



Additional documents

Ordinary Meeting of Council

Wednesday 26 April 2023 6pm



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PC2304-1 HICKORY STREET, NO. 8 (LOT 30), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS INCLUDING A ROOF TOP TERRACE ADDITION TO EXISTING SINGLE HOUSE (ED DA0263/22)

Proposed amendment submitted by Cr Andrew Sullivan

Amend Condition 1 as follows:

Council:

APPROVE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Two Storey Additions and Alterations Including a Roof Top Terrace Addition to an Existing Single House at No. 8 (Lot 30) Hickory Street, South Fremantle, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans, dated ~~3-March~~ 14 April 2023. 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 shall be contained and disposed of on-site unless otherwise approved by the City.**
- 3. Prior to the issue of a Building Permit for the development hereby approved, a detailed drawing showing how the New Open Terrace located on the north elevation, is to be screened in accordance with Clause 5.4.1C1.1 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.



4. **Prior to commencement of development the existing tree within the road reserve, shown on the approved plans shall be protected through the implementation of a Tree Protection Zone for protection during construction. Additional information with regard to the tree protection zone requirements can be found here: <https://www.fremantle.wa.gov.au/residents/trees-and-verges>.**
5. **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 3.7 of the Building Code of Australia.**
- iii. **The applicant is advised that the existing verge tree is to be protected during the construction process with a minimum 2.8 x 2.8m fencing enclosure.**

Add a Condition 6 as follows:

Prior to the submission of a building permit application, the applicant is to prepare and submit for approval, a revised set of development plans that demonstrate the extent of overshadowing of the adjoining southern property is no more than 28% of the adjoining property site area (455m²), to the satisfaction of the City of Fremantle.

Reason for change:

The further revised proposal as submitted on 14 April 2023 is considered sufficient to acceptably mitigate the non-compliant extent of overshadowing on the lot to the south by specifically mitigating the impact of this shadow on the living areas to the rear of the adjoining residence. The additional wall and roof heights that form part of this latest proposal are considered acceptable in the context of addressing the overshadowing. Condition 6 is added to ensure that the submitted revisions are fully documented and signed-off by the City to ensure accuracy with the initial assessment of the plans submitted on 14 April 2023.



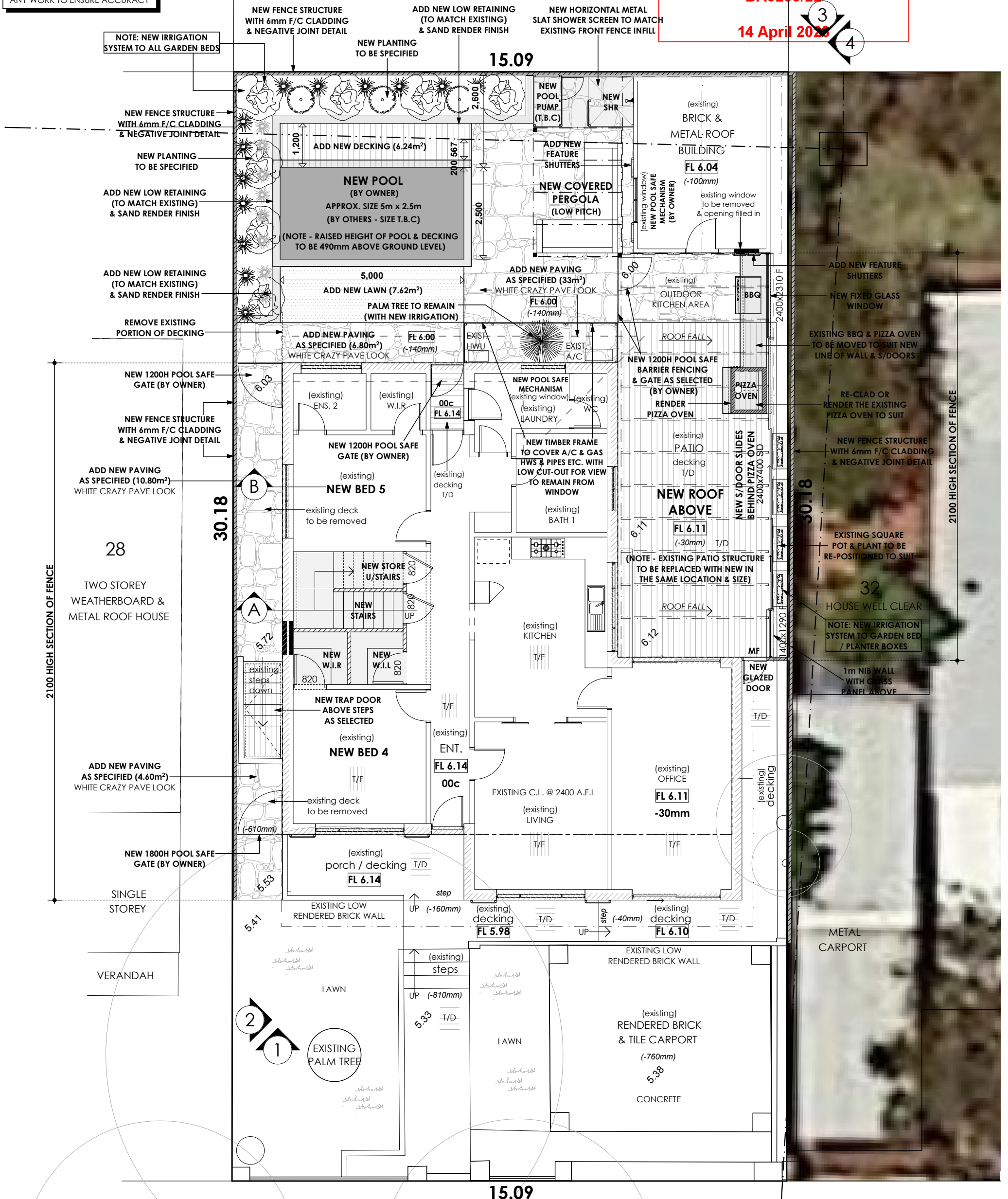
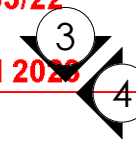
PC2304-1 HICKORY STREET, NO. 8 (LOT 30), SOUTH FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS INCLUDING A ROOF TOP TERRACE ADDITION TO EXISTING SINGLE HOUSE (ED DA0263/22)

Additional Officer Information

The following Amended Plans, dated 14 April 2023, have been submitted by the Applicant seeking a further reduction in shadow impact on the neighbouring property to the south.

