



elevation and the upper floor bedroom window located on the eastern elevation, are to be screened in accordance with Clause 5.4.1 C1.2 of the Residential Design Codes by either:

- a. fixed obscured or fixed translucent glass to a minimum height of 1.60 metres above internal floor level, or
- b. fixed screening, with openings not wider than 5cm and with a maximum of 25% perforated surface area, to a minimum height of 1.60 metres above the internal floor level, or
- c. a minimum sill height of 1.60 metres above the internal floor level,

Prior to occupation of the development hereby approved, the approved screening method shall be installed and 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 note(s):**

- 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 3.7.2 of the Building Code of Australia.
- iii. The applicant is advised if any conservation works to the original dwelling are proposed a separate planning application will need to be submitted and approved by the City of Fremantle.

**Carried: 8/1**

**For:**

Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Andrew Sullivan,  
Cr Jemima Williamson-Wong, Cr Ben Lawver, Cr Frank Mofflin,  
Cr Doug Thompson and Cr Ingrid van Dorssen

**Against:**

Cr Geoff Graham



**C2510-4 PLANNING INFORMATION REPORT - OCTOBER 2025**

**1. SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**Meeting date:** 8 October 2025  
**Responsible officer:** Manager City Planning  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. 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.

**2. UPDATE ON METRO INNER DAP DETERMINATIONS AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL APPLICATIONS FOR REVIEW**

**Meeting date:** 8 October 2025  
**Responsible officer:** Manager City Planning  
**Voting requirements:** Simple Majority Required  
**Attachments:** Nil

Applications that have been determined by the Metro Inner DAP and/or are DAP/Council determinations that are subject to an application for review at the State Administrative Tribunal are included below.

1. Application Reference
DAP003/25
Site Address and Proposal
82-84 Stirling Highway, North Fremantle- Co-living development
Council Consideration/Decision
<ul style="list-style-type: none"> <li>Application for development was accepted on 24 April 2025.</li> <li>A DAP meeting has not yet been scheduled for the item.</li> <li>As the application was submitted prior to 1 May 2025, the Responsible Authority Report will be presented to Council.</li> </ul>

2. Application Reference
DAP005/25
Site Address and Proposal
10 Henderson Street, Fremantle - Hotel
Update
<ul style="list-style-type: none"> <li>Application for development was accepted on 18 July 2025.</li> </ul>



- The Responsible Authority Report is due to be submitted to DAP on 24 October 2025.
- A DAP meeting has not yet been scheduled.
- As the application was submitted after 1 May 2025, the Responsible Authority Report will not be presented to Council.

<b>3. Application Reference</b>
DAPV002/25
<b>Site Address and Proposal</b>
1 Goldsbrough and 46-68 Cantonment Street, Fremantle – Variation to approval (Deletion of Condition 38)
<b>Update</b>
<ul style="list-style-type: none"> <li>• Application for development was accepted on 17 July 2025.</li> <li>• The Responsible Authority Report is due to be submitted to DAP on 2 October 2025.</li> <li>• A DAP meeting has been scheduled for 15 October 2025.</li> <li>• Officers recommendation is for approval.</li> <li>• As the application was submitted after 1 May 2025, the Responsible Authority Report will not be presented to Council.</li> </ul>

<b>4. Application Reference</b>
DAP006/25
<b>Site Address and Proposal</b>
No. 64 Queen Victoria Street, Fremantle – 6 level Mixed use development
<b>Update</b>
<ul style="list-style-type: none"> <li>• Application for development was accepted on 4 August 2025.</li> <li>• The Responsible Authority Report is due to be submitted to DAP on 20 October 2025.</li> <li>• A DAP meeting has not yet been scheduled.</li> <li>• As the application was submitted after 1 May 2025, the Responsible Authority Report will not be presented to Council.</li> </ul>

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required



**COUNCIL DECISION ITEM C2510-4**  
**(Officer's recommendation)**

**Moved: Cr Frank Mofflin**

**Seconded: Cr Andrew Sullivan**

**Council receive the following information reports for October 2025:**

- 1. SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**
- 2. UPDATE ON METRO INNER DAP DETERMINATIONS AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL APPLICATIONS FOR REVIEW.**

**Carried: 9/0**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Ben Lawver,  
Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

**Against:**

**Nil**



## **General reports**

Nil.

## **Statutory reports**

Nil.



