



Additional documents

Ordinary Meeting of Council

Wednesday 13 May 2026 6:00 pm



Table of Contents

C2605-1 - DEFERRED ITEM: WATKINS STREET, 95 (LOT 14), WHITE GUM VALLEY - UNAUTHORISED REGULATED TREE REMOVAL - (JD DA0037/26)	3
Proposed Alternative Motion by Cr Fedele Camarda	3
C2605-2 DEFERRED ITEM: ATTFIELD STREET, NO. 52 (LOT 1), FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (CR DA0330/25).....	4
Proposed Alternative Motion by Cr Ingrid van Dorssen	4
C2605-4 HOLLAND STREET, NO. 136 (LOT 146), FREMANTLE - CHILD CARE PREMISES - (JD DA0396/25).....	6
Proposed Amendment by Cr Andrew Sullivan.....	6
Proposed Procedural Motion to Defer by Cr Andrew Sullivan.....	11
Proposed Amendment by Cr Geoff Graham	12
C2605-5 DEFERRED ITEM: INITIATION OF SCHEME AMENDMENT 74 - NOS. 2-8 HARVEST ROAD, NORTH FREMANTLE	13
Proposed Amendments by Cr Andrew Sullivan	13
Proposed Amendment by Cr Jemima Williamson Wong	16
Proposed Alternative Motion by Cr Jemima Williamson Wong	17



C2605-1 DEFERRED ITEM: WATKINS STREET, 95 (LOT 14), WHITE GUM VALLEY - UNAUTHORISED REGULATED TREE REMOVAL - (JD DA0037/26)

Proposed Alternative Motion by Cr Fedele Camarda

Council:

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Unauthorised Regulated Tree Removal at No. 95 (Lot 14) Watkins Street, White Gum Valley, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 3 February 2026. It does not relate to any other development on this lot.**
- 2. Within 90 days of date of this decision notice, eight (8) replacement trees of a minimum 30 litre pot size and capable of achieving recognition as a regulated tree when mature shall be planted in-ground within the lot, each having the minimum tree planting area prescribed by clause 5.3.2 of the Residential Design Codes or otherwise approved by the City. The replacement trees shall be maintained the life of the development, to the satisfaction of the City of Fremantle. Should any of the replacement trees die or become unhealthy and require replacement, the landowner must notify and make suitable arrangements with the City of Fremantle for the replacement of the tree(s).**
- 3. 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.**

Reason for alternative motion:

The tree removal is generally consistent with LPP2.26 emergency works clauses and tree replacement requirements, with the removal being necessary for safety reasons following storm damage, as well as the applicant's Tree Replacement Plan detailing the proposed planting of eight new trees to offset the removal of four significant trees.



**C2605-2 DEFERRED ITEM: ATTFIELD STREET, NO. 52 (LOT 1),
FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO
EXISTING SINGLE HOUSE - (CR DA0330/25)**

Proposed Alternative Motion by Cr Ingrid van Dorssen

Council:

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Additions and Alterations to Existing Single House at No. 52 Attfield Street (Lot 1), Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 7 April 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. 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.**
- 4. Prior to lodgement of a Building Permit for the development hereby approved, a detailed drawing showing how the balcony located on the north elevation, is to be screened in accordance with Clause 5.4.1/6.4.1 C1.1 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.

- 5. Prior to occupation/ use of the development hereby approved, the boundary walls located on the southern and eastern boundaries shall be of a clean finish in any of the following materials:**
 - coloured sand render,**
 - face brick,**
 - painted surface,**



and be thereafter maintained to the satisfaction of the City of Fremantle.

- 6. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 7. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.**

Advice 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**

Reasons for alternative motion:

Proposed alterations and additions are generally consistent with the planning framework and will have minimal impact on the heritage significance of the property, recognising the amendments made to minimise impacts and retain key features that contribute to the heritage values of the place.