PLEASE NOTE THAT WHILE ALL CARE
WAS TAKEN IN PREPARING THIS SET OF
PLANS & ELEVATIONS ANY
CONSTRUCTION WORK, ALTERATIONS
OR RENOVATIONS SHOULD BE RE-
CHECKED BEFORE COMMENCING
ANY WORK TO ENSURE ACCURACY

14 April 2023



EXISTING GROUND FLOOR AREA = 145m²
(not incl. exist. decking / patio / carport / out building)

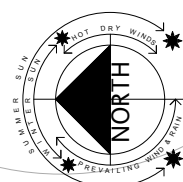


AT : LOT 30, #8 HICKORY STREET, SOUTH FREMANTLE

CITY OF FREMANTLE	DRAWN: ARG
ISSUE DATE: 1/03/2023	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 4

PLEASE NOTE THAT WHILE ALL CARE
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OR RENOVATIONS SHOULD BE RE-
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ANY WORK TO ENSURE ACCURACY

~~14 April 2023~~



UPPER FLOOR AREA = 135.34m²

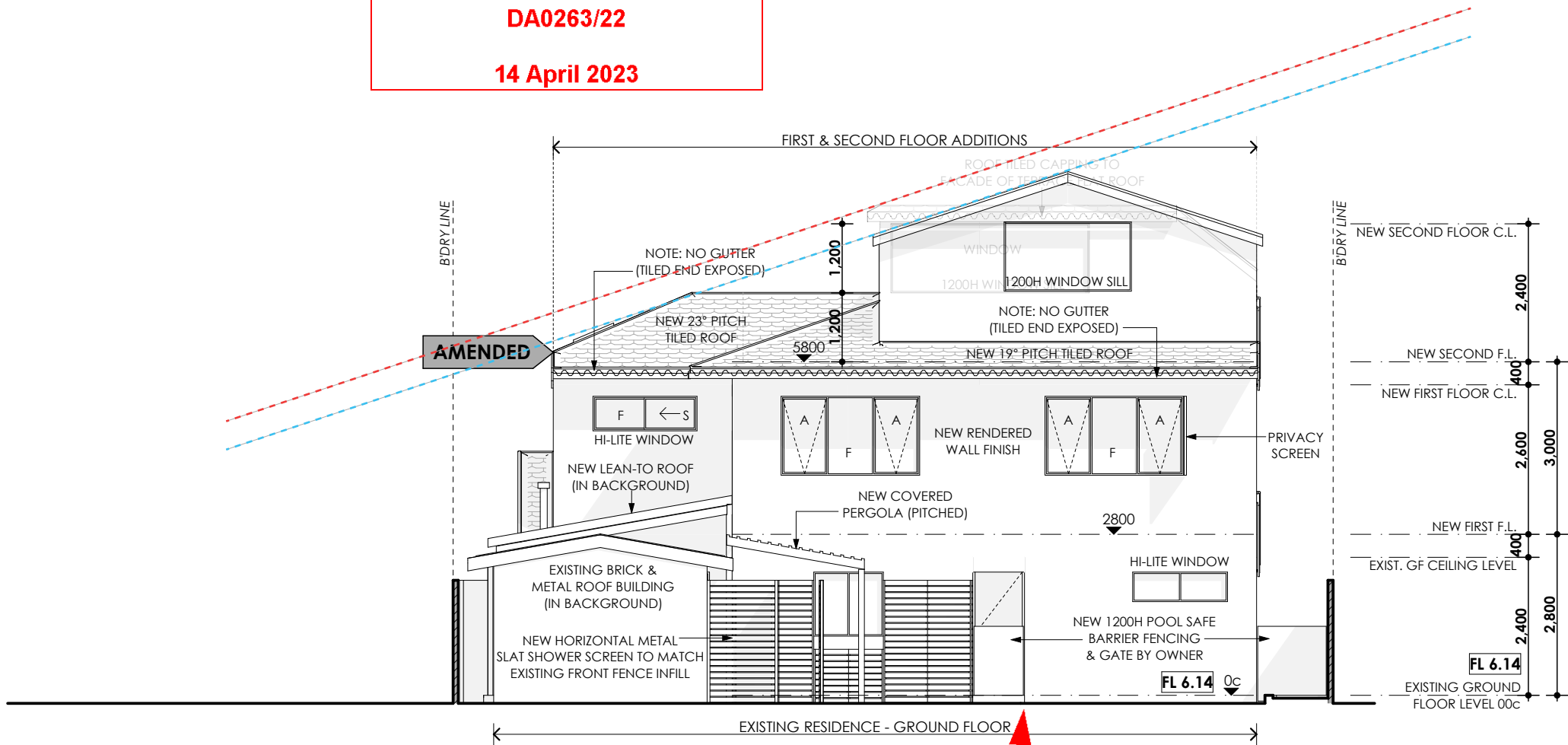
CITY OF FREMANTLE	DRAWN: ARG
ISSUE DATE: 1/03/2023	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 5