## Committee and working group reports

**Cr Adin Lang returned to the meeting at 6:53pm prior to the discussion and vote on the following item.**

### **C2510-5 CONCLUSION OF VARIOUS WORKING GROUPS**

<b>Meeting date:</b>	8 October 2025
<b>Responsible officer:</b>	Manager Governance
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	1. Council Committees and Groups Register 2023-25 (including terms of reference)

#### **SUMMARY**

**The Council has established multiple working groups to address various strategic objectives that are a key priority for the City of Fremantle.**

**Every month a report is presented to Council to provide an update on the discussions of the working groups, and if required, a report is taken to Council to endorse recommendations received from or influenced by these working groups.**

**This report recommends that Council approve the conclusion of the following working groups, for the reasons outlined within this report:**

- a. City Emissions Working Group**
- b. City Plan Engagement Working Group**
- c. Culturally Vibrant City (Noise) Working Group**
- d. Economic Development Strategy 2024 Working Group**
- e. Fremantle Oval Project Working Group**
- f. Towards 2029 Working Group**

#### **BACKGROUND**

Working groups work collaboratively with Council and Officers to develop a council strategy or plan, or a specific project. The benefits of establishing a working group include:

- To maintain a strategic focus on key council activities;
- To assist with alignment on key initiatives, programs or projects between relevant officers and elected members;
- To achieve a 'quick sprint' action on a specific issue / part of program or project;



- To enable elected members to get more involved in key issues important to them, and report back to the broader Council;
- To build relationships and collaboration across the organisation and with/between elected members; and
- To provide a work-shop style platform for officers and elected members to develop a recommendation to Council.

On 8 March 2023, Council established the Fremantle Oval Project Working Group. The group was a result of the Fremantle Oval Redevelopment Business Plan endorsed in 2022, with one of the key recommendations within the Business Plan is to establish the project governance early on to assist guide the planning and evolution of the project.

On 14 February 2024, Council established the City Plan Engagement Working Group, Economic Development Strategy 2024 Working Group, and the Towards 2029 Working Group. At the time of establishment, subsequent groups were also suggested for the future, once the the initial working groups achieved their purpose. The purpose of the initial groups (established) and subsequent groups (yet to be established) are as follows:

<u>Initial Groups</u>	
Economic Development Strategy 2024	Contribution to the development and framing of the City’s economic development strategy 2024-29.
City Plan Engagement	Developing stakeholder engagement strategy and testing the proposed engagement tools.
Towards 2029	Map the various components that relate to this subject and discuss the inter-relationships, inter-dependencies, risks and timing, including: <ul style="list-style-type: none"> <li>- Long-term vision and strategic plan for Roundhouse and Arthur Head Reserve.</li> <li>- Advocacy, stakeholder engagement, project planning and funding opportunities.</li> <li>- How the truth-telling component of 2029 needs to be led by the WRAP Working Group, and how this might interface with other projects and initiatives.</li> </ul>
<u>Subsequent Groups (proposed, yet to be established)</u>	
Sustainability	Engagement ideas for community emission reduction.



Operations Centre	Future planning, project scoping.
City Plan – <i>Part 2</i>	Exploring development/ built form scenarios.
Heritage	Priorities for heritage area reviews / policy development.
Social Services	Strategic review and community priorities.
Community Safety	Review strategic framework.
Sport and Recreation	Strategic review and priorities

On 14 August 2024, Council established the Community Emissions Working Group. The working group was established to advance the City’s commitment to local climate change action. Specifically, to explore greenhouse gas emission reduction strategies and actions that can be encouraged and supported within the community. This is in addition to the City’s current commitment to reducing its corporate greenhouse gas emissions towards net zero.

On 25 June 2025, Council established the Culturally Vibrant City (Noise) Working Group. The working group was established to provide recommendations for consideration before the end of 2025 in relation to any changes required to ensure the planning framework, policies and operational practices acknowledge new developments in City Centres should be required to undertake appropriate measures to dampen external noise generated by cultural activities; new residential and accommodation developments achieve a high level of sound mitigation through good design and acoustic performance; any changes to the City’s policies or planning scheme to ensure noise generating venues providing cultural benefits to our city have robust sound attenuation requirements to minimise external noise impacts; and opportunities to advocate State and/or Federal Governments for legislative reform and other outcomes that will allow our City to balance residential and tourism growth alongside vibrant cultural activities.

