

Summary of Modifications - Amendment No. 15

(& Comparison with Council's Amendment)

<u>Modifications to Amendment No. 15</u> (as directed by Minister)	<u>Council Amendment No. 15</u> (endorsed Council meeting 6 June 2018)
<p>Zone objectives (Special Zone – Royal George Hotel): Introduction of more objectives.</p> <ul style="list-style-type: none"> The decision maker must be satisfied all Zone objectives achieved. 2.0:1 plot ratio only permitted if development <i>meets all Zone objectives</i>. 	<p>Zone objectives (Special Zone – Royal George Hotel): As per existing Special Zone – RGH objectives.</p>
<p>Plot ratio (floor area):</p> <ul style="list-style-type: none"> The maximum plot ratio is not permitted to exceed 2.0:1 and <i>excludes the floor space of the existing Hotel building</i>. Maximum plot ratio cannot be exceeded and can only be approved where all Zone objectives have been achieved. 	<p>Plot ratio (floor area):</p> <ul style="list-style-type: none"> No plot ratio provision. Floor area controlled by a building envelope (established by non-variable building height and setbacks). <i>Controls cannot not be varied under any circumstance</i>.
<p>Building height:</p> <ul style="list-style-type: none"> Maximum height of development <i>not permitted to exceed 7 storeys</i> above natural ground level at the lowest point on the Duke Street. Development to the Hotel eaves height may have a nil setback to all boundaries. 	<p>Building height:</p> <ul style="list-style-type: none"> <i>Overall building height cannot be exceeded (36.0m AHD - 6 storeys including basement)</i>. Each storey has specific heights measured in metres. The height of a storey is defined in metres (i.e. 3.5m). Roof top fixtures cannot exceed the overall height limit.
<p>Building setbacks:</p> <ul style="list-style-type: none"> <i>Setback of the development above the eaves height is at the discretion of the decision maker</i>. Setback from Duke Street and the Hotel required but not specified. 	<p>Building setbacks:</p> <ul style="list-style-type: none"> Specific setbacks from Duke Street for each storey. Setback from Hotel to be in consultation with the Heritage Council. Setbacks from Stirling Highway subject to Main Roads WA approval.

<ul style="list-style-type: none"> Primary views of the Hotel and the cupola (dome) from the immediate and surrounding locality to be maintained. 	<ul style="list-style-type: none"> Balconies not forward of the building line.
<p>Vehicle parking:</p> <ul style="list-style-type: none"> Parking to be in accordance with LPS 3 requirements. <i>Decision maker has discretion to reduce parking requirements by up to 20% if certain circumstances prevail.</i> 	<p>Vehicle parking: Council clauses deleted.</p> <ul style="list-style-type: none"> All residential parking (residents and visitors) to be provided on site. Compulsory traffic management and parking plan required. Vehicle parking behind street front tenancies or dwellings to be screened from view.
<p>Conservation Management Strategy:</p> <ul style="list-style-type: none"> Deleted. 	<p>Conservation Management Strategy (CMS):</p> <ul style="list-style-type: none"> Any alteration or development of the land or building is to be in accordance with the CMS.
<p>Heritage provisions:</p> <ul style="list-style-type: none"> Deleted. 	<p>Heritage provisions:</p> <ul style="list-style-type: none"> Development not supported unless the <i>Royal George Hotel has already been restored to Council's satisfaction or restoration completed before use of the buildings or the land commences.</i> Decision maker to consult with the Heritage Council and Main Roads.
<p>State Planning and Fremantle Ports Buffer Policy:</p> <ul style="list-style-type: none"> Deleted. 	<p>State Planning and Fremantle Ports Buffer Policies:</p> <ul style="list-style-type: none"> Noise Management Plan to be submitted with development approval application. Development to comply with <i>Road and Rail Transport Noise and Freight Considerations Policy.</i>
<p>Street facades:</p> <ul style="list-style-type: none"> Deleted. 	<p>Street facades:</p> <ul style="list-style-type: none"> Creation of blank walls and featureless glazing is not permitted.
<p>Residential development:</p> <ul style="list-style-type: none"> Deleted. 	<p>Residential development:</p> <ul style="list-style-type: none"> Residential development to be in accordance with the R-Codes for grouped dwellings and apartments.
<p>Access:</p> <ul style="list-style-type: none"> Deleted. 	<p>Access:</p> <ul style="list-style-type: none"> No access from Stirling Highway or George Street.

	<ul style="list-style-type: none">• <u>Only one vehicle access point from Duke Street, unless Council approves otherwise.</u>
Variations to site and development standards: <ul style="list-style-type: none">• Deleted.	Variations to site and development standards: <ul style="list-style-type: none">• <u>Building height and setbacks cannot be varied under any circumstances.</u>• A variation to any other development standards cannot be varied without advertising and the decision maker must take into account any public comments before approving a variation.