DISCLAIMER NOTE
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY

CITY OF FREMANTLE
These Revised Plans Form Part of

DA0263/22

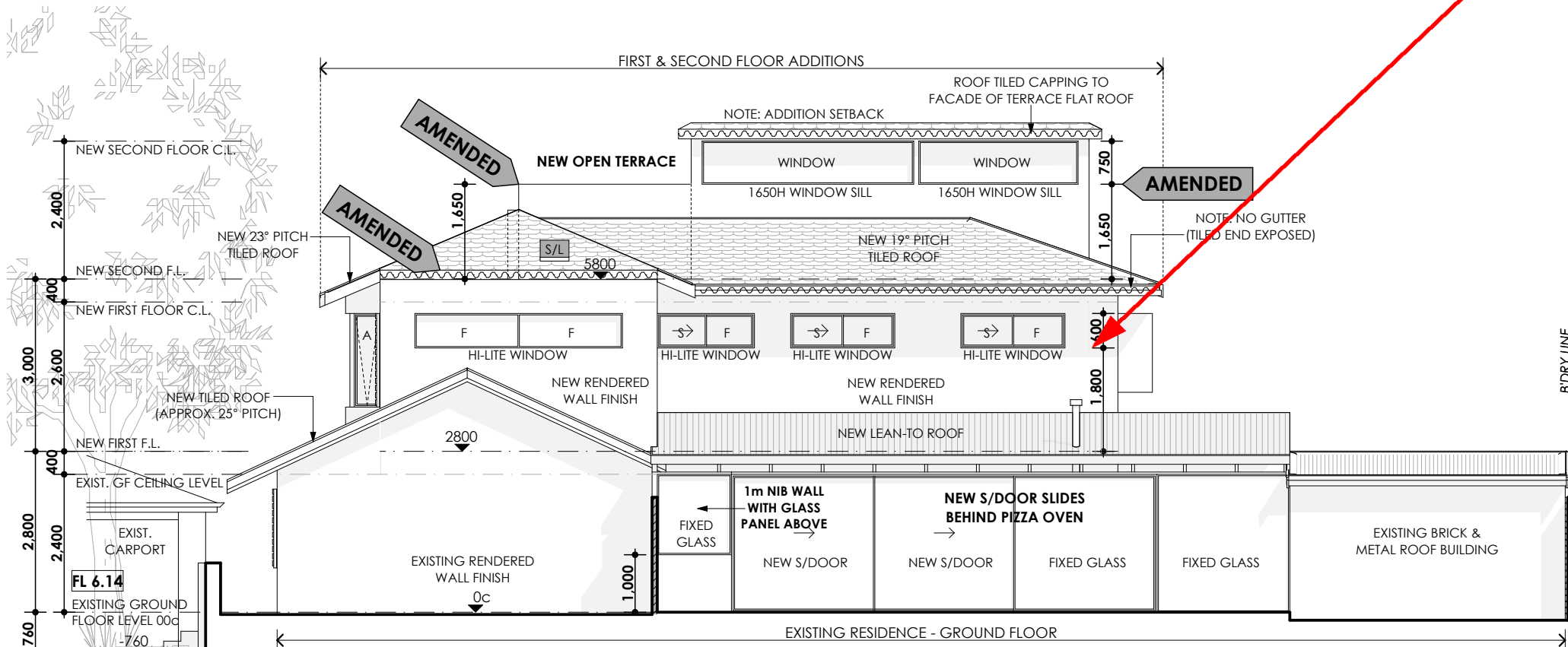
14 April 2023



ELEVATION 3 - EAST
SCALE 1:100

Overlay of new plan over plan presented at the April Planning Committee (in light grey)