The terms of reference, which includes a more detailed purpose of each working group, are provided in Attachment 1 (which also includes all other City of Fremantle working groups).

**FINANCIAL IMPLICATIONS**

Nil.

**LEGAL IMPLICATIONS**

Nil.



## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- The matters contained in this report align to the intent of this theme's outcome.

## **CONSULTATION**

Nil.

## **OFFICER COMMENT**

The following updates provide a snapshot of the achievements and outcomes of each working group, and the reasoning why they are recommended to be concluded.

### **City Emissions Working Group**

The Working Group concluded its activities, guiding the following deliverables:

- Initiating the work to commence a Life Cycle Costing (LCD) trial for the City for Development Applications.
- Reviewing the Emissions Profile for all carbon emissions across the broader Fremantle community (including industry and government).
- Preparing an action plan in response to community emissions.
- Prioritising these actions for Council consideration.

This was received and endorsed by the Council on 13 August 2025.

### **City Plan Engagement Working Group**

The Working Group concluded its activities by hosting a final review of the City Plan, prior to the Plan being adopted by Council on 27 August 2025.

### **Culturally Vibrant City (Noise) Working Group**

The Working Group concluded its activities, guiding the following deliverables:

- Overview and broad understanding of the existing planning and compliance framework that regulates the impact of noise.
- Workshop with key city stakeholders to explore the issues.
- Establishment of Key Principles to guide future policy development.
- Support for the notion of 'Agent of Change' needs to take more responsibility in addressing potential conflicts – further work required on the details.
- Advocacy position on legislative/policy changes required by state government.



This was received and endorsed by the Council on 27 August 2025.

### **Economic Development Strategy 2024 Working Group**

The working group concluded its activities by providing final feedback on the draft economic development strategy 2025-2030. The draft strategy was then presented to Council on the 27th August 2025 where it was formally adopted. Given the strategy has now been adopted the Working Group can be closed.

### **Fremantle Oval Project Working Group**

The working group has completed its objective to develop the Masterplan for the proposed redevelopment of the oval, with adoption by Council of the Masterplan in November 2024.

Recent project activity has focused on progressing a Treasury business case, supported by \$500,000 of funding from the State Government. The business case continues to be guided by the vision and objectives of the Masterplan. The intent is to finalise the business case for Elected Member consideration prior to December 2025 to enable lodging of the business case with State Government before the end of the year.

At this time the working group is recommended to be closed and any further need for a working group may be re-considered once funding is secured.

### **Towards 2029 Working Group**

The Towards 2029 Working Group was established with the purpose of discussing strategic aspects of the 2029 bicentenary. The initial focus was determined to be to mapping the various components that relate to this, and discussing the interrelationships, interdependencies, risks and timing, including:

- Long-term vision and strategic plan for Roundhouse and Arthur Head Reserve.
- Advocacy, stakeholder engagement, project planning and funding opportunities.
- How the truth-telling component of 2029 needs to be led by the WRAP Working Group, and how this might interface with other projects and initiatives.
- 

Deliverables:

1. Preparation of a project scope(s) to better define what actions, planning, advocacy will be needed over the next year or so.
2. A process or structure that recognises how the WRAP will lead the truth-telling component of 2029 and potentially interface with other planning activities.

Over the course of this working group's term, a presentation was made to the WRAP Working Group and members were invited to join the Towards 2029 Working Group. This invitation was accepted by a WRAP Working Group member. Connections have been made with the City of Albany to discuss their Albany 2026 community programming process and a fruitful meeting between officers from



each City took place. Community engagement has taken place for Manjaree with 1300 community members reached and 82 formal submissions, as well as meetings with Whadjuk Elders and community members. The City has created costings for infrastructure repairs and maintenance in the Manjaree precinct. The Rottnest Island Authority has invited the City of Fremantle to join their state government submission for complementary Manjaree and Wadjemup infrastructure improvements. The City is also discussing these works with Lotterywest.

Due to the achievements of the working group and the upcoming Local Government elections, officers recommend that Council approve the closure of this working group for further review following the Local Government elections.