C2605-4 HOLLAND STREET, NO. 136 (LOT 146), FREMANTLE - CHILD CARE PREMISES - (JD DA0396/25)

Proposed Amendment by Cr Andrew Sullivan

Amend Conditions 2, 3, 5, 9 and add Advice Notes to the Officer's Recommendation, to read as follows:

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, Child Care Premises at No. 136 (Lot 146) Holland Street, Fremantle, subject to the following condition(s):

- 1. This approval relates only to the development as indicated on the approved plans, dated 1 April 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. Prior to lodgement of a Building Permit application for the development hereby approved, a Tree Relocation Plan shall be submitted and approved, to the satisfaction of the City of Fremantle including the following:**
 - Tree relocation preparation methodology and works schedule,**
 - Details of a dedicated deep soil transplanting area,**
 - Details of reticulation and mulch/soil treatment,**
 - Tree protection measures during construction,**
 - Monitoring and maintenance schedule for a minimum of two (2) years post transplanting,**

The approved Tree Relocation Plan shall be implemented in perpetuity, unless otherwise agreed by the City of Fremantle. Should the tree not survive prior to and following relocation, a similarly mature specimen should replace it.

- 3. Prior to lodgement of a Building Permit application for the development hereby approved, details of a Tree Protection Zone for the existing onsite Jacaranda Tree, in accordance with Australian Standard 4970 – Protection of Trees on Development Sites, shall be submitted and approved, to the satisfaction of the City of Fremantle. The Tree Protection Zone shall thereafter be implemented and maintained for the duration of construction or unless otherwise agreed by the City of Fremantle. The Jacaranda shall remain on site for the life of the development or otherwise replaced with a similarly mature specimen.**



4. Prior to lodgement of a Building Permit application for the development hereby approved, a Construction Management Plan shall be submitted and approved, to the satisfaction of the City of Fremantle addressing, but not limited to, the following matters:

- a) Use of City car parking bays for construction related activities;
- b) Protection of infrastructure and street trees within the road reserve;
- c) Security fencing around construction sites;
- d) Gantries;
- e) Access to site by construction vehicles;
- f) Contact details;
- g) Site offices;
- h) Noise - Construction work and deliveries;
- i) Sand drift and dust management;
- j) Waste management;
- k) Dewatering management plan;
- l) Traffic management; and
- m) Works affecting pedestrian areas.

The approved Construction Management Plan shall be adhered to throughout the construction of the new development.

5. Prior to lodgement of a Building Permit application for the development hereby approved, the applicant is to submit, and have approved to the satisfaction of the City of Fremantle, a **revised** detailed parking plan design **that reduces the overall number of bays by four (4) and** which complies with the Australian Standard AS/NZS 2890 and AS/NZSC 1428, including parking bay/s (comprising visitor bays & disabled bays), aisle widths, circulation areas, driveway/s and points of ingress and egress.
6. Prior to lodgement of a Building Permit application for the development hereby approved, details of how the recommendations contained in the Amended Acoustic Report (Ref: 35293-2-25361), prepared by Herring Storer Acoustics, dated 13 February 2026 are to be implemented shall be submitted to the satisfaction of the City of Fremantle.
7. Prior to lodgement of a Building Permit application for the development hereby approved, final details of the external materials, colours and finishes of the proposed development shall be submitted and approved to the satisfaction of the City of Fremantle. The



approved materials, colours and finishes shall thereafter be implemented and maintained in perpetuity, unless otherwise agreed by the City of Fremantle.

