



AGENDA ATTACHMENTS

Planning Services Committee

Wednesday, 15 February 2012, 6.00 pm

| | |
|--|----------|
| AGENDA ATTACHMENTS | 1 |
| PSC1202-23 HIGH STREET NO. 72 (LOT 410), FREMANTLE – DEFERRED ITEM - RETROSPECTIVE SIGNAGE ADDITION TO EXISTING BUILDING – (AD DA0379/11) | 3 |
| PSC1202-24 HIGH STREET, NO. 188 (LOT 3) FREMANTLE - TWO STOREY SINGLE HOUSE (JWJ DA0542/11) | 18 |
| PSC1202-25 SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY | 45 |
| PSC1202-26 AMENDMENT NO. 49 TO LOCAL PLANNING SCHEME NO. 4 - REPORT ON SUBMISSIONS AND 'IN PRINCIPLE' PROPOSALS TO MODIFY AMENDMENT NO. 49 | 48 |

**PSC1202-23 HIGH STREET NO. 72 (LOT 410), FREMANTLE – DEFERRED
ITEM - RETROSPECTIVE SIGNAGE ADDITION TO EXISTING
BUILDING – (AD DA0379/11)**

ATTACHMENT 1: Development Plans



A3 FILE COPY
DO NOT REMOVE FROM FILE

RMP10/0096
78 High Street, Fremantle

CITY OF FREMANTLE
THESE PLANS FORM PART OF

12 AUG 2011

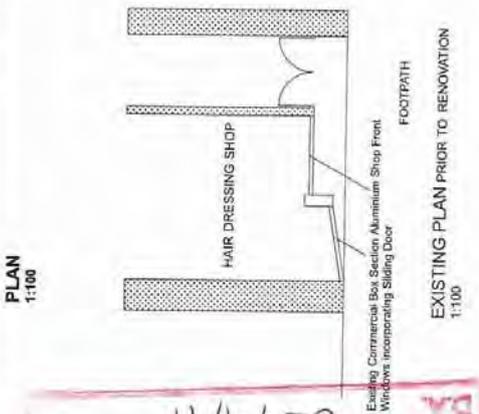
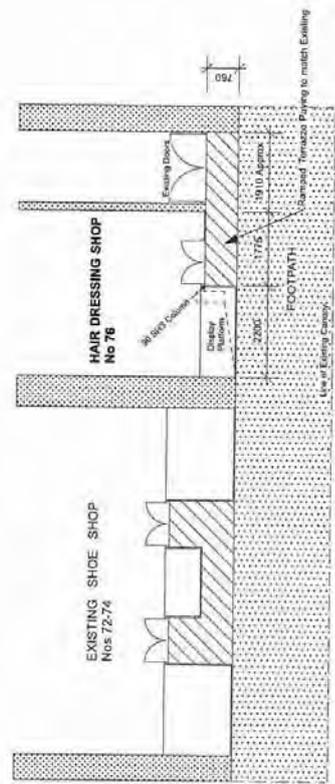
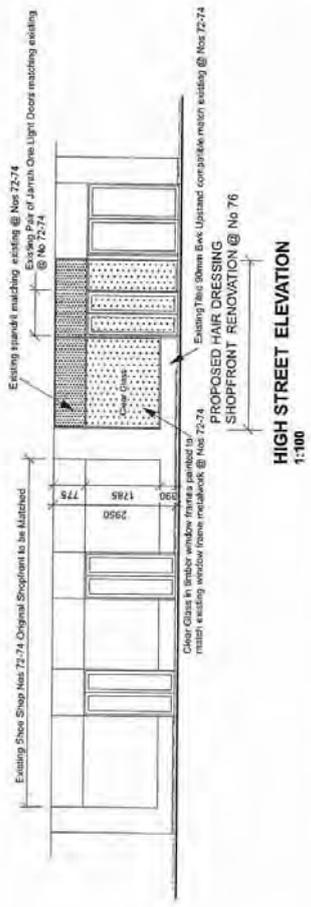
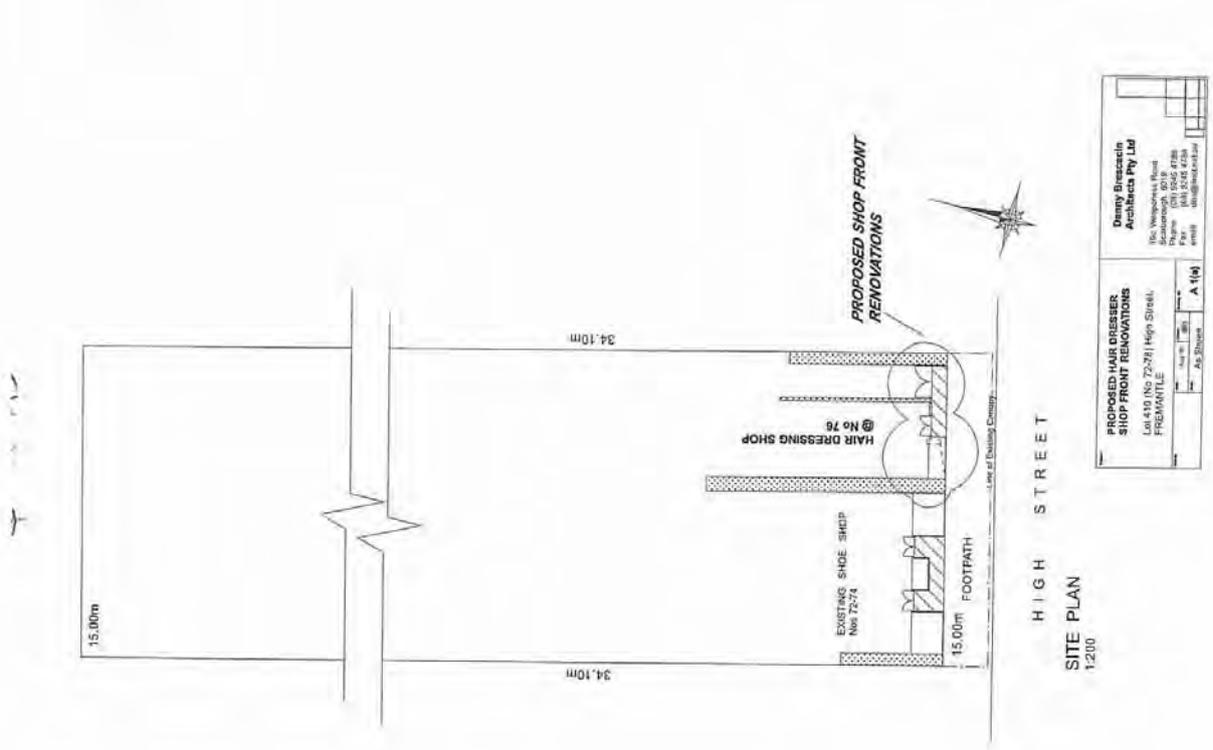
DA 0379/11

- 1.) Digital photograph taken by CH Erasmus on 18 May 2011.



- 2.) Digital photograph taken by CH Erasmus on 18 May 2011.



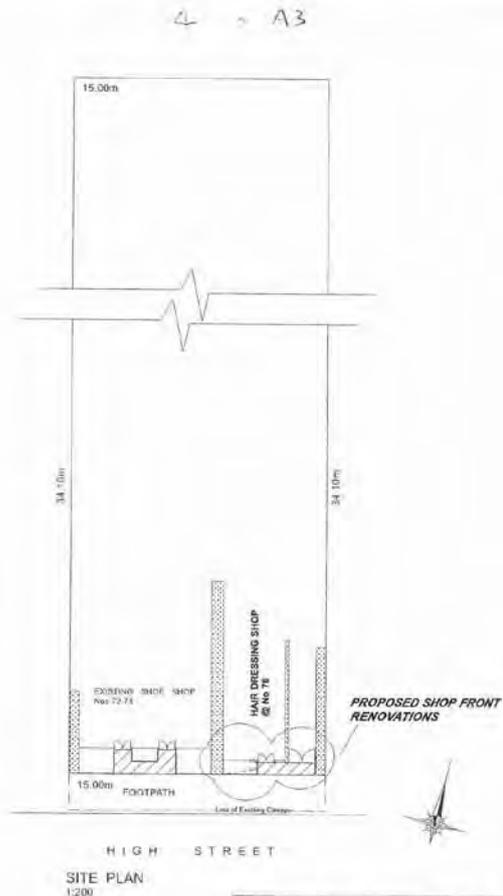
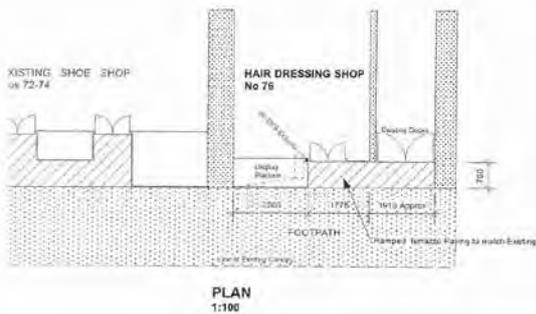