## **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

### **COUNCIL DECISION ITEM C2510-5** **(Officer's recommendation)**

**Moved: Cr Jenny Archibald**

**Seconded: Cr Andrew Sullivan**

#### **Council:**

- 1. Approve the conclusion of the following working groups, for the reasons outlined within this report:**
  - a. Community Emissions Working Group**
  - b. City Plan Engagement Working Group**
  - c. Culturally Vibrant City (Noise) Working Group**
  - d. Economic Development Strategy 2024 Working Group**
  - e. Fremantle Oval Project Working Group**
  - f. Towards 2029 Working Group**
- 2. Note that the updated terms of reference and membership appointment for the following remaining working groups will be brought to Council following the 2025 Local Government Ordinary Election:**
  - a. Destination Marketing Working Group**
  - b. International Relations Working Group**
  - c. North Fremantle Plan Working Group**
  - d. Walyalup Reconciliation Action Plan 2024-27 Working Group**
- 3. Note that future working groups will be considered following the 2025 Local Government Ordinary Election.**

**City of Fremantle  
Ordinary Meeting of Council - Minutes  
8 October 2025**



**Carried: 10/0**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong,  
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

**Against:**

**Nil**



## **C2510-6 SISTER CITIES TRAVEL INFORMATION REPORT**

<b>Meeting date:</b>	8 October 2025
<b>Responsible officer:</b>	Manager Governance
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Sister City Travel Report 2025</li><li>2. Minutes - International Relations Working Group - 30 July</li></ol>

At the Ordinary Meeting of Council on 26 February 2025, Council approved international travel for the Mayor and one additional city representative to visit the City of Fremantle Sister City and Friendship Cities of Funchal, Cap d'Orlando, Molfeta and Korcula, and other related travel.

As part of the resolution, Council requested a report on any outcomes/observations from each visit, to be brought back for Council consideration.

Mayor Hannah Fitzhardinge and Cr Ingrid van Dorssen visited the Sister and Friendship Cities between the 26<sup>th</sup> of April and 16<sup>th</sup> of May 2025, and have provided a summary of each visit and actions/suggestions for consideration, in Attachment 1.

Officers present this report on behalf of the International Relations Working Group for consideration to implement the proposed suggestions, and to receive the report of the International Sister City Travel 2025.

Officers will review the proposed actions/suggestions and bring a report back to the International Relations Working Group with recommendations for further consideration. Any initiative that requires additional budget, will be considered as part of the annual budget process.

### **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

#### **Liveable City - Liveable and socially connected neighbourhoods**

- Fremantle's diverse cultural heritage is reflected through a broad range of community celebrations and traditions.

#### **Creative City – Events and programming celebrate Fremantle's unique and diverse creative and cultural identity**

- The matters contained in this report align to the intent of this theme's outcome.



**Inclusive City – A welcoming and inclusive City for all members of community**

- A community that welcomes a diverse cultural mix and celebrates First Nations stories and our migrant connections.

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

**COUNCIL DECISION ITEM C2510-6**  
**(Officer's recommendation)**

**Moved: Cr Ingrid van Dorssen**

**Seconded: Cr Geoff Graham**

**Council:**

- 1. Receive the Sister City Travel Recap report, as provided in Attachment 1.**
- 2. Note the proposed actions/suggestions provided in Attachment 1, will be reviewed by officers and brought back to the International Relations Working Group for consideration.**

**Carried: 10/0**

**For:**

**Mayor Hannah Fitzhardinge, Cr Jenny Archibald, Cr Geoff Graham,  
Cr Adin Lang, Cr Andrew Sullivan, Cr Jemima Williamson-Wong,  
Cr Ben Lawver, Cr Frank Mofflin, Cr Doug Thompson and Cr Ingrid van Dorssen**

**Against:**

**Nil**



## **Motion of which previous notice has been given**

Nil.

## **Urgent business**

Nil.

## **Late items**

Nil.

## **Confidential business**

Nil.

## **Elected member communication**

Ahead of their retirement, all Councillors thanked Cr Adin Lang for his 8 years of service and Cr Doug Thompson for his 37 years of service on Council. They highlighted their achievements, initiatives, tireless work for the community, and impact on the metropolitan area more widely.

Cr Adin Lang and Cr Doug Thompson thanked everyone and talked to their tenure on Council, their personal achievements as a Councillor, and the importance of working together and with the community to make a lasting impact.

Cr Doug Thompson tabled a reflection of his time on Council, provided in the additional documents, which will also be made available in the local history collection.

Mayor Hannah Fitzhardinge thanked the CEO, Directors, and all staff for the support given to this Council, and the Elected Members for the way they have conducted this Council and the collegiality and wished them the best.

## **Closure**

**The Presiding Member declared the meeting closed at 7:54pm.**