8. Prior to lodgement of a Building Permit application for the development hereby approved, fencing shall be truncated or reduced to 0.75m height within 1.5m of vehicle access points in order to provide adequate sight lines and thereafter maintained to the satisfaction of the City of Fremantle.
9. Prior to lodgement of a Building Permit application for the development hereby approved, a detailed landscaping plan, including information relating to species selection, reticulation, details of existing vegetation to be retained, and treatment of landscaped surfaces (i.e. mulch, lawn etc), shall be submitted to and approved by the City of Fremantle. **The plan shall include the following within the development site:**
 - a. **Seventeen (17) trees, a minimum 200 litre pot size and capable of achieving recognition as a regulated tree when mature.**
 - b. **All tree pits to be a minimum of 2m x 2m.**
 - c. **The retained Bottle Tree and Jacaranda to have a reasonable garden bed that includes reticulation and mulch.**
 - d. **Details of the play area, with attention to providing natural areas such as plants, lawn and trees.**
10. Prior to lodgement of a Building Permit application for the development hereby approved, an outdoor lighting plan must be submitted and approved by the City of Fremantle. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto the adjoining properties and shall be implemented for the life of the development.
11. Prior to occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.
12. Prior to occupation of the development hereby approved, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Fremantle.
13. Prior to occupation of the development hereby approved, all car parking, and vehicle access and circulation areas shall be



maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis to the satisfaction of the City of Fremantle.

- 14. The waste management plan, prepared by Urbii Consulting, dated 10 November 2025 (U25.135.r02a) must be implemented at all times to the satisfaction of the City of Fremantle.**
- 15. The maximum number of children in childcare at the site shall not exceed 105 at any one time.**
- 16. For the duration of the development, the opening hours of the Child Care Premises are limited to Monday to Friday from 6:30am to 6:30pm.**
- 17. 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.**
- 18. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 19. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.**

Advice notes:

- xx. The trees planted on site should meet the definition of a Regulated Tree when mature. This is defined in the City's Local Planning Policy as :**

Living tree that:

- a) Is 8m or more in height; and/or**
- b) Has an average canopy diameter of at least 6m; and/or**
- c) Has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and**
- d) Is of a species that is not included on State or local area weed register.**



xx. Any trees planted on site should be sufficiently separated from buildings and where they can develop their coverage in a way that covers hard stand areas.

xxx. Should a reduction in car bays on site be required to accommodate the landscaping outlined, further planning approval will be required.

Reason for Amendments:

Amendment to condition 2

Given the existing condition of the tree and risks associated with construction, a replacement tree should be planted in the event the tree does not survive.

Amendment to condition 3

To set the expectation that the Regulated Tree should be cared for in perpetuity.

Amendment to condition 5

Bays to be removed to enable more on-site landscaping.

Amendment to condition 9

A significant number of trees have been removed from the site and should be suitably replaced to contribute to the urban tree canopy.

To ensure survival of any future (and retained) trees, all tree pits should be a minimum of 2m x 2m.

Play area is a large space occupying the site, and has the opportunity to contribute to a significant deep soil area and vegetation.



C2605-4 HOLLAND STREET, NO. 136 (LOT 146), FREMANTLE - CHILD CARE PREMISES - (JD DA0396/25)

Proposed Procedural Motion to Defer by Cr Andrew Sullivan

Council defer the Child Care Premises at No. 136 Holland Street, Fremantle to the next appropriate Ordinary Meeting of Council to request the applicant provide revised plans to address:

- **Replacement trees capable of growth as a Regulated Tree to replace removed vegetation on site.**
- **Appropriately sized tree pits and deep soil areas to accommodate the trees (i.e. a minimum of 2m x 2m).**
- **Revised site plans that may result in a reduction in parking to enable the desired landscaping to be developed.**
- **Consideration of planting within the play area.**
- **Truncated fence to address pedestrian sightlines on the street corner.**



C2605-4 HOLLAND STREET, NO. 136 (LOT 146), FREMANTLE - CHILD CARE PREMISES - (JD DA0396/25)

Proposed Amendment by Cr Geoff Graham

To delete the following Condition 2 of the Officer's Recommendation:

2. Prior to lodgement of a Building Permit application for the development hereby approved, a Tree Relocation Plan shall be submitted and approved, to the satisfaction of the City of Fremantle including the following:
- Tree relocation preparation methodology and works schedule,
 - Details of a dedicated deep soil transplanting area,
 - Details of reticulation and mulch/soil treatment,
 - Tree protection measures during construction,
 - Monitoring and maintenance schedule for a minimum of two (2) years post transplanting,
- The approved Tree Relocation Plan shall be implemented in perpetuity, unless otherwise agreed by the City of Fremantle.