A3 FILE COPY
DO NOT REMOVE FROM FILE

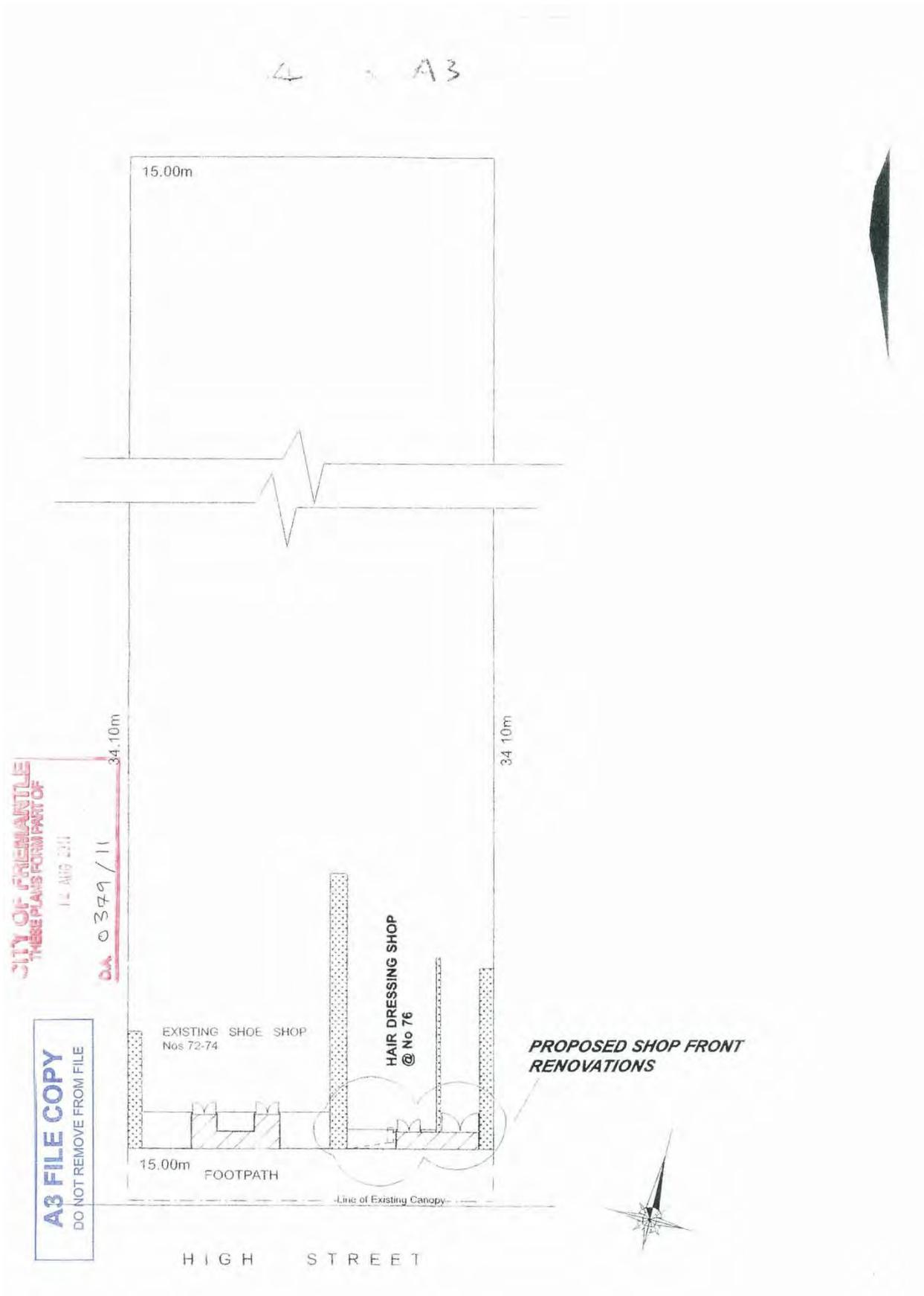
0379/11
12 APR 2011
DA

CITY OF FREMANTLE
THESE PLANS FORM PART OF

A3 FILE COPY
 DO NOT REMOVE FROM FILE
 CITY OF FREMANTLE
 THESE PLANS ARE FOR PART OF
 DA 0379/11



| | |
|--|--|
| PROPOSED HAIR DRESSING SHOP FRONT RENOVATIONS FREMANTLE Lot 416 (No 72/78) High Street DA 0379/11 24 March 2011 | Denny Breacoin Architects Pty Ltd 201 Regent Street Fremantle WA 6155 Phone: 08 9438 1722 Fax: 08 9438 0168 www.dennybreacoin.com.au |
|--|--|



ATTACHMENT 2: Heritage Assessment

HERITAGE ASSESSMENT



PEARSE'S BUILDINGS, 72-78 HIGH STREET
FREMANTLE
DA0379/11

**Prepared for the City of Fremantle
September 2011**

Introduction

This heritage assessment document has been prepared as required and in accordance with the City of Fremantle's City Local Planning Policy 1.6 Preparation of Heritage Assessments.

The Pearse's Buildings, 72-78 High Street Fremantle is included on the City of Fremantle's Heritage List and has a level 1B management category on the City's Municipal Heritage Inventory. The City of Fremantle recommends that this place be considered for entry in the Heritage Council of Western Australia's Register of Heritage Places, as this place is considered by the City of Fremantle to be of exceptional significance to the City and its conservation is required. High Street (west) is included within the West End Conservation Area.

Places of heritage significance should be conserved in accordance with the principles of the Burra Charter (The Australia ICOMOS for the conservation of places of cultural significance) which has been adopted by Council as the guiding document for the conservation of places of cultural heritage significance. Also taken into consideration on heritage grounds is City of Fremantle's policy D.G.F.14 Fremantle West End Conservation Area Policy.

The application is for retrospective signage to the first floor of the façade.

DESCRIPTION OF THE PLACE/S

Pearse's Buildings, 72-78 High Street is a three storey commercial building located on the northern side of High Street to the west of Market Street, in the heart of the West End Conservation Area.

The rendered building comprises three storeys with highly decorative façade with stucco detailing including with brackets featuring the name 'Pearse's Buildings' in stucco relief.

There is central, large and highly decorative pediment with a small pediment either side. The ground floor has a veranda awning over the shopfronts; 72 & 74 appear to have original shopfronts and has small tiles intact, the first floor has casement windows with a fixed transom light above. The second floor façade has sets of three arched windows with stucco architraves and engaged low piers below. These, and pairs of first floor windows, are flanked by tall decorative pilasters.

A Heritage Assessment was prepared in June/Aug 2009 by Heritage and Conservation Professionals for Council (VA12/09) for replacement shop front windows and flooring.

HERITAGE VALUES

Heritage values and attributes should be considered in the context of the following:

- Fabric
- Setting
- Use
- Associations
- Meaning

Table 1

| Heritage values | |
|---------------------|---|
| Aesthetic | The setting and fabric of the building are of considerable aesthetic value as a whole. The fabric of the ground floor shop fronts and the awning have been modified from the original construction, however some significant fabric is extant. |
| Historic | The place is of considerable historic significance for its associations with the original owner James Pearse and because it is part of a significant precinct, the West End Conservation Area. |
| Social | The place has social value because the West End Conservation area is highly valued by both the Fremantle and wider community as evidenced by work to protect the heritage of Fremantle from at least the 1970s and the classification of the place by the National Trust in 1974. |
| Scientific | n/a |
| Heritage Attributes | |
| Rarity | n/a |
| Representativeness | Representative example of a commercial building from the Federation era in the West End of Fremantle |
| Integrity | Moderate |
| Authenticity | Moderate to High |

HERITAGE SIGNIFICANCE

Table 2

| Significance | | | |
|--|--------------|------|-----------------|
| Exceptional | Considerable | Some | Limited or none |
| <p>Comments:</p> <p>Pearse's Buildings, 72-78 High Street a three storey rendered masonry commercial building constructed c1900 and is of considerable cultural heritage significance for the following reasons;</p> <p style="padding-left: 40px;">The place is of aesthetic value both in its own right and for its contribution to the significance of the West End Conservation Area.</p> <p style="padding-left: 40px;">The place is of historic significance as an example of a commercial building in the Old Port City of Fremantle dating from the gold boom period in the late nineteenth and early twentieth century.</p> <p style="padding-left: 40px;">The place is a fine example of a Federation Free Classical style building, with elaborate stucco decoration above the ground floor level, that makes a significant contribution to the streetscape.</p> <p style="padding-left: 40px;">The place is of social significance as evidenced by its classification by the National Trust.</p> | | | |

Zones of Significance:

Overall, the building is of **considerable** significance and is worthy of consideration for inclusion on the Heritage Council of Western Australia's Register of Heritage Places.

Although the ground floor shop fronts have been altered, they contain considerable significant fabric. The fabric of the western shop front is substantially intact while the eastern shop front is modified below the framed highlight windows. The aluminium framed windows to the eastern shop are not significant.

Terrazzo floors, tiles and the existing metal shop front on the western side are of considerable significance. This fabric has been modified over time, but even where not original, is significant in relation to the history of development of the building.

The Statement of Heritage Impact examines the impact of the proposed development on the heritage significance of the place, and includes a discretionary value judgment concerning the impact of the proposal on the identified heritage values of the place.

