



Additional documents

Planning Services Committee

Wednesday 5 August 2026 6:00 pm



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PSC2608-1 NOTRE DAME UNIVERSITY CAR PARKS (3 HIGH STREET, NO. 22 MARINE TERRACE & 11-25 MOUAT STREET, FREMANTLE) - VARIATION TO DA00210/24 (PARTIAL CHANGE OF USE TO PUBLIC CAR PARK) - (ED ET02/26, ET03/26 & ET04/26)

Proposed Alternative Motion by Cr Andrew Sullivan

Council:

- A. APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the Variations to Planning Approval for DA0068/24 (partial change of use to (public) carpark) at No. 3 (Lot 100) High Street, Fremantle, granted 12 June 2024, subject to the same terms and conditions, except whereby modified by the following condition(s):**
- A. Condition(s) 8 of the Planning Approval dated 12 June 2024, be deleted and replaced with the following condition(s):**
- 8. Notwithstanding condition 1, the partial change of use to car park hereby approved is to cease operating within one (1) year from 26 August 2026.**
- B. APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the variation to Planning Approval DA0069/24 (partial change of use to (public) carpark) at No. 22 (Lot 1865) Marine Terrace, Fremantle, granted 12 June 2024, subject to the same terms and conditions, except whereby modified by the following condition(s):**
- A. Condition(s) 8 of the Planning Approval dated 12 June 2024, be deleted and replaced with the following condition(s):**
- 8. Notwithstanding condition 1, the partial change of use to car park hereby approved is to cease operating within two (2) years from 26 August 2026.**
- C. APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 for the variation to Planning Approval DA0210/24 (partial change of use to (public) carpark) at No. 11-25 (Lot 3) Mouat Street, Fremantle, granted 26 August 2024, subject to the same terms and conditions, except whereby modified by the following condition(s):**



A. Condition(s) 8 of the Planning Approval dated 26 August 2024, be deleted and replaced with the following condition(s):

- 8. Notwithstanding condition 1, the partial change of use to car park hereby approved is to cease operating within two (2) years from 26 August 2026.**

Reason for alternative motion – Part A:

A one year extension for the car park on High Street as a final transition away from that site being used solely for parking and with a clear directional advice note that the City will not permit the site to be used as a public car park beyond the final transitional period unless the streets are activated through permanent or temporary development capable of activating the street frontages.

Reason for alternative motion – Part B:

A two year extension for the two car parks off Croke Lane on the basis that these are located on secondary streets, their impact on the West End is minor, and the parking areas are an integral part of developments on the same sites.

Reason for alternative motion – Part C:

A two year extension for the two car parks off Croke Lane on the basis that these are located on secondary streets, their impact on the West End is minor, and the parking areas are an integral part of developments on the same sites.



**PSC2608-2 SOUTH TERRACE, NO. 193 (LOT 1), SOUTH FREMANTLE -
PRIMARY AND SECONDARY STREET FENCE ADDITION TO
EXISTING SINGLE HOUSE - (LG DA0151/26)**

Proposed Alternative Motion by Cr Andrew Sullivan

Council:

DEFER the application to the next appropriate Planning Services Committee with the advice that the Council is not prepared to grant planning approval to the application for the Primary and Secondary Street Fence Addition to Existing Single House at No. 193 (Lot 1) South Terrace, South Fremantle, based on the current submitted plans and invite the applicant, prior to the next appropriate Planning Services Committee to consider submitting an amended proposal to address the reasons for refusal outlined in the Officer recommendation.

Reasons for alternative motion:

To allow the applicant to provide revised plans.



**PSC2608-4 KNUTSFORD STREET, NO. 17/5 (LOT 17), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0157/26)**

Proposed Amended Officers Recommendation

To amend recommendation wording and condition 3 of the Officer's Recommendation, to read as follows:

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 17/5 (~~Lot 56~~ **Strata Lot 17) ~~Ord Street~~ **Knutsford Street**, Fremantle, subject to the following conditions:**

- 1. This approval relates only to the development as indicated on the approved plans, dated 28 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. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Ben Osborne as the current landowner only. If Ben Osborne ceases to be the landowner of the site, the Unhosted short-term rental accommodation hereby approved will expire.**
- 3. The approved use is restricted to a maximum of ~~four (4)~~ **two (2)** guests at any one time, based on the ~~two (2)~~ **one (1)** bedrooms within the dwelling.**
- 4. The Management Plan and Code of Conduct dated 28 April 2026 (City of Fremantle stamped date) hereby approved must be implemented at all times to the satisfaction of the City of Fremantle. The approved code of conduct is to be made available to all occupants of the approved unhosted short-term rental accommodation prior to their stay.**
- 5. Prior to the occupation/operation of the Unhosted short-term rental accommodation, signage is to be provided on site and shall:**
 - a) Be limited to sign plaques or plates affixed to the main frontage of the building;**
 - b) Not exceed 0.5m² per dwelling (minimum size, 0.2m²);**
 - c) Be consolidated where multiple unhosted short-term rental accommodation units are contained on a site; and**
 - d) Include the property owner or manager's contact information, including contact telephone and email information.**



The signage shall be maintained for the life of the development 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. The applicant is advised that contact details have been redacted from the attached Code of Conduct in accordance with the *Privacy and Responsible Information Sharing Act 2024*. The original unredacted Code of Conduct with relevant contact details included shall be provided to occupants prior to their stay.**
- ii. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:**
 - mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;**
 - vehicles;**
 - amplified acoustic systems; and**
 - patron noise.**

It is advised to seek the services of a competent acoustic consultant to assist the applicant in addressing the potential noise impacts on noise sensitive receivers.