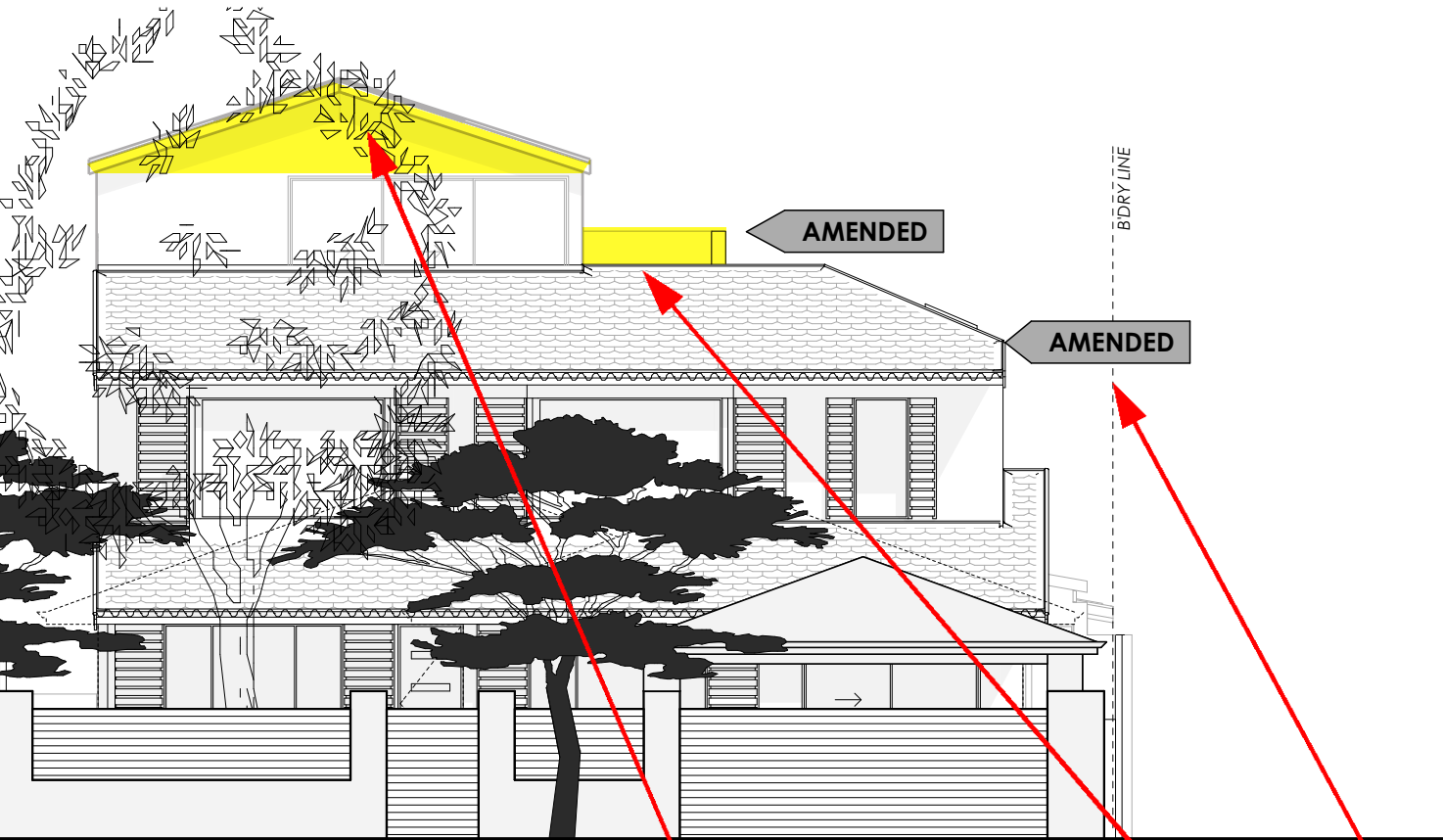
This elevation has been superseded with the below elevation 4 - April Planning Committee meeting plan



ELEVATION 4 - SOUTH
SCALE 1:100

DISCLAIMER NOTE
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0263/22
14 April 2023

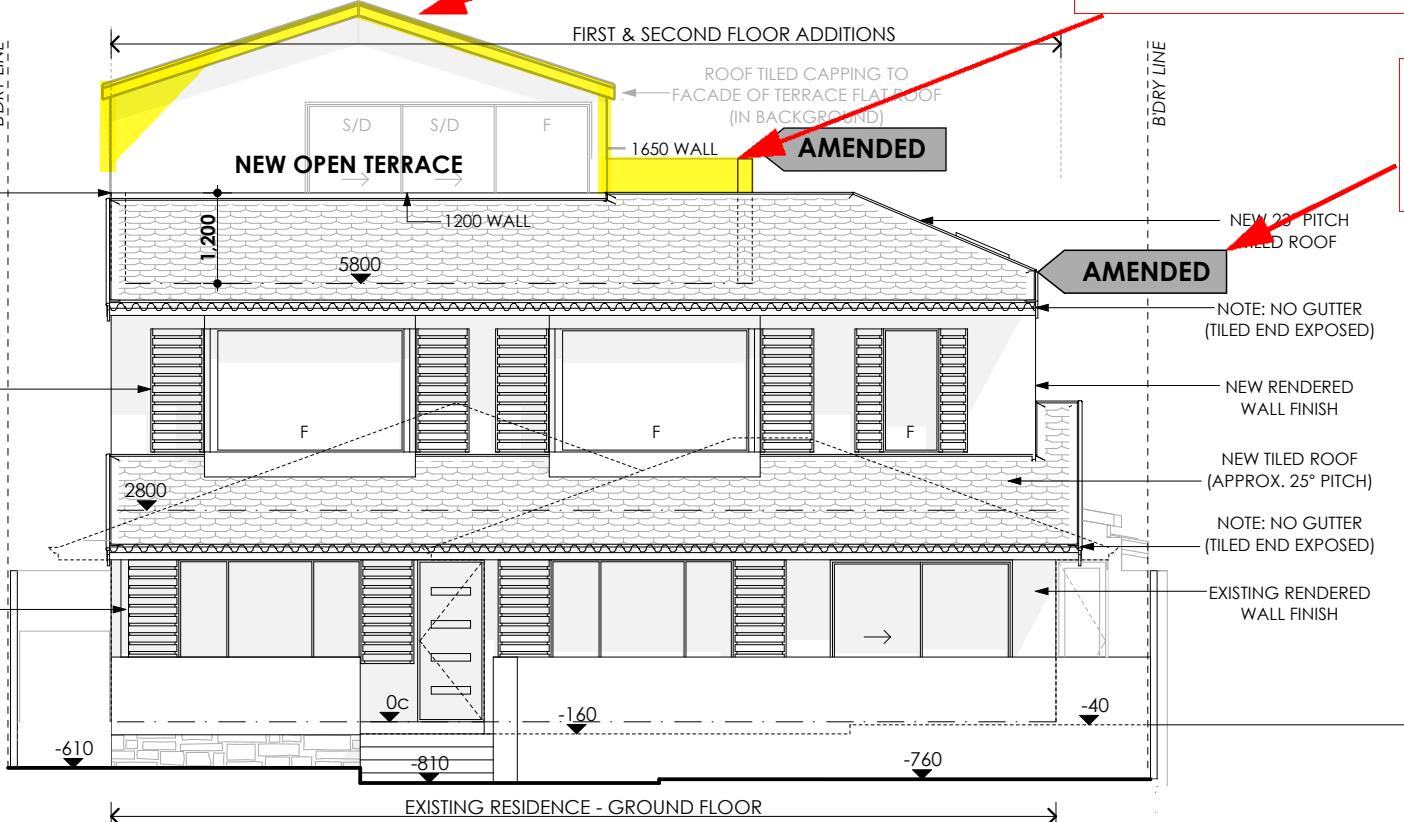
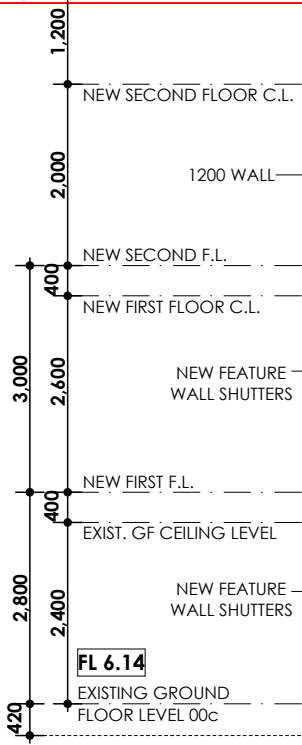