The Statement of Heritage Impact shall be prepared in the following format:

Table 3

How does the proposed development impact on the heritage significance of the place with regard to the following criteria:

| | |
|---|--|
| <p>Degree of change (positive and negative) on the place in light of its heritage significance.</p> | <p>The building is of considerable heritage significance and should be conserved. The first floor of the façade is noted for its elaborate detailing.</p> <p>The scale and prominence of the vertical banner signs which are attached to the pilasters of the facade have a negative visual impact on the aesthetic values of the building. This is not in accordance with the City's signage policy D.B.H6 Signs and Hoardings. The simplicity of the colouring and lettering design of the signs is appropriate.</p> <p>As well as the impact on the building there is also the impact on the streetscape. Vertical banner signs are not common within the West End and are not encouraged. Although it is acknowledged that there is a preference for the first floor</p> |
|---|--|

| | |
|---|---|
| | <p>spaces of the heritage buildings to be occupied and therefore requires some signage.</p> <p>There is a temporary type banner sign on the building adjoining which is also considered too large and obtrusive. The vertical banner sign on 84 High Street is smaller and can be considered acceptable.</p> <p>Overall, the existing signs are not supported. To facilitate the use of the first floor as a gallery one vertical sign could be supported with the following condition;</p> <ol style="list-style-type: none"> 1. That there is only one vertical banner sign and it does not protrude further than 600mm from the wall with the fabric no more than 500mm in width and 2000mm in height. 2. that the sign is affixed so as to cause minimal impact to the fabric of the original façade. |
| <p>Degree of permanent impact (irreversible loss of value) that the proposal is likely to have on the heritage significance of the place.</p> | <p>There will be a distortion to the visual qualities of the highly decorative and most intact element of the building.</p> |
| <p>Compatibility with heritage building in terms of scale, bulk, height – the degree to which the proposal dominates, is integrated with, or is subservient to a heritage place</p> | <p>The banner signs are over scale and height.</p> |
| <p>Compatibility with the streetscape and/or heritage area in terms of the siting, local architectural patterns, and the degree of harmonised integration of old and new.</p> | <p>As above the as well as the impact on the building there is also a negative impact on the important High Street streetscape. Vertical banner signs are not common within the West End and could become a precedent if they are supported and/or encouraged..</p> |
| <p>Compatibility with heritage building in terms of the design solutions and architectural language such as refinement and finesse of detailing, texture,</p> | <p>Although the shape and scale is not appropriate the design and colouring of the lettering is simple and appropriate.</p> |

| | |
|---|--|
| materials, finishes and quality of craftsmanship. | |
| Degree of impact on the important public views, vistas, landmarks, landscape features | The existing banner signs add to visual clutter on the on the significant High Street streetscape. |

5.0 STATEMENT OF CONSERVATION

Note: This is required for all Category 1 and Category 2 level places unless otherwise advised by the City of Fremantle.

Statement of *conservation* should define all essential processes of looking after a place (*preservation, restoration, reconstruction, adaptation, maintenance and interpretation of a place*) so as to retain its *cultural significance*.

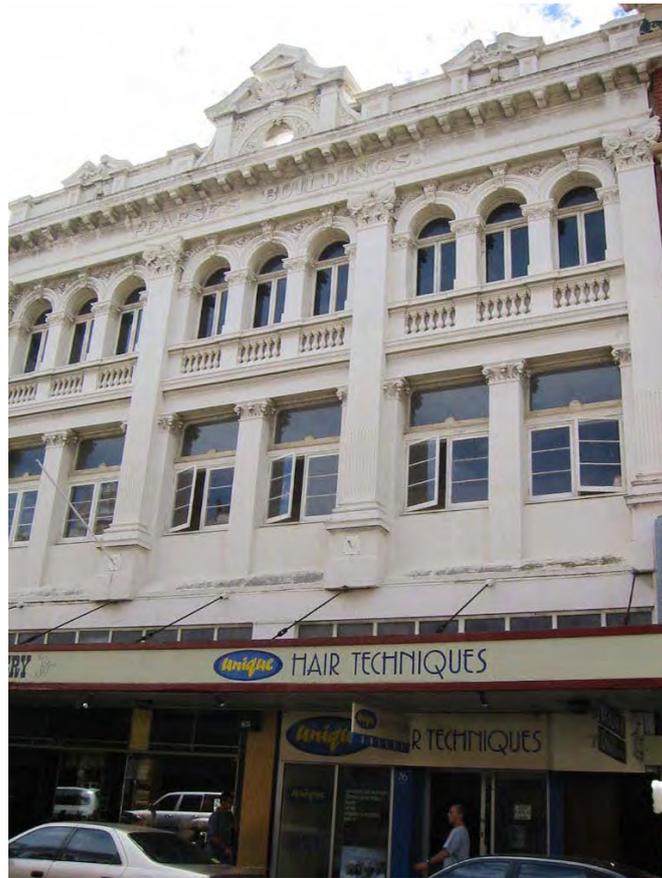
This part of the assessment is not based on the proposed development, but identifies the conservation works required, and guides future fabric retention, adaptation and reuse.

- **Condition Analysis**
- **Identification of conservation works required**
- **Recommendations as to the future fabric retention, adaptation and reuse.**

Generally:

- Overall the building appears in good condition.
- The place should be referred to the Heritage Council for assessment for possible inclusion in the State Register of Heritage Places.
- A program of maintenance should be prepared and implemented.
- A conservation plan for the place should be prepared and implemented.

Photographs City of Fremantle



72-78 High Street - front (south) elevation 2006 – prior the erection of the signs



72-78 High Street - front (south) elevation 2011 – following the erection of the signs



72-78 High Street - front (south) elevation 2011 – following the erection of the signs



