



Additional documents

Ordinary Meeting of Council

Wednesday, 26 May 2021, 6.00pm

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**PC2105-2 MCLAREN STREET, NO. 15 (LOT 25), SOUTH FREMANTLE
DEMOLITION OF EXISTING SINGLE HOUSE AND
CONSTRUCTION OF A SINGLE STOREY SINGLE HOUSE WITH
AN ANCILLARY DWELLING – (NB DA0508/20)**

Alternative recommendation submitted by Cr Rachel Pemberton

Refer the application to the Administration with the advice that the Council is not prepared to grant planning approval to the application for the demolition of the existing Single house and the construction of a Single storey house with Ancillary Dwelling at No. 15 (Lot 25) McLaren Street, South Fremantle based on the current submitted plans, and invite the applicant, prior to the next appropriate Planning Committee meeting, to consider submitting amended plans for a proposal that incorporates the retention, conservation and repair of the front two rooms and entry of the existing dwelling and the reinstatement of the front verandah and façade features based on evidence from the original appearance of the dwelling.

Reason for change:

To allow the applicant time to explore an option to retain the existing dwelling and submit amended plans that incorporate the dwelling as part of any new development.

FPOL2105-7 GRANTS AND SPONSORSHIP POLICY

Proposed amendment submitted by Cr Su Groome

Include the following amendments to the officer's recommendation as follows:

Adopt the following amendments to section 3 of the attached draft policy as follows:

3. General ~~Omissions~~ Eligibility

~~The City of Fremantle will not fund applications including, but not limited to, from:~~

3.1 Applications from the following individuals, groups or organisations are not eligible for funding under this Policy:

1. Political parties or ~~lobby groups~~ organisations that have a core purpose of political lobbying, including the lobbying of Elected Members.
2. ~~Proposals from~~ current City of Fremantle staff and Elected Members

~~3. Lobbying of Elected Members~~

3.2 Applications for the following activities are not eligible for funding under this Policy:

1. Events and/or activities that have received funding from other City of Fremantle funding programs in the same financial year as the application ~~Activities, groups or organisations that have an open funding agreement with the City of Fremantle in the same financial year as application~~
2. Events and/or activities that create an environmental hazard
3. Events and/or activities or events outside the geographical boundaries of the local government authority
4. Events and/or activities that are not lawful or are not able to obtain necessary approvals.
5. Events and/or activities that promote behaviors or views that may defame and/or vilify any groups or individuals and will not contribute to a safe and inclusive community. ~~Activities that may defame or vilify any groups or individuals.~~
6. Events and/or activities or organisations that promote views and behaviours which are inconsistent with the adopted values and policy commitments of the City. ~~Activities that would involve the City in controversial issues or expose the City to adverse criticism~~

Adopt the following amendments to section 4 of the attached draft policy as follows:

4. Funding Management Process

Funding Agreements

~~Where required~~ Applicants are to enter into a funding agreement prior to the release of cash funding, and before the project, activity or event commences.

At the completion of the project, activity or event applicants are required to report and acquit as per the funding agreement.

Precluded from entering a funding agreement are programs listed under Individual Assistance, Donations and Rebates.

Reason for change:

To clarify the expectations and obligations when applying for funding through the City and to make it clear that there are areas of funding that will not require a funding agreement to be prepared/adhered to.

FPOL2105-7 GRANTS AND SPONSORSHIP POLICY

Proposed amendment submitted by Cr Rachel Pemberton

Noting the requirements under section 2 of the policy relating to recognition of the City, request officers investigate the most appropriate approach to implementing similar requirements for other forms of financial concession or subsidy not covered in this policy such as rental subsidy or rate concession.

Reason for change:

To ensure transparency about what organisations are getting financial support from council and having that support acknowledged.

To keep track of beneficiaries of that support and provide clear guidelines on eligibility for all support provided by the City.

SPT2105-1 SOUTH TERRACE, NO. 65 (LOT 12), FREMANTLE – SIX STOREY HOTEL, OFFICE AND SHOP (SDAU REFERRAL) – (NB/JK DA0111/21)

Alternative recommendation submitted by Cr Jenny Archibald

That the City of Fremantle submits the following comments to the Western Australian Planning Commission in relation to the proposed six storey mixed use development at 65 (Lot 12) South Terrace, Fremantle:

- 1. The City of Fremantle does not support the proposed development for the following reasons:**
 - a. The proposed development does not effectively graduate the scale of buildings in the locality, noting that the area is generally characterised by single to two storey residential dwellings and single to four storey mixed use buildings along South Terrace and Marine Terrace, and is therefore detrimental to the amenity and character of the locality.**
 - b. The proposed building is inconsistent with the scale and form of the more traditional Suffolk Street streetscape, which is characterised by single to two storey residential dwellings, many of which are identified for their cultural heritage significance and their contribution to the streetscape, and is therefore detrimental to the amenity and character of the locality.**
 - c. The proposal does not comply with the maximum building height requirements of Local Planning Scheme No. 4, nor does it satisfy the discretionary criteria for building height variations. The City therefore considers that approval of the subject application would be effectively a ‘spot rezoning’ of the site which may result in a undesirable precedent for development in the area. Any proposal that includes such a departure from the LPS4 height requirements should not precede a properly initiated Scheme Amendment that considers a holistic approach to development in the locality and involves community engagement.**

- 2. In the event that the Western Australian Planning Commission considers that the proposal is worthy of approval, the City of Fremantle requests the Commission to require the submission of additional/amended plans to address the following matters:**
 - a. Following the submission of additional information relating to the proposed overshadowing of the adjoining development (Arundel Court), the WAPC being satisfied the development will not adversely impact on the primary living spaces within this residential building and thereby having minimal impact on the amenity of the occupants of this existing development.**
 - b. The WAPC requiring the submission of amended plans to address the following recommendations by the City of Fremantle’s Design Advisory Committee:**

Reason for alternative:

The site is located in the older part of Fremantle with Suffolk and Arundel Streets and South and Marine Terraces being a part of the town plan laid out by JS Roe and others in the 1830's. Under the current zoning, the area comprises predominantly of single and two storey residential dwellings, and single to four storey mixed use buildings fronting South Terrace and Marine Terrace. Within the residential streetscapes, many of the houses are identified for their cultural heritage significance and their contribution to the streetscape, including a row of State Registered terraces (No. 19-23) on the western side of the adjoining Arundel Court carpark. In effect the Mixed Use developments have been built to heights which are to some extent constrained and in effect frame the residential dwellings within the residential streets.

This application is considered to be similar to previous proposals for the site, which were refused on the basis of:

- a. not satisfying the criteria under which height can be varied, in that it must be demonstrated that such variation is not detrimental to the character and amenity of the locality.
- b. not preserving the traditional building forms and streetscapes
- c. not relating to the height, form and mass of the existing buildings.

Such a substantial change to height and density, as proposed, requires community engagement in accordance with the implicit contract with community in the planning framework and it is our view that a rezoning process should precede any consideration of this application.

C2105-4 STATEMENT OF INVESTMENTS – APRIL 2021

Amendment submitted by Cr Frank Mofflin

Council:

- 1. Receive the Investment Report for the month ending 30 April 2021, as provided in Attachment 1.**
- 2. *Notes the investment in ME Bank went slightly outside (\$0.31M (7%)) its trading limits and this is expected to return to be within trading limits in May 2021.***

Reason for change:

To acknowledge the anomaly in the reported trading limits for the ME Bank investment and note that it is expected to be rectified in May.