STREETSCAPE ELEVATION 1 - WEST
SCALE 1:100

Roof top changes from flat roof to low pitch roof

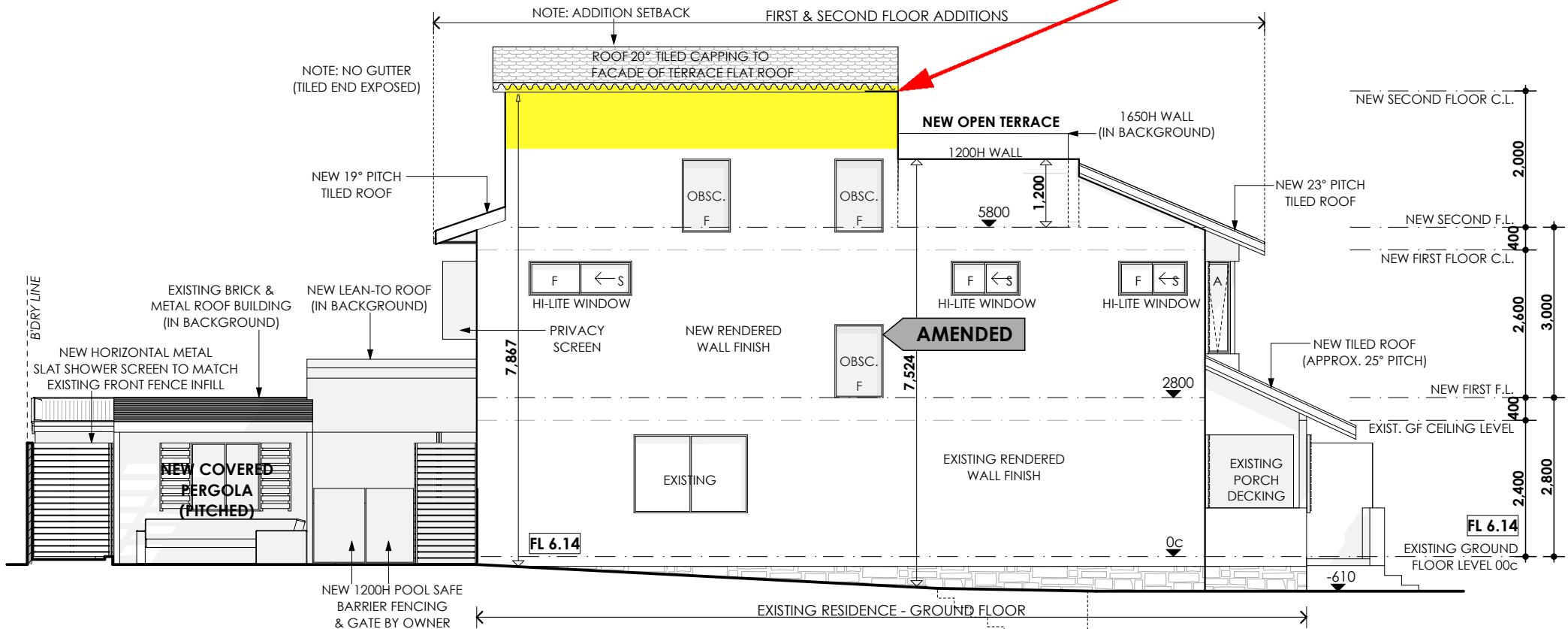
New rooftop terrace extension

Error no change proposed



ELEVATION 1 - WEST
SCALE 1:100

Increase in northern wall height



ELEVATION 2 - NORTH
SCALE 1:100

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PROPOSED BELLINGE ADDITION
AT : LOT 30, #8 HICKORY STREET, SOUTH FREMANTLE