72-78 High Street



High Street – looking west



High Street – looking east

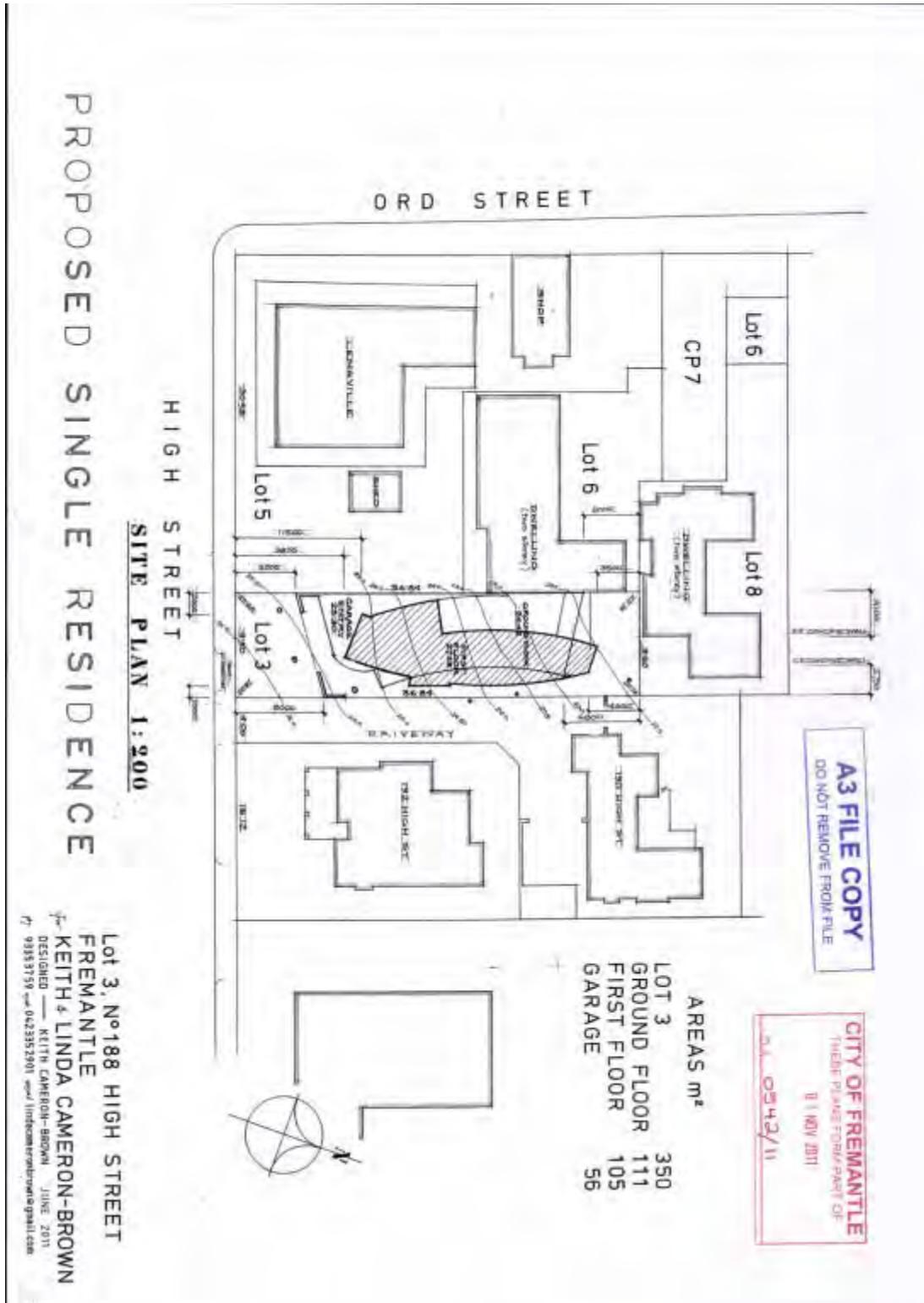


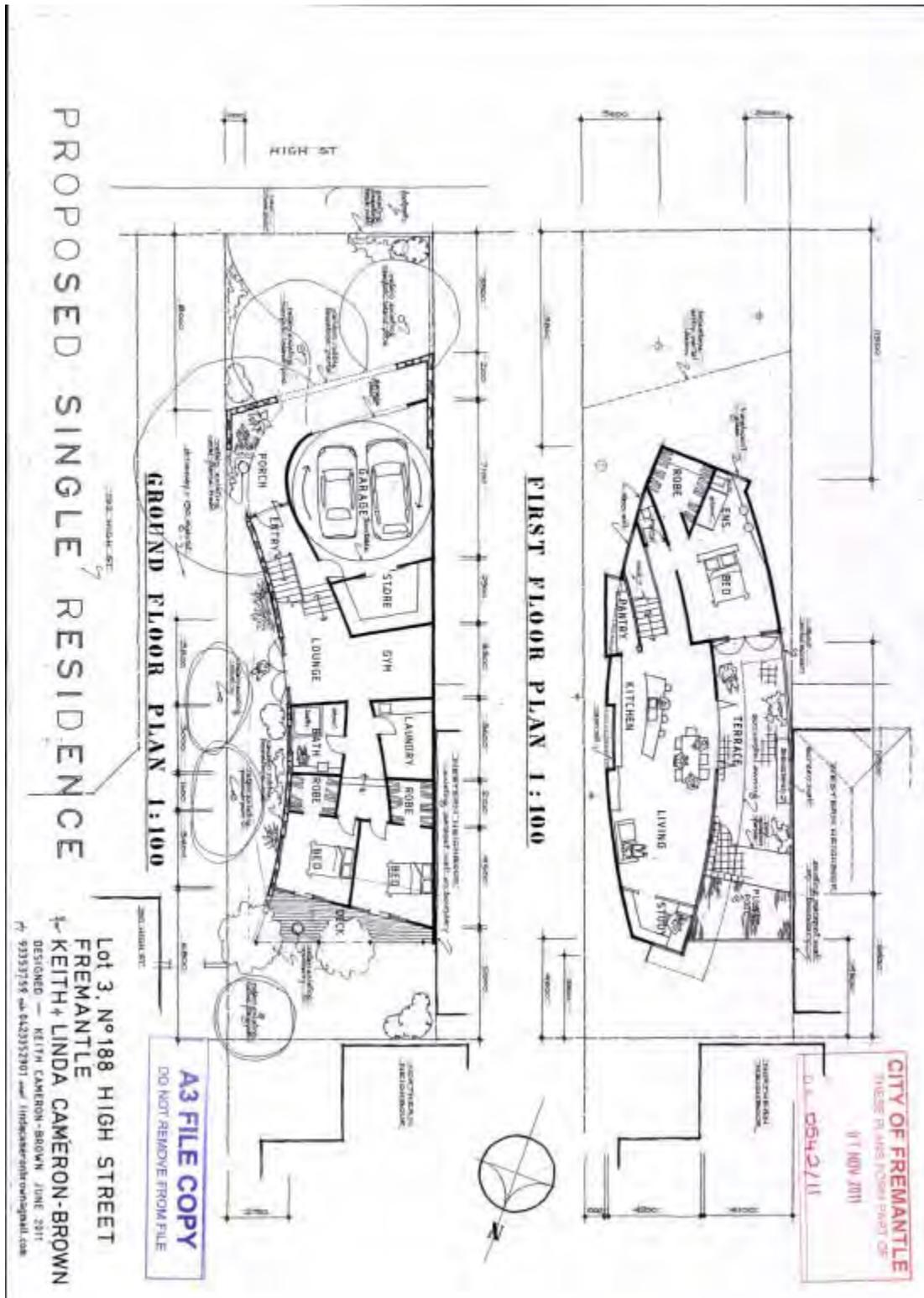
72-78 High Street – ground floor

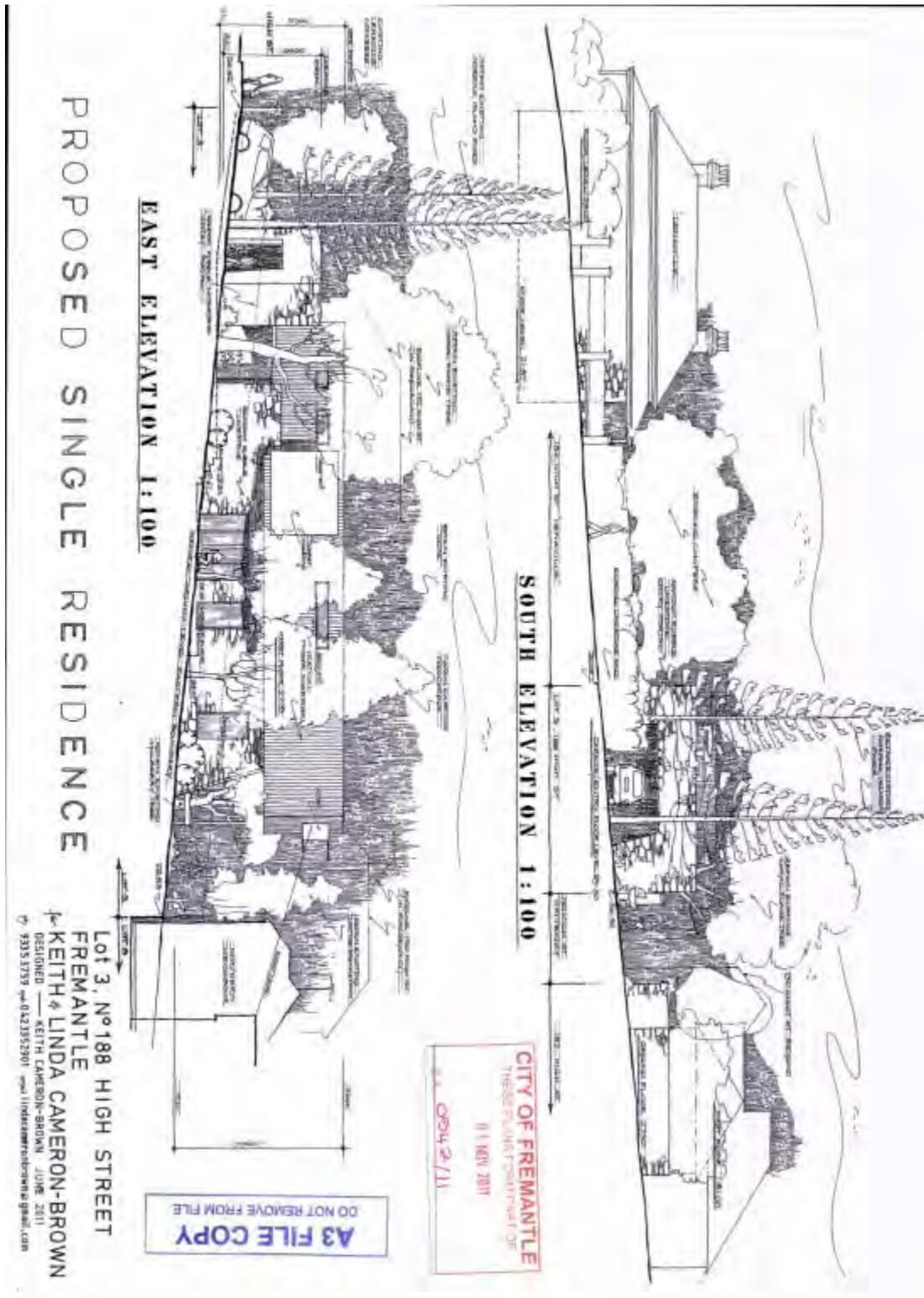


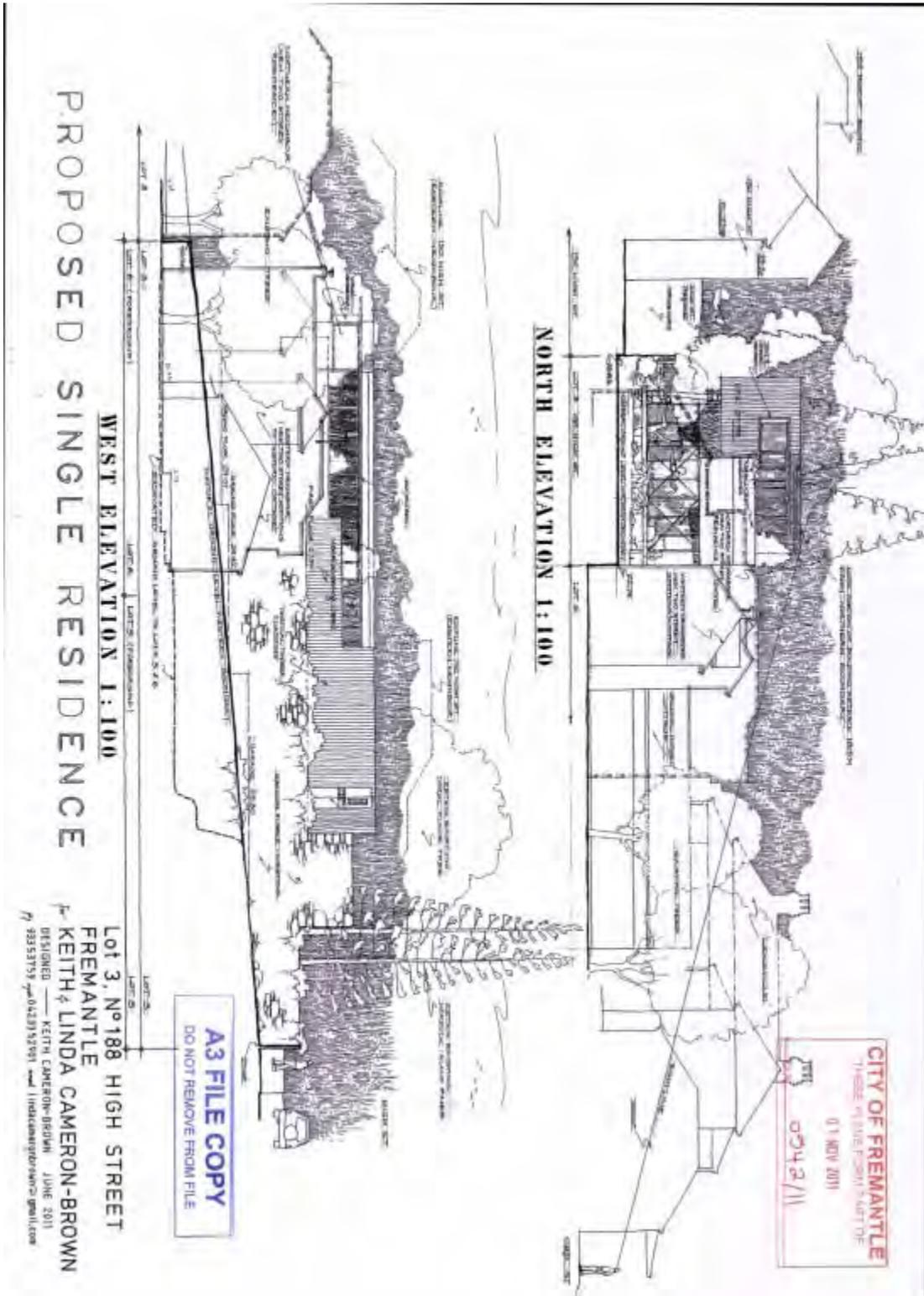
72-78 High Street – ground floor

PSC1202-24 HIGH STREET, NO. 188 (LOT 3) FREMANTLE - TWO STOREY SINGLE HOUSE (JWJ DA0542/11)
ATTACHMENT 1









ATTACHMENT 2

**PROPOSED SINGLE RESIDENCE LOT 3
No. 188 HIGH ST FREMANTLE****ADDENDA**

With due consideration of the Design Guidelines comprising part of the Restrictive Covenant pertinent to Lot 3, we have endeavoured to produce a design solution which conforms with yet does not imitate Lenaville. This we believe demonstrates respect for the heritage of Lenaville.

