



Additional documents

Planning Services Committee

Wednesday 7 October 2026 6:00pm



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**PSC2610-1 HICKORY STREET, NO. 20 (LOT 304), SOUTH FREMANTLE -
TWO STOREY SINGLE HOUSE - (LG DA0196/26)**

Proposed Alternative Motion (Deferral) 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 two storey Single house at No. 20 (Lot 304) Hickory Street, 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:

- A. The tree retention policy, with specific regard to the tree in the front setback via retention or detailed landscaping plan that is inclusive of mature trees.**
- B. Visual privacy from the Terrace towards the North East.**
- C. Inconsistencies in the plans in relation to the circular stair that are not shown clearly on the elevations.**
- D. Height of the front fence and its compatibility with the heritage area.**

Reasons for alternative motion:

Adjustments to the plans are needed to assist with its compatibility with the streetscape and to protect neighbour amenity.



**PSC2610-2 HERBERT STREET, NO. 5 (LOT 23), NORTH FREMANTLE -
TERRACE ADDITION AND ALTERATIONS TO EXISTING
SINGLE HOUSE - (LG DA0213/26)**

Proposed Alternative Motion by Cr Ingrid van Dorssen

Council APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the terrace addition and alterations to existing single house at No. 5 (Lot 23) Herbert Street, North Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 8 June 2026. 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 lodgement of a Building Permit application for the development hereby approved, a detailed drawing showing how the terrace located on the north 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, or**
 - d) as otherwise approved by the City of Fremantle**

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.



Advice notes:

- 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.**

Reason for alternative motion:

To be provided at meeting.



**PSC2610-3 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 APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the primary and secondary street fence addition to existing Single house at No.193 (Lot 1) South Terrace, South Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 15 September 2026. 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 works indicated on the approved plans, including any footings, shall be wholly contained within the cadastral boundaries of the subject site.**
- 3. Prior to lodgement of a Building Permit application for the development hereby approved, the portion of the fence and gate shown as 'black picket infill' shall be visually permeable as per the Residential Design Codes and thereafter installed and maintained to the satisfaction of the City of Fremantle.**
- 4. The pedestrian access and/or vehicle gate, as indicated on the approved plans, shall swing and/or slide into the subject site only when open or closed, and shall not impede the adjoining road reservation of the subject site.**

Advice notes:

- 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. The proponent is encouraged to implement a well considered landscape plan for the front and side setback zones and abutting verges to further mitigate light intrusion from Nelson Street and South Terrace and to assist in softening the impact of solid walls in the streetscape. With regard to verge landscaping, the proponents is referred to the City's verge garden scheme: <https://www.fremantle.wa.gov.au/waste-and-environment/trees-landscapes-and-verges/verge-garden-scheme/>. The proponent should liaise with the City of Fremantle regarding the removal of the road base that exists in the verge along South terrace and any request for tree planting.**

Reasons for alternative motion:



The fence has been designed to balance the needs of the community while endeavouring to convert the commercial building back into a functional dwelling. The land on which the house sits has been subdivided in a manner that results in the outdoor living space having to be located in the front and side setback zones along South Terrace and Louisa Street. The solid fencing has been limited to the area to be used as a private courtyard. The solid over-height masonry construction is supported to provide both acoustic and visual privacy. The height along South Terrace is also supported to help mitigate light intrusion at night from vehicles driving down Nelson Street. The proposal includes a length of open fencing that provides an open view to the house, including the front door, which provides a reasonable degree of passive surveillance and interaction with the public realm. The building is set up well above ground level and has exceptionally high ceiling heights, walls and gables and so will still be quite dominant in the streetscape even with the section of solid walls. The inclusion of some solid walls is not inconsistent with the mixed nature of buildings, walls and fences along most of South Terrace. It is also not uncommon to have sections of blank walls and solid fencing return along the side street of properties facing South Terrace. On balance, while the proposal does not comply with the fencing policy, the application is supported based on the performance assessment noted above.