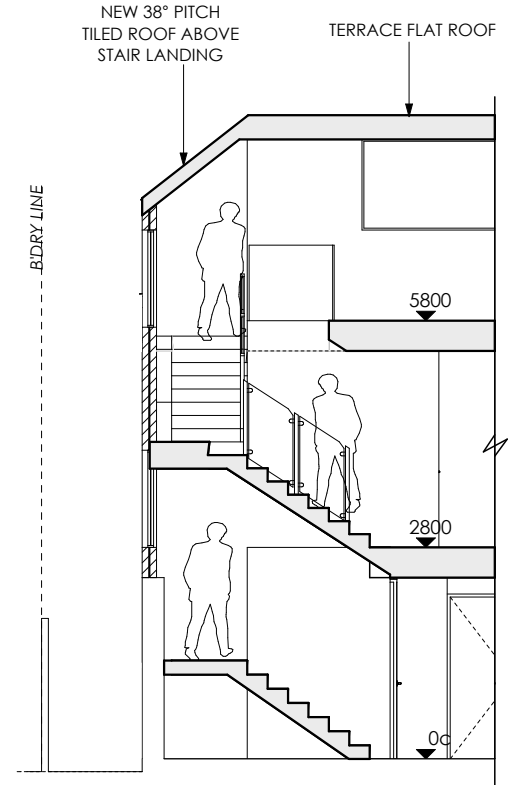
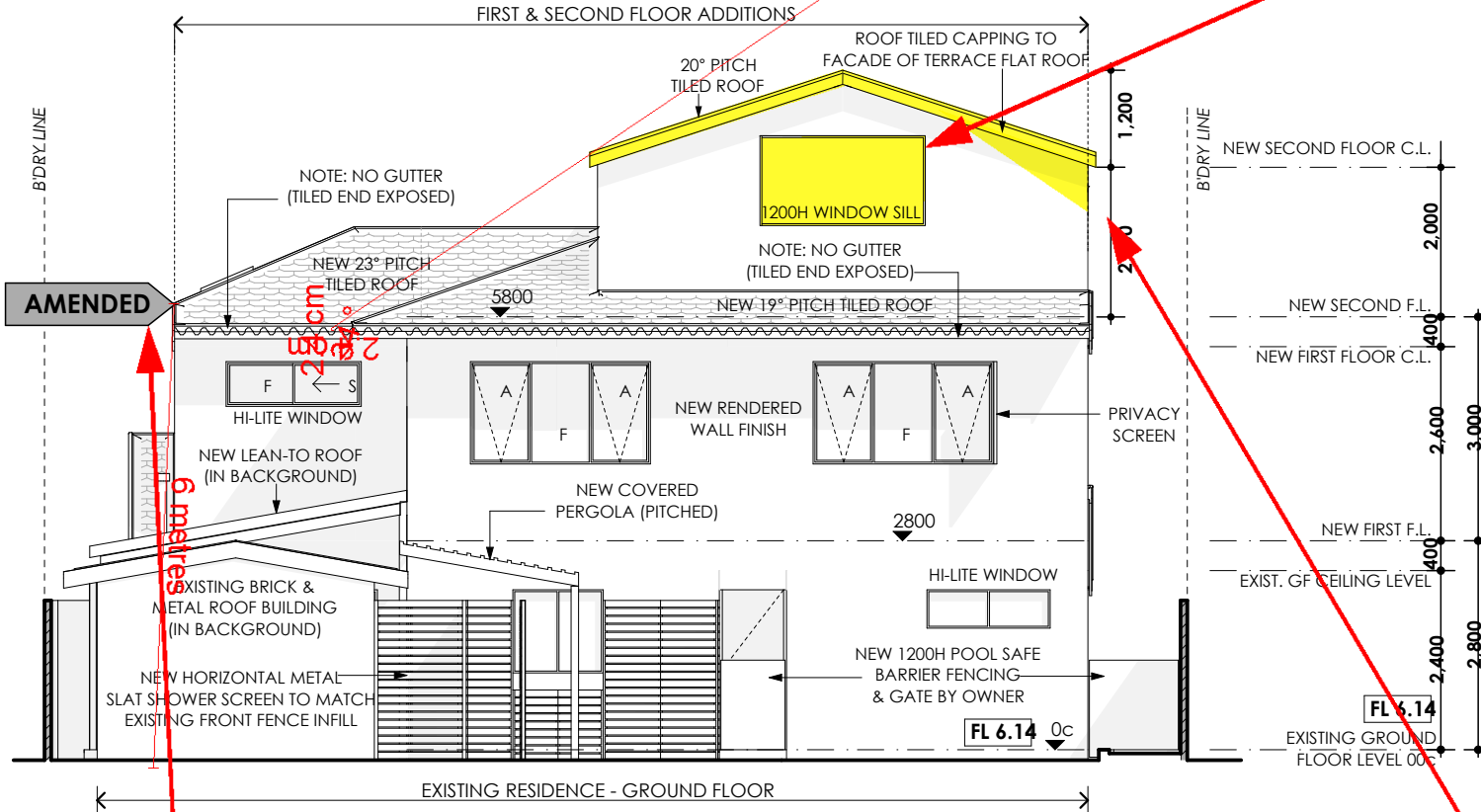
AMENDED PLANNING

CITY OF FREMANTLE	DRAWN: ARG
ISSUE DATE: 1/03/2023	JOB No: 141-21
SCALE: AS SHOWN	SHEET: 7

DISCLAIMER NOTE

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Window centrally located to roof top terrace room