The proposed residence presents to the street as a simple limestone portal with a concealed roof. The requisite vehicle garaging is set back in the shadows some 2 metres behind to reduce the visual impact of the garage door. This in conjunction with screening afforded by retaining the existing significant street front trees is intended to minimize the street presence of the dwelling.

BUILDING ENVELOPE

The proposed building runs north to south presenting as one storey in height to the south and two storeys to the north. The street elevation rises only 3.9 metres above the mean footpath level on High St whilst the first floor level, which is set back 10 metres from High St, rises only 4.6 metres. The roof height is intermediate between that of Lenaville and the neighbouring house at 192 High St.

OVERLOOKING

The natural ground level of the subject site Lot 3 is considerably higher than Lots 5, 6 and 8, with the difference being up to 5.0m.

First floor level to the rear (north) is elevated to allow harbour views over the roofs of the recently constructed additions to the cottage on Lot 6 and the new dwelling on Lot 8. Overlooking Lot 6 is not possible due to zero boundary set back of the cottage additions. Much of the dwelling on Lot 8 has a 300 mm boundary set back, which precludes overlooking. Obscure glazing to the northern end of the pool terrace and window screening gives visual privacy to the south east corner of Lot 8.

1800 mm high screening to the south west portion of the terrace precludes overlooking Lenaville Lot 5.

SETBACK

The proposed set back is intermediate between that of Lenaville and the residence at 192 High St. The transition between the neighbouring set backs is enhanced by the 15° angle of the limestone entry portal, which also allows the retention of the two significant Norfolk Island pines.



CAR ENTRY

Car entry is made via a new crossover adjacent to the eastern site boundary. A turntable in the garage will allow cars to re-enter High St in forward gear. Vehicle garaging reads as part of the building. The garage is set down one metre below street crossover level and setback 2 metres behind the limestone entry portal. This reduces the effect of the dwelling presenting to the street as a double garage door.

MATERIALS

Walls as viewed from the street shall have a random rubble limestone finish. The second storey is proposed to be natural finished vertical timber cladding. The intention is to blend with the surrounding vegetation. Roof cladding shall be zincalume.

HIGH STREET BOUNDARY

The existing limestone block wall shall be retained with part removed for vehicle access.

TREE PRESERVATION

Existing trees will be maintained so far as possible. In particular the two Norfolk Island pines and large coral flame tree, which dominate the High Street elevation, shall be retained. Considerable building design adjustments have been made to allow this. The podocarpus and olive tree adjacent to the eastern boundary shall be retained, as shall the native frangipani and mulberry tree to the rear of the lot.

VARIATION TO THE RESIDENTIAL DESIGN CODE REQUIREMENTS

Some variations to the Residential Design Code Requirements are sought on a performance based assessment due to the narrow width of the lot, the steep grade of the lot from south to north and the impact of the recently constructed 2 storey dwellings on Lot 6 and Lot 8.

i) Ground Floor Setback to Western Boundary

Zero setback for the ground floor walls to the western boundary adjoining survey strata lots 5 and 6 is sought.

The existing two storey dwelling on lot 6 has zero setback. We request similar consideration. The proposed zero setback to Lot 5 for the ground floor level garage and store will incorporate a random rubble limestone wall finish to the boundary wall with no windows. The method of construction will allow a sub-floor garden bed, which will allow the reinstatement of cascading bougainvilleas.

ii) First Floor Setback to Eastern Boundary

Reduced setback ranging from one metre to 3.5 metres to the eastern boundary for the second storey to the rear. This part of the proposed dwelling faces the driveway and reversing bay for the neighbouring residence. The highlight windows have a 1.8 m sill height. The selection of wall finish materials along with retention of existing vegetation is intended to reduce the impact of the building.



iii) First Floor Setback to Western Boundary

Reduced setback ranging from 0.5m to 2.0 m for part of the second storey to the western boundary adjoining Lot 5. This part of the building has no overlooking windows.

iv) Building Height

The height of the majority of the proposed dwelling falls below the 7 metre limit. However the significant fall of 3.68 metres over Lot 3 from south to north gives rise to a building height of 7.7 metres for a small portion of the dwelling (25 m²) to the rear of the lot. This has no overshadowing or overlooking consequences to adjoining lots and occurs 26m distant from the High St. It is also more than 2 metres lower than the adjoining residence at 190 High St.

ILLUSTRATIVE SITE PLANS

Please note that illustrative site plans, which comprise part of the Restrictive Covenant are described as only "A footprint for a possible building" and "These plans do not comprise a building proposal nor a finished design. They are attached only to illustrate the guide lines".

If the illustrative plans were implemented, it would be necessary to remove the majority of the street facing vegetation - (one Norfolk Island Pine and the large Coral Flame tree).

The 'footprint' also only provides a dwelling with a habitable floor area of only approx. 125m², this compares to 215m² for the new dwelling on Lot 8 and 200m² for the cottage and its addition on Lot 6. I suggest that would be an unreasonable expectation on land valued at \$500,000.

Please note that these guidelines were produced before both the substantial two-storey addition to 'The cottage' on Lot 6 and the new two storey dwelling on Lot 8 were built. The combined effect of these new structures is somewhat claustrophobic to Lot 3.

The design proposal for Lot 3 reflects the need to build up to gain access to natural light and ventilation from sea breezes whilst also allowing appreciation of the harbour and ocean outlook.

ENERGY EFFICIENCY & SUSTAINABILITY

The proposed dwelling shall include the following energy efficiency and sustainability features.

- i) R5 roof insulation and R4 wall insulation
- ii) Gas boosted solar hot water system
- iii) 2Kw photo voltaic solar power generation
- iv) 6000 litre capacity rainwater storage tanks located sub floor and plumbed to the toilets
- v) Western Wastewater Treatments domestic grey water system installed for garden irrigation
- vi) 3A to 5A rated tap ware and toilets

Keith Cameron-Brown

Linda Cameron-Brown





STREET ELEVATION (FROM SOUTH WEST)



STREET ELEVATION (FROM SOUTH EAST)



LOT 3 (CENTRE OF LOT LOOKING NORTH)



CITY OF FREMANTLE
THESE PLANS FORM PART OF
01 NOV 2011
D.A. 0542/11

DRIVEWAY 190 HIGH ST (BETWEEN LOT 3 & 192 HIGH ST)



WEST ELEVATION (FROM ORD STREET FOOTPATH)

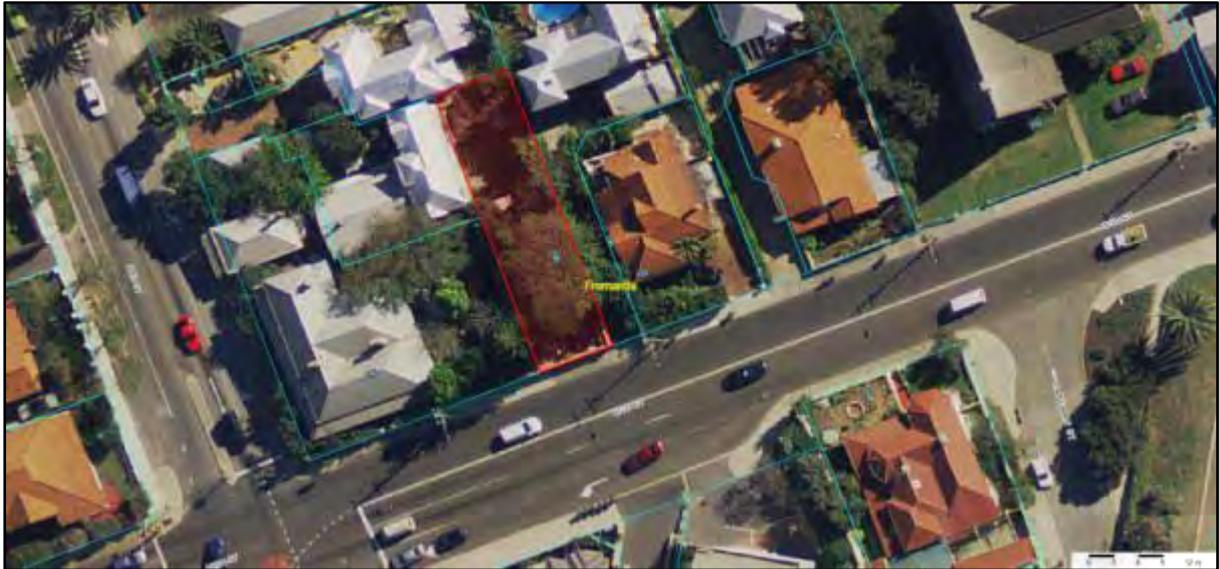


WEST ELEVATION (FROM ORD STREET)

CITY OF FREMANTLE
THESE PLANS FORM PART OF
01 NOV 2011
DA 0542/11

ATTACHMENT 3

HERITAGE ASSESSMENT



188 HIGH STREET FREMANTLE

**PREPARED FOR
CITY OF FREMANTLE**

December 2011

Introduction

This heritage assessment document has been prepared as required and in accordance with the City of Fremantle's City Local Planning Policy 1.6 Preparation of Heritage Assessments.