Reasons for amendment:

The relocation of the tree is not necessary and is offset by other planting measures.



**C2605-5 DEFERRED ITEM: INITIATION OF SCHEME AMENDMENT 74 -
NOS. 2-8 HARVEST ROAD, NORTH FREMANTLE**

Proposed Amendments by Cr Andrew Sullivan

AMENDMENT 1

To add a new Part 2 to the Schedule of Modifications, to read as follows:

- 2. Add a proposed amendment to the "Vehicle Accessway" requirements listed in the "Criteria to be met in order for additional development standards to apply" of Amendment 74 as follows:**
- b) delete clause 2 and renumber the remaining clauses accordingly; and**
 - b) amend clause 1 to add the words "and Harvest Road" to the end of the sentence.**

Reason for Amendment:

The amendment removes the possibility that vehicle access and/or customer parking can be accessed directly from Harvest Road. The distance between the busy intersections and the function of Harvest Road as a bus route makes it unsuitable for vehicle access to be allowed off this section Harvest Road. Visitor parking located along the Harvest Road frontage is unlikely to generate the type of desirable built form character warranted at this gateway corner to the North Fremantle residential area.

AMENDMENT 2

To amend Part 3 of the Officers Recommendation as follows:

- 3. Proceed to seek approval to advertise Scheme Amendment 74 to Local Planning Scheme No. 4 (Attachment 1) as modified by the Schedule of Modifications (Attachment 2) under Regulation 46A of the Planning and Development (Local Planning Schemes) Regulations 2015 and, subject to approval, proceed to advertise the amendment with amendments to the modifications as follows:**

To amend part 1 and add a new part 2 to the Schedule of Modifications, to read as follows:

- 1. Additional development standards: ~~Residential density of R100~~
~~Maximum height of 4 storeys (15m)~~**
All other criteria shall be in accordance with the Residential Design Codes and any relevant local development plan and/or local planning policies.



b) the Justification reads as follows:

~~- Residential density is tied to building height. The nearby District Centre is composed of heritage buildings of a maximum 2 storeys. Adjoining residential development is predominantly single or double storey with the tallest nearby building (the Weeties factory at 5 Burns Street) being a maximum 12m high. The City's modelling shows that a height on the subject site greater than 4 storeys has potential to overwhelm the district centre and surrounding residential lots due to excessive bulk and scale (refer to the City's Council report).~~

Reference to any other local planning policies and *local development plan* is to ensure clarity in the event that a relevant local planning policy *and/or local development plan* is adopted for the area prior to development.

Reason for Amendment:

The R160 zoning as proposed is more likely to facilitate the redevelopment of the Amendment Area with a high-quality, mixed use development that responds to the adjacent North Fremantle centre, Stirling Highway urban corridor and the constraints of the surrounding residential area to accommodate higher residential densities and infill development. An R160 coding will facilitate the development of additional and much needed residential dwellings, in a suitable location with minimal impact on the North Fremantle precinct and important cultural heritage significance. Defining suitable heights and built forms across the site that are sympathetic to the diverse character of North Fremantle but do not overwhelm the immediate surroundings can be articulated through the development of a Local Development Plan prior to development. A local development plan would provide a mechanism to push allowable heights at each frontage of the site up and down in a manner that best suits the surroundings without the need to severely limit the allowable plot ratio and overall residential unit numbers. Heights may need to be capped at three storeys near Thompson Road frontages but may well be acceptably if higher than the standard 5-6 storeys on the Stirling Highway frontage.