Reasons for amendment:

Correction to ensure correct street address reflected in the recommendation.

Clarification has been provided by the applicant that while two bedrooms exist on site, only one is proposed to be used for Unhosted Short Stay Rental Accommodation, with the other locked and not accessible.



**PSC2608-4 KNUTSFORD STREET, NO. 17/5 (LOT 17), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0157/26)**

Proposed Amendment by Cr Pip Slaughter

Replace condition No. 2 of the officer's recommendation with the following wording:

Council:

- ~~2. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Ben Osborne as the current landowner only. If Ben Osborne ceases to be the landowner of the site, the Unhosted short-term rental accommodation hereby approved will expire.~~
2. Notwithstanding condition 1, this approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Ben Osborne as the current landowner for a period of 12 months from the date of this approval only. If Ben Osborne ceases to be the landowner of the site, or the temporary 12 month period from the date of this approval is reached, the Unhosted short-term rental accommodation use hereby approved will expire and shall not continue to operate, unless otherwise approved by the City of Fremantle.

Reasons for amendment:

Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.



**PSC2608-4 KNUTSFORD STREET, NO. 17/5 (LOT 17), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0157/26)**

Proposed Alternative Motion by Cr Andrew Sullivan

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 17/5 (Lot 17) Knutsford Street, Fremantle, as shown on the plans dated 28 April 2026, for the following reasons:

- 1. By virtue of the location of the proposed use within a multiple dwelling development predominantly occupied by long term residents, and the potential amenity impact upon these residents due to the nature of the use, including temporary visitors to the site and the activities/behaviour of these visitors, as highlighted in submissions on the application, the proposal is considered to have a detrimental impact on the amenity and established character of the Residential zone generally and the multiple dwelling development setting in which it sits, thereby contravening Clause 67 (2) (n) & (m) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the policy objectives of Local Planning Policy 2.27 Unhosted Short Term Rental Accommodation.**

Reasons for alternative motion:

Residents within the complex have raised objections and there is a need to maintain the residential amenity of the site.



**PSC2608-5 FOTHERGILL STREET, NO. 27B (LOT 82), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0141/26)**

Proposed Amendment by Cr Pip Slaughter

Replace Condition No. 2 of the officer's recommendation with the following wording:

- ~~2. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Guy Mouritz as the current landowner only. If Guy Mouritz ceases to be the landowner of the site, the Unhosted short-term rental accommodation hereby approved will expire.~~
2. Notwithstanding condition 1, this approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Guy Mouritz as the current landowner for a period of 12 months from the date of this approval only. If Guy Mouritz ceases to be the landowner of the site, or the temporary 12 month period from the date of this approval is reached, the Unhosted short-term rental accommodation use hereby approved will expire and shall not continue to operate, unless otherwise approved by the City of Fremantle.

Reasons for amendment:

Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.



**PSC2608-6 ADELAIDE STREET NO 304/23 (LOT 38) FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT TERM RENTAL
ACCOMMODATION - (JD DA0205/26)**

Proposed Alternative Motion by Cr Pip Slaughter

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 304/23 (Lot 38) Adelaide Street, Fremantle, as detailed on plans dated 3 June 2026, for the following reasons:

- 1. The proposal is inconsistent with clause 67 (n) of the Deemed Provisions as the proposal will remove long term residential accommodation in the City Centre zone thereby resulting in detrimental amenity and social impacts by virtue of reduced housing availability.**
- 2. The proposal is inconsistent with the policy objectives of Local Planning Policy 2.27 (Unhosted Short-term Rental Accommodation) as it will not prioritise permanent residents within the City Centre Zone to retain a lively and vibrant centre throughout the year.**

Reasons for alternative motion:

There is a need to maintain affordable inner-city accommodation for residents to retain a lively city centre.



PSC2608-8 SUFFOLK STREET, NO. 5 (LOT 3), FREMANTLE - CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL ACCOMODATION - (CR DA0192/26)

Proposed Alternative Motion by Cr Andrew Sullivan

Replace Condition No. 2 of the officer's recommendation with the following wording:

- ~~2. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Andrea Jean Dudley as the current landowner only. If Andrea Jean Dudley ceases to be the landowner of the site, the Unhosted short-term rental accommodation hereby approved will expire.~~
2. Notwithstanding condition 1, this approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Andrea Jean Dudley as the current landowner for a period of 12 months from the date of this approval only. If Andrea Jean Dudley ceases to be the landowner of the site, or the temporary 12 month period from the date of this approval is reached, the Unhosted short-term rental accommodation use hereby approved will expire and shall not continue to operate, unless otherwise approved by the City of Fremantle.

Reasons for amendment:

Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.



**PSC2608-9 PAKENHAM STREET, NO. 6/37 (LOT 6), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMODATION - (CR DA0188/26)**

Proposed Alternative Motion by Cr Pip Slaughter

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at 6/37 (Strata Lot 6) Pakenham Street, Fremantle, as detailed on plans dated 19 May 2026, for the following reasons:

- 1. The proposal is inconsistent with clause 67 (n) of the Deemed Provisions as the proposal will remove long term residential accommodation in the City Centre zone thereby resulting in detrimental amenity and social impacts by virtue of reduced housing availability.**
- 2. The proposal is inconsistent with the policy objectives of Local Planning Policy 2.27 (Unhosted Short-term Rental Accommodation) as it will not prioritise permanent residents within the City Centre Zone to retain a lively and vibrant centre throughout the year.**

Reasons for alternative motion:

There is a need to maintain affordable inner-city accommodation for residents to retain a lively city centre.