Lenaville, 186 High Street is included on the City of Fremantle's Heritage List and on the Heritage Council's of Western Australia's Register of Heritage Places and as such has a management category as a level 1A. 188 High Street is a subdivision of the former *Lenaville* site and as such is still included in the heritage listing documents.

For detailed information on the place refer to Heritage Council of Western Australia's Register documentation. Relevant information has been extracted from this report where relevant within this heritage assessment. Places of heritage significance should be conserved in accordance with the principles of the Burra Charter (The Australia ICOMOS for the conservation of places of cultural significance) which has been adopted by Council as the guiding document for the conservation of places of cultural heritage significance.

The proposal is for a new two storey dwelling on the vacant site.

HISTORICAL NOTES

Lenaville, 186 High Street was built in 1884 with convict labour for the prisons Chief Warder, Henry Blinco. In 1988, George Seddon and partner Marli Wallace purchased *Lenaville*, conserved and renovated the buildings and established a garden that was renowned for environmental and exotic species.

Refer to Heritage Council of Western Australia's Register of Heritage Places - Register and Assessment Documentation for a detailed history of the place.

188 High Street subdivision was approved in 2002 and 186 High Street was subdivided for the recent development in 2007.

DESCRIPTION OF THE PLACE

Lenaville, 186 High Street comprises three heritage structures: a house, a cottage and a shop, all built from limestone quarried on site. The original house is located on the corner of High and Ord Streets, near the crest of a hill. There is recent two storey development on the north eastern end of the site 186 High Street *Lenaville* site.

Refer to Heritage Council of Western Australia's Register of Heritage Places - Register and Assessment Documentation for a detailed description of the original place.

The site at 188 High Street has some recent plantings and mature plantings. There is a limestone block front wall which is not part of the original *Lenaville* front wall.

HERITAGE VALUES

Heritage values and attributes should be considered in the context of the following:

- Fabric

- Setting
- Use
- Associations
- Meaning

Table 1

| Heritage values | |
|---------------------|---------------|
| Aesthetic | Exceptional |
| Historic | Exceptional |
| Social | Exceptional |
| Scientific | |
| Heritage Attributes | |
| Rarity | High |
| Representativeness | High |
| Integrity | Moderate/High |
| Authenticity | High |

HERITAGE SIGNIFICANCE

Table 2

| Significance | | | |
|---|--------------|------|-----------------|
| Exceptional | Considerable | Some | Limited or none |
| <p><i>The consultant shall identify the overall significance of the place using the above categories, and identify zones of significance within the place itself.</i></p> <p>Comments:</p> <p>Statement of Significance (extracted from the Heritage Council's Register documentation for the place) The place has cultural heritage significance for the following:</p> <p>Lenaville, occupies a prominent site, at the top of a hill overlooking Fremantle and situated at a major intersection. It is a local landmark;</p> <p>Lenaville is one of the few surviving convict built houses in the Fremantle area in the transitional style of the pre-gold rush era;</p> <p>Lenaville has a close association with Henry Blinco, original owner of the property, and Acting Principal Warden of Fremantle Gaol; and,</p> <p>the three buildings represent the diversity of architectural form in late nineteenth century Fremantle.</p> <p>Zones of Significance:</p> <p><i>Lenaville, 186 High Street is of exceptional significance.</i></p> | | | |

4.0 STATEMENT OF HERITAGE IMPACT

The Statement of Heritage Impact examines the impact of the proposed development on the heritage significance of the place, and includes a discretionary value judgment concerning the impact of the proposal on the identified heritage values of the place.

The Statement of Heritage Impact shall be prepared in the following format:

Table 3

| How does the proposed development impact on the heritage significance of the place with regard to the following criteria: | |
|---|---|
| <p>Degree of change (positive and negative) on the place in light of its heritage significance.</p> | <p>The original <i>Lenaville</i> buildings are of exceptional heritage significance and should be conserved.</p> <p>It is proposed to construct a two storey dwelling on the subdivided site east of <i>Lenaville</i>.</p> <p>It is intended to retain the mature Norfolk Island Pines and the Mulberry Tree. The Mulberry Tree is one of the remaining earlier plantings of the former <i>Lenaville</i> site and its retention is positive.</p> <p>The two storey residence is contemporary and lineal in form to suit the site. The use of limestone and timber cladding is compatible with the heritage values of the place and yet easily distinguishable as a new dwelling. This is appropriate and is in accordance with Burra Charter principles.</p> <p>The new dwelling is setback from the heritage buildings of <i>Lenaville</i> and will not have a negative impact.</p> <p>Overall, the proposal can be supported on heritage grounds.</p> |
| <p>Degree of permanent impact (irreversible loss of value) that the proposal is likely to have on the heritage significance of the place.</p> | <p>The original site has already been subdivided therefore the loss of the original setting of <i>Lenaville</i> has already irreversible.</p> <p>There will be no permanent impact or irreversible from this proposal.</p> |
| <p>Compatibility with heritage building in terms of scale, bulk, height – the degree to which the proposal dominates, is integrated with, or is subservient to a heritage place</p> | <p>The proposal is not dominant in terms of bulk and scale and will not have a negative impact on the heritage values of <i>Lenaville</i> or surrounds.</p> |

| | |
|---|--|
| <p>Compatibility with the streetscape and/or heritage area in terms of the siting, local architectural patterns, and the degree of harmonised integration of old and new.</p> | <p>The dwelling is compatible with the heritage area and due to the retention of some mature trees will not adversely impact on the significant streetscape.</p> <p>The proposed contemporary design incorporates a skillion roof and is sympathetic to the original buildings. The use of timber framing and cladding to the first floor additions are a traditional design for additions and are an appropriate choice of materials.</p> <p>The architectural form of the Victorian Georgian style of architecture within the area will not be mimicked.</p> |
| <p>Compatibility with heritage building in terms of the design solutions and architectural language such as refinement and finesse of detailing, texture, materials, finishes and quality of craftsmanship.</p> | <p>As above, proposal has been designed in a compatible manner with the use of original materials as the original residence.</p> <p>The design and detailing is contemporary, yet the use of timber framing and cladding to the first floor are more traditional materials and will provide a more light weight appearance within the environment.</p> <p>As noted above, the form is contemporary yet compatible with the original house and the design details of the Victorian Georgian styles will not used.</p> <p>The quality of the craftsmanship can be determined as part of this assessment.</p> |
| <p>Degree of impact on the important public views, vistas, landmarks, landscape features</p> | <p>The proposal will not negatively impact on important views and vistas both to and from the <i>Lenaville</i>.</p> |

5.0 STATEMENT OF CONSERVATION

Note: This is required for all Category 1 and Category 2 level places unless otherwise advised by the City of Fremantle.

Statement of *conservation* should define all essential processes of looking after a place (*preservation, restoration, reconstruction, adaptation, maintenance and interpretation* of a place) so as to retain its *cultural significance*.

This part of the assessment is not based on the proposed development, but identifies the conservation works required, and guides future fabric retention, adaptation and reuse.

- **Condition Analysis**

- Identification of conservation works required
- Recommendations as to the future fabric retention, adaptation and reuse.

Generally:

- Not required for this DA.

PHOTOGRAPHS



Archival aerial 1948 – showing vacant site



Lenaville – view from south west corner High Street and Ord Street



Streetscape view towards 188 and 186 High Street



View towards a section of 186 and 188 High Street showing limestone wall



Streetscape view Ord Street showing recent development and *Lenaville*



View from 188 High Street site – showing parapet of recent development



View from the site looking west towards Lenaville



View from the site looking south towards High Street



View from the western boundary of the site looking south west towards recent development



View from the western boundary of the site looking south west towards recent development



View from site looking west towards cottage



View looking north on the site

7.0 REFERENCES

Apperly, R, e t a l. A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the Present. (Sydney: Angus & Robertson, 1989)

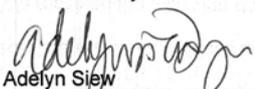
HCWA Assessment Documentation Register of Heritage Places-Permanent Entry Fremantle Museum and Arts Centre, 1993.

Palassis Architects, 'Draft Conservation Plan for Fremantle Museum & Arts Centre', prepared for the City of Fremantle, 2000.

Palassis Architects, ' Fremantle Museum & Arts Centre Conservation Plan', prepared for the City of Fremantle, August 2001:

Considine and Griffiths, Conservation Works Strategy prepared for the City of Fremantle, 2004.