AMENDMENT 3

To amend part 3 of the Officer's Recommendation, to read as follows:

- 3. Proceed to seek approval to advertise Scheme Amendment 74 to Local Planning Scheme No. 4 (Attachment 1) as modified by the Schedule of Modifications (Attachment 2) under Regulation 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015* and, subject to approval, proceed to advertise the amendment, *with an additional Proposed Modification to be added to the Schedule of Modifications as follows:***



Add additional clause:

A local development plan is to be prepared, in liaison with the City and local community and adoption by the Council, for the Amendment Area and its interface with the ROW and adjacent community facilities, in order to provide specific and detailed guidance for future development, including site responsive height; setback and built form requirements; specifications and design characteristics for the upgrading of the ROW; tree retention, replacement and landscaping; waste management; servicing; responsiveness to noise generating community facilities; integration with the public realm, including transitioning differences in levels around the site; and, mix of development.

- 4. Authorise the Mayor and Chief Executive Officer to sign any necessary documentation required to enact the above resolutions.**
- 5. Supports initiation of the Land Administration Act process to modify the boundaries of the rear accessway and, subject to being upgraded to the City's satisfaction, dedicate it as a ROW.**

Reason for Amendment:

An R160 coded development is likely to generate understandable levels of anxiety within the local community that greatly values the existing character of North Fremantle while acknowledging the need for more sustainable forms of development more generally. While a R100 coded development may be a safer option in terms of built form and heights, its significantly reduced plot ratio would fail to optimise the rare opportunity a site of this nature and location offers in delivering on the State's and City's Strategic Planning Frameworks. The local community and Council have previously demonstrated through successful developments at Leighton Beach and Northbank that it is possible to proactively agree to sustainable and appropriately responsive higher density developments through the development of local development plans and policies in advance of development.



**C2605-5 DEFERRED ITEM: INITIATION OF SCHEME AMENDMENT 74 -
NOS. 2-8 HARVEST ROAD, NORTH FREMANTLE**

Proposed Amendment by Cr Jemima Williamson Wong

To amend Part 3 of the Officers Recommendation as follows:

- 3. Proceed to seek approval to advertise Scheme Amendment 74 to Local Planning Scheme No. 4 (Attachment 1) as modified by the Schedule of Modifications (Attachment 2) under Regulation 46A of the Planning and Development (Local Planning Schemes) Regulations 2015 and, subject to approval, proceed to advertise the amendment with an update to the Schedule of Modifications to add the following:**

Add Recreation- Private and Small Bar to the Additional Uses table.

Reason for amendment:

To activate the streetscape and allow for mixed-development that supports the amenity of the future residents, these uses should be included as permitted subject to council discretion



**C2605-5 DEFERRED ITEM: INITIATION OF SCHEME AMENDMENT 74 -
NOS. 2-8 HARVEST ROAD, NORTH FREMANTLE**

Proposed Alternative Motion by Cr Jemima Williamson Wong

Council:

- 1. Determines that Scheme Amendment 74 is a 'Complex' Scheme Amendment as it is an amendment that is not addressed by any local planning strategy; and relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.**
- 2. Determines that the amendment does not require review by the Environmental Protection Authority under regulation 33C(2)(h) of the Environmental Protection Regulations 1987.**
- 3. Proceed to seek approval to advertise Scheme Amendment 74 to Local Planning Scheme No. 4 (Attachment 1) with a modification to include Small Bar and Recreation Private to the Additional Uses , under Regulation 46A of the Planning and Development (Local Planning Schemes) Regulations 2015 and, subject to approval, proceed to advertise the amendment.**
- 4. Authorise the Mayor and Chief Executive Officer to sign any necessary documentation required to enact the above resolutions.**
- 5. Supports initiation of the Land Administration Act process to modify the boundaries of the rear accessway and, subject to being upgraded to the City's satisfaction, dedicate it as a ROW.**
- 6. Requests the Chief Executive Officer prepare a local development plan or local planning policy in order to provide specific and detailed guidance for future development, including site responsive height, setback and built form requirements, specifications for the upgrading of the ROW, tree retention and landscaping and mix of development.**

Reason for alternate recommendation:

To support the R160 zoning and require that further work be undertaken to set a policy framework that delivers a good quality outcome.