



# Additional documents

## Ordinary Meeting of Council

Wednesday 11 February 2026 6:00 pm



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**C2602-6 HARWOOD STREET, NO. 17 (LOT 53), HILTON – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (LG DA0355/25)**

**Proposed Alternative Motion by Cr Frank Mofflin**

**APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Additions and Alterations to Existing Single House at No.17 (Lot 53) Harwood Street, Hilton subject to the following conditions:**

- 1. This approval relates only to the development as indicated on the approved plans, dated 7 January 2026. 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 from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.**
- 3. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 4. Prior to occupation/ use of the development hereby approved, the boundary walls located on the southern and western 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.**

- 5. Prior to lodgement of a Building Permit application for the development hereby approved, a detailed drawing showing how the deck located on the east elevation, is 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.**

- 6. 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 9 of the Building Code of Australia.**
- iii. If construction works involve the emission of noise above the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, they should only occur on Monday to Saturday between 7.00 am and 7.00 pm (excluding public holidays). In instances where such construction work needs to be performed outside these hours, an Application for Approval of a Noise Management Plan must be submitted to the City of Fremantle Environmental Health Services for approval at least 7 days before construction can commence.**

**Note: Construction work includes, but is not limited to, Hammering, Bricklaying, Roofing, use of Power Tools and radios etc.**

**Reasons for alternative motion:**

The proposal has very little impact on neighbours and can be supported.



**C2602-7 MODIFICATION TO FORMER MATILDA BAY BREWERY SITE  
STRUCTURE PLAN - 130 STIRLING HIGHWAY, NORTH  
FREMANTLE**

**Proposed Amendment by Cr Andrew Sullivan**

Add a Part 2 to the Officers Recommendation, to read as follows:

**Council:**

- 1. In accordance with Schedule 2, Part 4, Clause 29(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, recommends to the Western Australian Planning Commission amend the Former Matilda Bay Brewery Site Structure Plan as at Attachment 1.**
  
- 2. *Acknowledges that the existing height controls derived from the 2008 McCabe Height Study require review given that the subsequent planning decisions, recent developments and the poor functionality and usage of the viewing locations has eroded the purpose of the view corridors that underpinned the height controls. Council invite the land owners in the structure plan area to collaborate with the City to amend the structure plan and develop planning and urban design policy to support timely redevelopment, including to explore the following:***
  - a. simplified height controls that help facilitate timely, market driven redevelopment of the structure plan area while improving the controls that ensure development scale and massing will graduate down to the adjacent lower density residential areas.***
  - b. Consider the opportunity for the mixed use lots on the south side of Coventry Parade to be upzoned to support redevelopment and as a mechanism to assist in the graduation of development intensity between the structure plan area and the residential areas to the south***
  - c. a road network that supports integration of the site with the surrounding road network, joins communities together, facilitates safe movement of local traffic to and through the site, and adequately services desirable land uses including mixed use and hospitality to meet local needs.***
  - d. identify the desired configuration of McCabe Street capable of establishing a quality urban setting, functionality for business and the safe flow of traffic into the surrounding precincts.***
  - e. develop planning mechanisms that catalyse quality redevelopment of the three stranded lots at the corner of Stirling Highway and McCabe Street, including whether to provide alternative access that may warrant development bonuses.***
  - f. mechanisms to better integrate future developments with the now completed Cornerstone residential units on McCabe street in a manner that supports the amenity of those units.***



- g. explore how the location of public open space can best integrate with adjacent public areas, enhance the functionality of land uses within the heritage buildings on site and facilitate pedestrian movement through the site to support the broader network.***

**Reasons for amendment:**

Address concerns of perpetuating the flawed heights policy for the Matilda Bay site, and the inadequacy of the structure plan more generally.

***OR alternative wording provided by Officers:***

- 2. Encourages the landowner to review the site opportunities and constraints and consider preparing a new Structure Plan to assist with its redevelopment.***



## C2602-9 CANTONMENT STREET - PUBLIC REALM CO-OPERATION DEED

### Proposed Amendment by Cr Jemima Williamson-Wong

#### Council:

1. **Endorse the Co-Operation Deed, provided in Attachment 1, to enable the continuation of co-ordinated project planning for public realm enhancement in the Cantonment Street precinct; and**
2. **Note that any financial contribution towards the public realm works, will be considered by Council as part of the Long Term Financial Plan and budget processes; and**
3. ***Request that the City's input during the project responds to the important, world-class skate heritage and the future youthful population projected to live in the precinct, including:***
  - a. ***Request the WA Skate Association be invited to contribute to the design process;***
  - b. ***Exploring opportunities to support ongoing street skating within the Cantonment Street Precinct and/or the Princess May Reserve; and***
  - c. ***Consideration that active recreation facilities may be incorporated into future improvements to the area of Princess May Reserve abutting Cantonment Street.***

#### Reasons for amendment:

The development approval process for the buildings around the Cantonment Street precinct have clearly highlighted the world class skate heritage and ongoing use within the precinct. It is important that the City continues to support the existing uses within the precinct, to ensure that the development outcome includes all members of our community.



## **C2602-10 CURB OF PROLIFERATION OF CONVENIENCE TYPE SHOPS**

### **Proposed Amendment by Mayor Ben Lawver**

Add an additional part to the Officers Recommendation, to read as follows:

#### **Council:**

- 1. Note that the City will investigate measures to curb the proliferation of convenience type shops as part of the new Local Planning Scheme, including but not limited to:**
  - a. Changing land use permissibility, requiring all future convenience stores to lodge for development approval; and**
  - b. Development of a detailed policy to augment the Scheme, setting criteria around locations, numbers of similar stores, etc.**
  
- 2. Continue to engage with relevant authorities on the enforcement of these matters, and continue to emphasise the importance of finalising tighter State Government regulation; and**
  
- 3. *Request that the Chief Executive Officer prepare a scheme amendment, prior to the preparation of a new scheme, that changes the land use permissibility of Convenience Stores to be an 'A' use in all zones except in Residential zones where it should remain an X use; and***
  
- 4. Note that the current status of actions, together with the recommendations above, address all resolutions of the Notice of Motion (C2508-14).**

#### **Reasons for amendment:**

Members of our community first raised concerns about the number of "convenience type" shops in November 2024 and since then the number of these shops in the CBD has more than doubled. The change to the scheme will require future Convenience stores to lodge a development application that is publicly advertised and allow the City of Fremantle to consider any further increase in the number of convenience shops in Fremantle.