ATTACHMENT 4

| | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------|-------------|-------|---------|---------|---------|----------|------------|----------|-------------|------------|--|---------|---------------------|----|----|--------|--|----------|--|
|  <p>GOVERNMENT OF WESTERN AUSTRALIA</p> <p>15 December 2011</p> <p>Chief Executive Officer City of Fremantle PO Box 807 FREMANTLE WA 6959</p> <p>Attention: Ms Joanne Wardell-Johnson</p> | <div style="text-align: right;"> <p>Your ref: DA0542/11 Our ref: P936/28193 Enquiries: Karen Jackson (08) 9220 4150</p> </div>  <p>HERITAGE COUNCIL OF WESTERN AUSTRALIA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Date Rec</td><td>20 DEC 2011</td></tr> <tr><td>Class</td><td>062/001</td></tr> <tr><td>Subject</td><td>059/002</td></tr> <tr><td>DA/Legal</td><td>DA 0542/11</td></tr> <tr><td>Property</td><td>188 HIGH ST</td></tr> <tr><td>Related No</td><td></td></tr> <tr><td>Send to</td><td>DTO - J. Wardell-J.</td></tr> <tr><td>IN</td><td>SA</td></tr> <tr><td>DOC NO</td><td></td></tr> <tr><td>Doc Desc</td><td></td></tr> </table> | Date Rec | 20 DEC 2011 | Class | 062/001 | Subject | 059/002 | DA/Legal | DA 0542/11 | Property | 188 HIGH ST | Related No | | Send to | DTO - J. Wardell-J. | IN | SA | DOC NO | | Doc Desc | |
| Date Rec | 20 DEC 2011 | | | | | | | | | | | | | | | | | | | | |
| Class | 062/001 | | | | | | | | | | | | | | | | | | | | |
| Subject | 059/002 | | | | | | | | | | | | | | | | | | | | |
| DA/Legal | DA 0542/11 | | | | | | | | | | | | | | | | | | | | |
| Property | 188 HIGH ST | | | | | | | | | | | | | | | | | | | | |
| Related No | | | | | | | | | | | | | | | | | | | | | |
| Send to | DTO - J. Wardell-J. | | | | | | | | | | | | | | | | | | | | |
| IN | SA | | | | | | | | | | | | | | | | | | | | |
| DOC NO | | | | | | | | | | | | | | | | | | | | | |
| Doc Desc | | | | | | | | | | | | | | | | | | | | | |
| <p>Dear Sir</p> <p>Lenaville, Fremantle Proposed Single Dwelling</p> <p>Thank you for your letter of 10 November 2011 regarding the proposed two storey single dwelling at 188 High Street, Fremantle, which is included in the curtilage of the State Registered Heritage Place <i>Lenaville</i>.</p> <p>We received the following drawings prepared by Keith Cameron-Brown dated June 2011:</p> <p>Site Plan Ground & First Floor Plan South & East Elevation North & West Elevation Heritage Impact Statement prepared by Keith Cameron-Brown dated 29 November 2011</p> <p>The Heritage Council's Development Committee considered the matter on 13 December 2011. The Committee resolved to advise the City of Fremantle that the development referral is supported as there is minimal adverse impact to the cultural significance of the State Registered Heritage Place <i>Lenaville</i>.</p> <p>The Development Committee notes the existence of a restrictive covenant on Lot 3, and wishes to highlight that the proposal has been considered in the context of the cultural significance of <i>Lenaville</i>, and that this advice is not an opinion on whether or not the proposal is allowed under the covenant. The Committee also notes that the current proposal is not consistent with the Design Guidelines included in the restrictive covenant; however, the Committee considers that the current proposal is acceptable as it does not impact on the cultural significance of <i>Lenaville</i>.</p> <p>We would appreciate a copy of your Council's determination for our records.</p> <p>Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@hc.wa.gov.au or on 9220 4150.</p> <p>Yours sincerely</p> <p> Adelyn Siew DEVELOPMENT REFERRALS MANAGER OFFICE OF HERITAGE</p> | | | | | | | | | | | | | | | | | | | | | |
| <p>108 Adelaide Terrace, East Perth WA 6004 PO Box 6201, East Perth WA 6892 Tel (08) 9221 4177 Fax (08) 9221 4151 Freecall 1800 644 177 Email heritage@hc.wa.gov.au Web www.heritage.wa.gov.au</p> | | | | | | | | | | | | | | | | | | | | | |

ATTACHMENT 5

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:-

- i) The 5.50 to 8.0 metre street set back of the proposed new residence on Lot 3 allows uninterrupted views to Lenaville from the street.
- ii) The retention of all significant trees (two substantial Norfolk Island Pines and a large coral flame tree) adjacent to the street boundary effectively shield the proposed residence, there by reducing its street presence.
- iii) The street facing elevation is subdued, presenting as a simple limestone portal, which rises only 3.9 metres above the mean footpath level.

The new development is required to be adjacent to Lenaville because the narrow 9.5 metre wide lot affords limited opportunity for generous boundary set backs.

The new development is sympathetic to Lenaville with a random rubble limestone facade. However, the design does not mimic Lenaville.

The public and users of Lenaville will still be able to view and appreciate its significance as the main body of the house is 13 metres distant from the proposed development.

The following aspects of the proposal could detrimentally impact on heritage significance.

The reasons are explained as well as the measures to be taken to minimise impacts:

The outlook to the proposed residence from the Lenaville courtyard could be deemed as over bearing. This is exacerbated by the Lenaville courtyard having been excavated 2 - 3 metres below natural ground level.

The impact has been minimised by the following measures:

- i) The ground floor wall shall have a random rubble limestone finish.
- ii) Provision has been made for a garden bed to support creepers and cascading vegetation to 'soften' the wall.
- iii) The current owners of Lenaville have planted several trees at the eastern edge of the courtyard.
- iv) The first floor wall cladding shall be natural finished timber planking which will blend with the vegetation.
- v) The first floor wall curves away from the boundary; offset a maximum 2.0 metres.
- vi) The Northern half of the proposed residence is not visible from Lenaville because it is completely screened by the recently constructed two storey additions to the cottage, which has zero boundary setback to Lot 3.

CONCLUSION:

The proposed residence will have little effect on the significance of Lenaville because the new residence is located 13 metres distant from Lenaville.

The height of the new residence as viewed from the Lenaville courtyard has been ameliorated by vegetative screening and sympathetic wall finishes.

When the works are complete Lenaville will benefit from having a well defined Eastern boundary and well maintained maintained neighbouring grounds.

REFERENCES AND ATTACHMENTS:

Ref - Register of Heritage Places 'Lenaville'

Attach - Addenda: Proposed Single Residence Lot 3 No 188 High St Fremantle

Attach - Four sheets of photographs



ATTACHMENT 6



Standing western boundary facing south west



Facing west



Facing north west

**PSC1202-25 SCHEDULE OF APPLICATIONS DETERMINED UNDER
DELEGATED AUTHORITY**

ATTACHMENT 1

1. **PAGET STREET NO.38 (LOT 5), HILTON – CHANGE OF USE OF EXISTING COMMERCIAL PREMISES TO SHOP (MS DA0495/11)**
2. **GOLD STREET NO.9C (LOT 103), SOUTH FREMANTLE – TWO STOREY SINGLE HOUSE – (AD DA0602/11)**
3. **ATTFIELD STREET NO. 43 (LOT 661), FREMANTLE – SMALL SECONDARY DWELLING ADDITION TO EXISTING SINGLE HOUSE – (AD DA0427/11)**
4. **QUEEN VICTORIA STREET NO.36 (LOTS 1, 2, 52, 265, 266, 303 & 304), FREMANTLE – SEVEN LOT AMALGAMATION – (MS WAPC145264)**
5. **HIGH STREET NO.59 (LOT 8), FREMANTLE – CLEARANCE OF CONDITION 5 OF DA0165/11(CHANGE OF USE TO SMALL BAR AND INTERNAL ALTERATIONS) (MS DA0525/11)**
6. **MARINE TERRACE NO. 151 (LOT 2009), FREMANTLE – ALTERATIONS & ADDITIONS TO EXISTING CLUBHOUSE (FREMANTLE SAILING CLUB) – (AD DA0557/11)**
7. **SAMSON STREET NO. 42 (LOT 111), WHITE GUM VALLEY – TWO STOREY SINGLE HOUSE – (JS & KS DA0475/11)**
8. **FORREST STREET NO. 91 (LOT 40), FREMANTLE – TWO STOREY ADDITION (HOME BUSINESS) TO EXISTING SINGLE HOUSE AND CHANGE OF USE FROM HOME OCCUPATION TO HOME BUSINESS (MASSAGE STUDIO) – (JS DA0559/11)**
9. **THOMPSON ROAD NO. 5/86 (LOT 214), NORTH FREMANTLE – TWO STOREY SINGLE HOUSE – (AD DA0010/12)**
10. **THOMPSON ROAD NO. 6/86 (LOT 215), NORTH FREMANTLE – TWO STOREY SINGLE HOUSE – (AD DA0009/12)**
11. **TAYLOR STREET NO. 3 (LOT 902), WHITE GUM VALLEY – TWO STOREY SINGLE HOUSE – (JS DA0539/11)**
12. **PASS CRESCENT NO. 10 (LOT 91), BEACONSFIELD – OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE – (JS DA0611/11)**
13. **SOUTH TERRACE NO 92 (LOT 5), FREMANTLE – PROPOSED ALTERATION TO APPROVED PLANS - CHANGES TO SIDE BASEMENT ACCESS– (SS DA0610/11)**