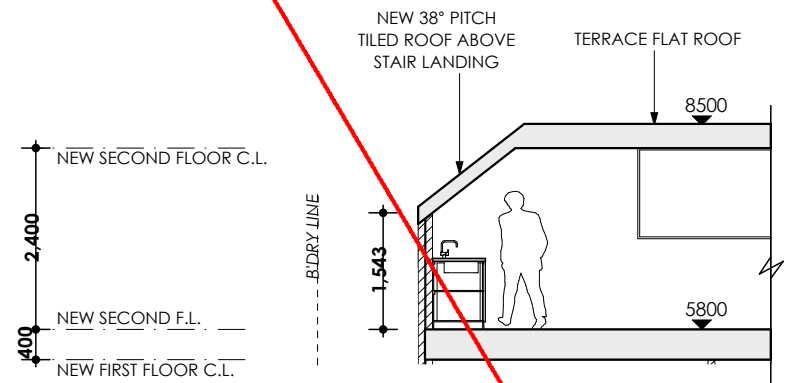
SECTION A
SCALE 1:100

ELEVATION 3 - EAST
SCALE 1:100

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0263/22
14 April 2023

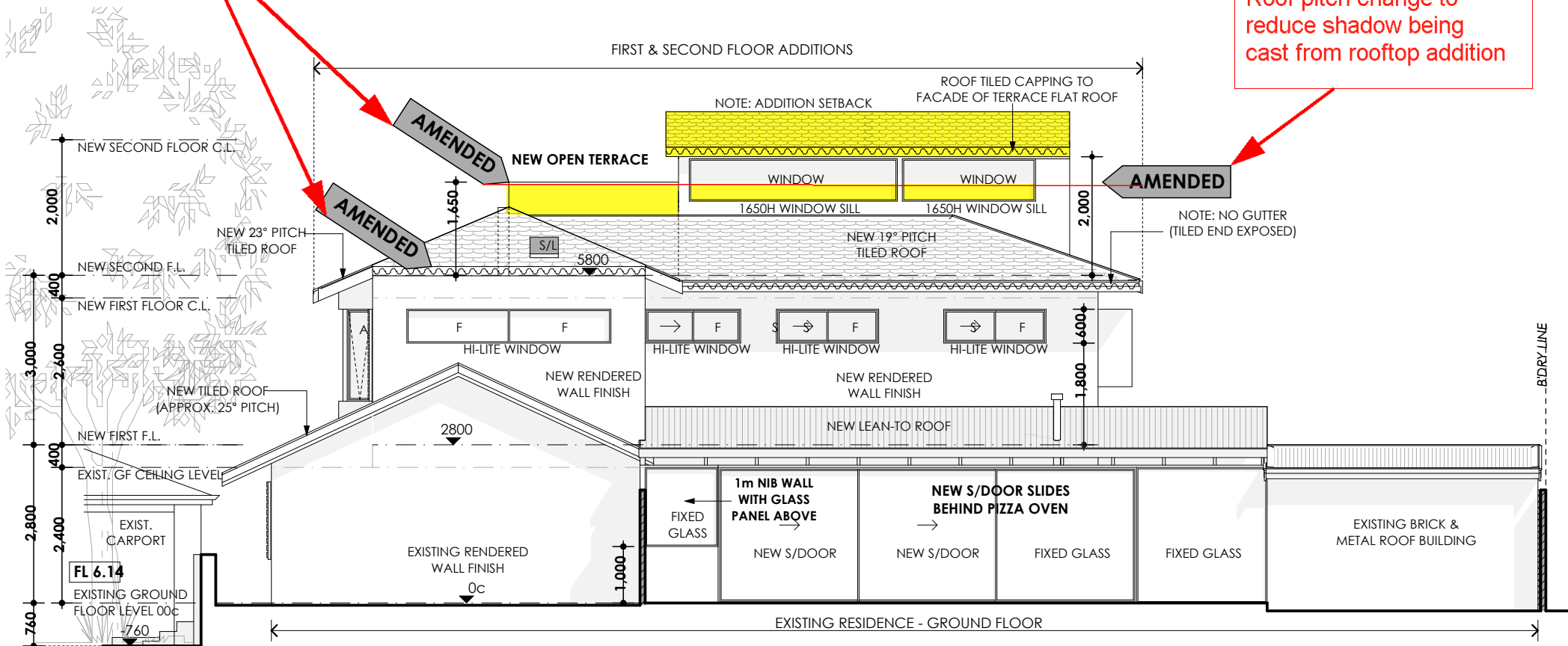
No change made error
on new amended plan

