



Additional documents

Planning Services Committee

Wednesday 1 July 2026 6:00 pm



Table of Contents

**PSC2607-1 DEFERRED ITEM: FIELD STREET, NO.2 (LOT 55),
BEACONSFIELD - DEMOLITION OF EXISTING SINGLE HOUSE
AND CONSTRUCTION OF SINGLE STOREY SINGLE HOUSE -
(CR DA0077/26)3**
Proposed Alternative Motion by Cr Andrew Sullivan3

PSC2607-7 REVIEW OF LOCAL PLANNING POLICY 3.16 - BURT STREET ..7
Proposed Amendment by Cr Andrew Sullivan (1).....7
Proposed Amendment by Cr Andrew Sullivan (2).....8



**PSC2607-1 DEFERRED ITEM: FIELD STREET, NO.2 (LOT 55),
BEACONSFIELD - DEMOLITION OF EXISTING SINGLE HOUSE
AND CONSTRUCTION OF SINGLE STOREY SINGLE HOUSE -
(CR DA0077/26)**

Proposed Alternative Motion by Cr Andrew Sullivan

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Demolition of Existing Single House and Construction of Single Storey Single House at No. 2 (Lot 55) Field Street, Beaconsfield, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated 15 June 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. Prior to the occupation of the development hereby approved, vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Fremantle.**
- 4. Prior to the 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.**
- 5. Prior to lodgement of a Building Permit for the development hereby approved, a detailed landscaping plan in accordance with clause 5.3.2 of the R-Codes, including:
 - a) information relating to species selection of the required tree,**
 - b) reticulation,**
 - c) details of existing vegetation to be retained, and**
 - d) treatment of landscaped surfaces (i.e. mulch, lawn, etc),**shall be submitted to and approved by the City of Fremantle.**
- 6. Prior to lodgement of a Building Permit for the development hereby approved, a detailed plan outlining how the existing regulated trees identified to be retained onsite as 'Tree 5' and 'Tree 6' on submitted arborist report (prepared by Branch Arboriculture) dated 24 March 2026) will:**



- a) be retained and subsequently maintained in a healthy state;
- b) be protected during the construction of the development in accordance with Australian Standard AS4970;
- c) proposed site works amended to ensure ongoing tree protection and
- d) only be maintenance pruned in accordance with Australian Standard AS 4373.

If, notwithstanding paragraph (a) the existing tree dies or becomes unhealthy and requires replacement, the landowner must notify and make suitable arrangements with the City of Fremantle for two replacement tree(s). Thereafter, the replacement tree(s) must be retained and maintained in accordance with this condition.

- 7. Prior to lodgement of a Building Permit Application for the development hereby approved, six (6) replacement trees of 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 areas as prescribed by clause 5.3.2 of the R-Codes or otherwise approved by the City. The replacement trees shall be maintained in a healthy state for the life of the development, to the satisfaction of the City of Fremantle.**
- 8. Prior to occupation of the development hereby approved, the approved landscaping shall be completed in accordance with the approved plans and maintained for the life of the development to the satisfaction of the City of Fremantle.**
- 9. Prior to lodgement of a Building Permit for the development hereby approved, a detailed drawing showing how the rear backyard located on the eastern and southern elevations, is to be screened in accordance with Clause 5.4.1 C1.1 of the Residential Design Codes by either:**
 - a) 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 new finished ground level, or
 - b) a dividing fence to a minimum height of 1.60 metres above the new finished ground 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.

- 10. Prior to occupation/ use of the development hereby approved, the boundary walls located on the southern boundary shall be of a clean finish in any of the following materials:**
 - coloured acrylic or sand render



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

- 11. All works indicated on the approved plans, including any footings, shall be wholly located within the cadastral boundaries of the subject site.**
- 12. 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. The applicant is advised that a crossover permit must be obtained from the City's Engineering Department. New/modified crossover(s) shall comply with the City's standard for crossovers, which are available on the City of Fremantle's web site.**
- iv. The significant trees identified on the approved plan shall be protected during all phases of development in accordance with AS4970-2009 – Protection of Trees on Development Sites.**
- v. Any removal of asbestos is to comply with the following –**

Under ten (10) square metres of bonded (non-friable) asbestos can be removed without a license and in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2001*. Over 10 square metres must be removed by a licensed person or business for asbestos removal. All asbestos removal is to be carried out in accordance with the *Occupational Safety and Health Act 1984* and accompanying regulations and the requirements of the Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)];

Note: Removal of any amount of friable asbestos must be done by a licensed person or business and an application submitted to WorkSafe, Department of Commerce. <http://www.docep.wa.gov.au>



Reasons for alternative motion:

Due regard has been given to the draft changes to LPP 2.26 Tree Retention Policy list Coral trees as undesirable species. Further tree removal is supported due to redesign of the development being unfeasible.



PSC2607-7 REVIEW OF LOCAL PLANNING POLICY 3.16 - BURT STREET

Proposed Amendment by Cr Andrew Sullivan (1)

Amend the Officer's Recommendation, to read as follows:

Council endorse amended Local Planning Policy 3.16: Burt Street, provided in Attachment 1, for the purpose of advertising in accordance with Schedule 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to modifying the "Site Specific Building Requirement Diagram" to include:

- 1. approximately nine (9) possible future parking bays on the eastern verge of Skinner Street; and,***
- 2. approximately twenty-six (26) possible future parking bays on the southern verge of Burt Street.***
- 3. a reduction from the twenty-five of bays shown on Vale street to approximately fifteen (15) bays configured to accommodate a wide landscape verge near the Skinner Street corner.***

Reasons for amendment:

To identify where additional on street parking can be incorporated into the adjoining verges to accommodate the needs of higher density development and the increased public activity in the precinct more generally. To identify suitable areas where any shortfall of visitor parking on site may be required to be provided in the adjoining verges as a condition of planning approval. To help mitigate the impact on surrounding residential areas that might otherwise flow from the increased demand for parking generated by new development. To guide the City of Fremantle's in it's design and approvals processes for any improvements to the public realm in and near the development zone. To optimise the use of the wide verges in Skinner Street, Burt Street and Vale Street.



PSC2607-7 REVIEW OF LOCAL PLANNING POLICY 3.16 - BURT STREET

Proposed Amendment by Cr Andrew Sullivan (2)

Add a part 2 to the Officer's Recommendation, to read as follows:

Council:

- 1. Endorse amended Local Planning Policy 3.16: Burt Street, provided in Attachment 1, for the purpose of advertising in accordance with Schedule 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**
- 2. *Request the Chief Executive Officer investigate opportunities to optimise on-street/verge parking around the Burt Street development site and prepare a plan and strategy for Council consideration that indicates suitable parking and urban realm improvements within the available verges, as generally proposed in the policy, to guide future public and private sector works.***

Reasons for amendment:

To compliment the direction set in the planning policy as amended, and to initiate a process that explores in more detail ways to optimise verge parking around the site.