New terrace extension



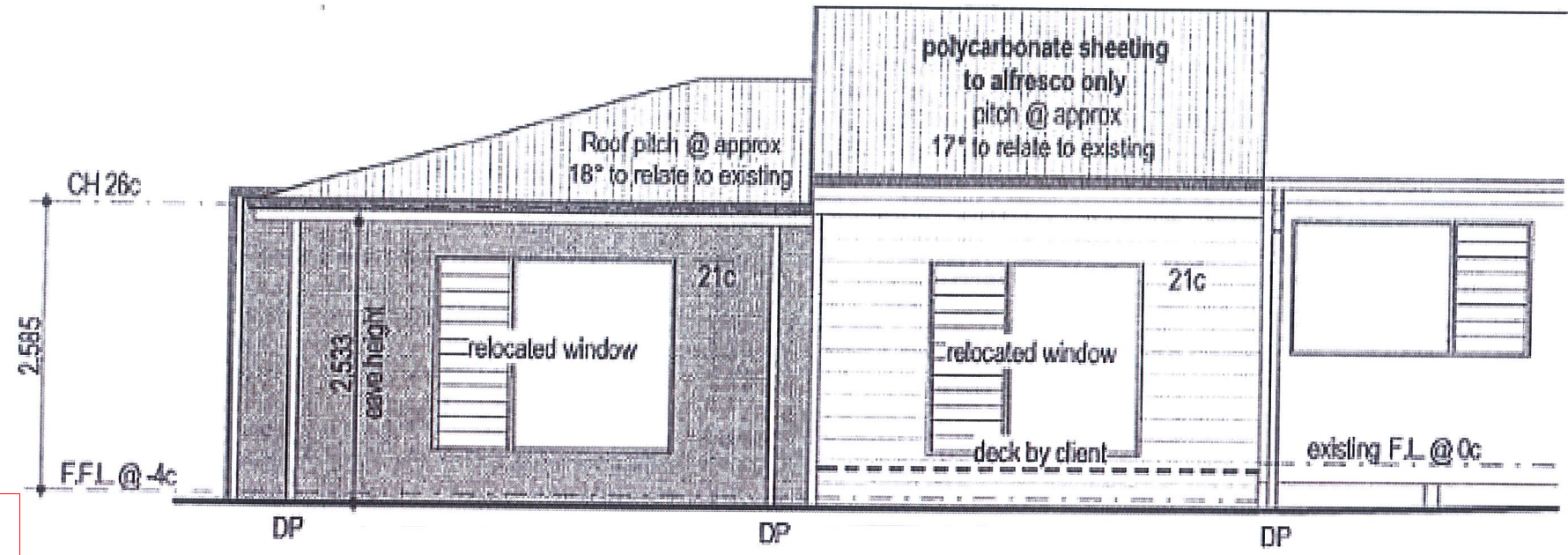
SECTION B
SCALE 1:100

Roof pitch change to
reduce shadow being
cast from rooftop addition



ELEVATION 4 - SOUTH
SCALE 1:100

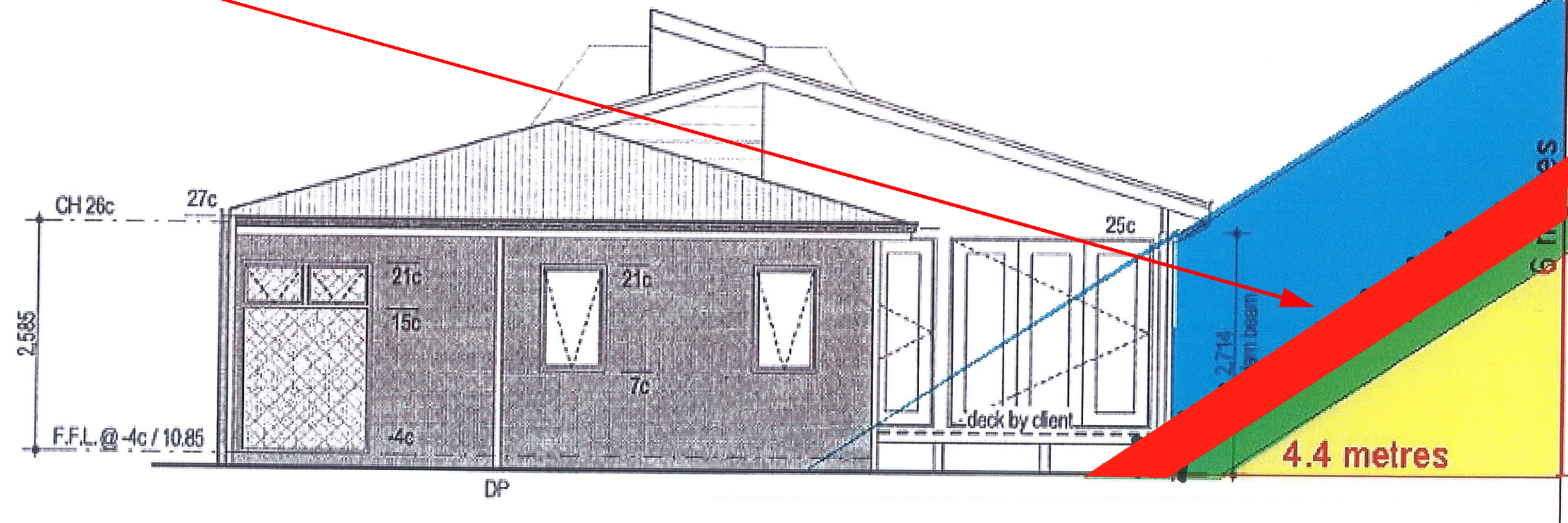
RE ABOVE RESPECTIVE FINISHED
F.L. 0c



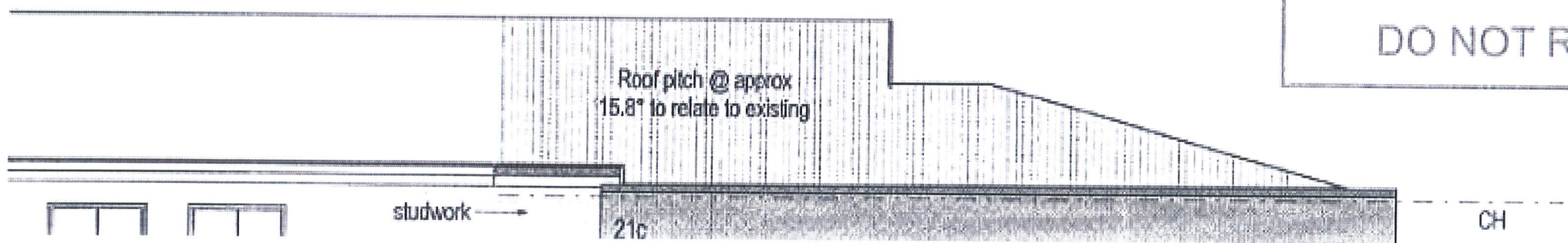
boundary
line

Red area shows deleted shadow
resulting from the new rooftop Terrace
roofline changes.

ELEVATION 1



ELEVATION 2



A3 FILE COPY
DO NOT REMOVE FROM FILE

EXISTING LIMESTONE
RETAINING WALL

approximate position of sewer main
(NOT IN USE)

NOTE: APPROX. 75m² OF SHAD(THE NEIGHBOURING CARPORT &

SHADOW CAST (BY EXISTING
RESIDENCE & PROPOSED ADDITION)
TOTAL SHADED AREA (OF NEIGHBOURHOOD)



NOTE: NEW SHADOW CAST BY THE ADDITIONS & TERRACE ROOF, (HATCHED) FALL OVER THE EXISTING CAST BY THE EXISTING SINGLE STOREY & UPON THE EXISTING NEIGHBOURHOOD.



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Proposed alternative recommendation submitted by Cr Rachel Pemberton

Council:

Refers this item back to the next available Planning Committee Meeting for consideration.

Reason for change:

To allow the Planning Committee to assess the plans submitted on 14 April 2023.