14. **BOLT STREET NO. 6 (LOT 1), BEACONSFIELD – VARIATION TO PLANNING APPROVAL FOR DA0348/11 (SINGLE STOREY SINGLE HOUSE) – (JS VA0234/11)**
15. **SOUTH STREET NO. 2/398 (LOT 152), O’CONNOR – TEMPORARY SALES OFFICE – (JS DA603/11)**
16. **ASHBURTON TERRACE NO. 8A (LOT 88), FREMANTLE – TWO STOREY SINGLE HOUSE – (JS DA0618/11)**
17. **FORREST STREET NO.92A (LOT 2), FREMANTLE– CARPORT ADDITION AND ALTERATIONS TO EXISTING SINGLE STOREY WITH LOFT GROUPED DWELLING – (JL DA0004/12)**
18. **QUEEN VICTORIA STREET NO.36 (LOTS 1, 2, 52, 265, 266, 303 & 304), FREMANTLE – TEMPORARY APPROVAL FOR OFFICE USE AND INTERNAL FITOUT OF A PORTION OF THE EXISTING BUILDING – (JL DA0026/12)**
19. **MCKENZIE ROAD NO. 33 (LOT 420), SAMSON – RETROSPECTIVE APPROVAL FOR EXTERNAL ALTERATIONS TO EXISTING SINGLE HOUSE (CONVERSION OF A GARAGE TO BEDROOM) – (JL DA0587/11)**
20. **DOUGLAS STREET NO. 1 (LOT 15), FREMANTLE – VARIATION TO PLANNING APPROVAL FOR DA0156/11 (TWO STOREY ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE) – (JS VA0235/11)**
21. **FORREST STREET NO. 61A (LOT 2), FREMANTLE – RETROSPECTIVE APPROVAL FOR UNAUTHORISED VERANDAH TO EXISTING GROUPED DWELLING – (JS DA0608/11)**
22. **PASS CRESCENT NO. 10 (LOT 91), BEACONSFIELD – PATIO ADDITION TO EXISTING SINGLE HOUSE – (JS DA0627/11)**
23. **ASHBURTON TERRACE, NO. 6 (LOT 34) FREMANTLE - ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (JWJ DA0529/11)**
24. **HAMPTON ROAD, NO. 172 (LOT 152) BEACONSFIELD - THREE LOT SURVEY STRATA SUBDIVISION (JWJ WAPC1122-11)**
25. **HOWARD STREET, NO. 19 (LOT 4) FREMANTLE – RETROSPECTIVE APPROVAL FOR UNAUTHORISED DEMOLITION OF OUTBUILDINGS AND ALTERATIONS AND PROPOSED ALTERATIONS TO EXISTING SINGLE HOUSE AND OUTBUILDING (JWJ DA0622/11)**
26. **HOPE STREET, NO. 115 (LOT 3) WHITE GUM VALLEY - DEMOLITION OF DWELLING (JWJ PW0001/12)**
27. **SOUTH STREET, NO. 294 (LOT 14) HILTON - CHANGE OF USE TO VETERINARY HOSPITAL (JWJ DA0628/11)**

- 28. ZETA CRESCENT, NO. 13 (LOT 57) O CONNOR - CHANGE OF USE TO MOTOR VEHICLE REPAIR AND SIGNAGE (JWJ DA0573/11)**
- 29. WRAY AVENUE, NO. 63 (LOT 1) FREMANTLE - CHANGE OF USE TO CHILD CARE PREMISES, INTERNAL WORKS AND DEMOLITION OF OUTBUILDING (JWJ DA0578/11)**
- 30. HOLLAND STREET NO. 130 (LOT 1459), FREMANTLE – VARIATION TO PREVIOUS APPROVAL FOR DA0288/11 (TWO STOREY GROUPED DWELLING) – (AD VA0007/12)**

**PSC1202-26 AMENDMENT NO. 49 TO LOCAL PLANNING SCHEME NO. 4 -
REPORT ON SUBMISSIONS AND 'IN PRINCIPLE' PROPOSALS
TO MODIFY AMENDMENT NO. 49**

ATTACHMENT 1 –Schedule of submissions

| | | |
|---|------------------------|--|
| 1 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>As property owners we had to put up with a lot of undesirables at the back and front of our properties and the tenants are forever cleaning up after them. If you can satisfy us that your new planning scheme will make Fremantle a better and cleaner place and not the shouting and abuse one has to put up with when one is shopping or just for a cup of coffee, then I don't mind the new development but not in favour of nine storey buildings, Johnson Court is too high and looks way out for our Fremantle. I have lived all my life in Fremantle - ... [undecipherable] and love our city. Bring back a thriving town again and consider carefully.</i></p> | | |
| Comment: | | |
| Refer to report discussion on 'building height'. | | |
| Submission noted. Modifications are recommended to the 'building height' provisions of the Amendment. | | |

| | | |
|---|------------------------|--|
| 2 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>We advise our support for this City Central urban renewal and see this only as a start. We also endorse those within the decision making sphere to be courageous enough to allow development far beyond what is currently being presented. Bringing people into Fremantle to live must be a priority. Development must be attractive to all walks of life and yes we are in favour of high rise mixed commercial/residential.</i></p> | | |
| Comment: | | |
| Submission noted. No modifications to the Amendment are recommended. | | |

| | | |
|---|----------------------------------|--|
| 3 | Access Housing, Fremantle | |
| Subject of submission: | Organisation/Association | |
| Address of property affected by Amendment: | Nil | |

Submission:

An approach to development whereby there is provision for developers to engage and be engaged by a planning team from within the planning department to ensure exceptional outcomes that is expected from Freo locals.

An incentive/performance based policy for developers and land owners to work together with neighbours to achieve interesting built form examples that Freo has come to know i.e. 2 landowner collaborate to create a pedestrian arcade or lane (think Melbourne) and are rewarded with greater mass. Height and density for creating walkable intimate paths and piazza.

A policy whereby developers are encouraged to engage affordable housing providers to participate in projects and are rewarded for this.

Make design guidelines that inspire and encourage creativity as opposed to satisfying "box ticking" criteria, currently.

Comment:

Refer to report discussion on 'building height', 'design' and 'low income housing'.

Submission noted. Modifications to the 'building height', 'design' and 'low income housing' provisions are recommended.

4

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

As Josephson Street is a short, narrow road I would like to see it become one way with wider footpaths on both sides and street trees and planter boxes to create a more attractive outlook. I suggest this could be done from Ellen Street to High Street end of our building, leaving two way traffic to and from the car park. Presently there is a lot of congestion on this street as folk stop on the road to enter the carpark for Johnston Court or our building. The road is also made very narrow by delivery trucks to the "Op Shop" on the corner of Ellen Street (They run up on the footpath two wheels and the other two on the road). We also get funeral processions from the undertakers on Adelaide Street using Josephson Street to get to High Street and they also add to the congestion on our very small road. Wider footpaths are necessary as people can barely pass one another without bumping at present. And street plantings would help to soften up the carpark and Johnston Courts back fence and automatic gates. Nice paving for the footpaths and maybe even the roadway as with the area around the round house would be lovely. I feel the 'East End' is every bit as worthy of attention and looking attractive as the 'West End' where all the cosmetic money has been directed for so long. Remember we all pay rates!!Not just those in the 'posh' part of town.

I hope you will consider this suggestion which will help stop our street becoming a clogged up busy though fare.

Comment:

General street and traffic management, whilst are core responsibilities of the local authority, are outside the scope of the current Amendment.

Submission noted. No modifications to the Amendment are recommended.

| | | |
|---|------------------------|--|
| 5 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>My only interest because I've lived in Sth Freo for 23 years – concerned resident! I'm not against development. I just want to bring it to your attention (Freo Councillors) that you are in a position to really ruin Fremantle. Having just returned from Europe 3 months it's so obvious that are [sic] heritage needs to be preserved and WA has so little of it.</i></p> <p><i>Massive modern concrete monoliths (i.e. as in Leighton Beach & South Beach) built in dark greys/brown/'modern' 1970s design is totally not on. The surf shop on the corner of Market St and Bannister St is a prime example of how development <u>can</u> be done. Fremantle is predominantly limestone – big cheap walls of prefabricated concrete look disgusting and ultra modern. Apex tin roofs and limestone and design with character is what any development should include.</i></p> <p><i>You have the opportunity to do something great – I just hope you don't ruin the character and heritage of Fremantle. More trees need to be planed (also along centre of roads) and a large beautiful waterfall, balconies, paving, colours (West End could be like Copenhagen – yellows, reds etc.). But don't modernize with massive drab concrete.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | | |

| | | |
|---|------------------------|--|
| 6 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I support the above scheme amendment being progressive commercially and socially a vast improvement for inner city living and business.</i></p> <p><i>However to complete the area improvement it needs to extend along Cantonment Street to include the derelict warehouse (wool store). This building is not only an eyesore but is a blight on the neighbourhood with no apparent commercial use (values) and taking up a prime site for development for commercial and residential use. Apart from being trashed inside and out provides squats for teenage revelers and homeless. It's being progressively stripped of its only visible asset (floor boards) and has become home for colonies of birds most vocal of which are crows who disrupt our peace day and night. By any reasonable measure this building as little if any commercial value as is and by any architectural or historical comparison demeans and devalues such adjacent sites as railway station Clancy's shopping centre, Australian backpackers etc. Please knock it down and include in your amendment No. 49.</i></p> | | |
| Comment: | | |
| <p>Submission noted. No further sites have been included in the scheme amendment.</p> <p>No modification to the proposed amendment is recommended.</p> | | |

| | |
|--|---|
| 7 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | Units 910, 810 & 701, No. 23 Adelaide St, Fremantle (Site 6a and 6b in Amendment 49) |
| Submission: <i>I have three units in Johnson which I rent out and will do so up to the time I retire in three years time. These units are my superannuation and by building in front of them and consequently losing their views, they will be devalued by \$150,000 each, i.e. Total of \$450,000. This is the difference between retiring comfortably or relying on a port pension – I have worked all my life for this and it is not right you can just take it away. I would like a response please.</i> | |
| Comments: Refer to specific landowner submission discussion in report under ‘building height’. Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended. | |

| | |
|--|--------------------------|
| 8 | Fremantle Ports |
| Subject of submission: | Government Agency |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I write to you with regard to Amendment No. 49 to the City of Fremantle’s Local Planning Scheme No. 4 (LPS No. 4), which proposes to amend the scheme to insert new development requirements in Schedule 12 for the City Centre area.</i> <i>It is advised that Fremantle Ports has not identified any significant issues with the proposed scheme amendment at this time. However, it should be noted that the City Centre area is located in Area 2 of the Fremantle Port Buffer, which means that the future development of the sites in the area may need to meet the requirements of the City of Fremantle’s ‘Port Buffer Area Development Guidelines’.</i> | |
| Comment: LPS4 and Local planning policy 2.3 Fremantle Port Buffer Area Development Guidelines set out the development requirements with regard to the proximity to the Fremantle Port. Submission noted. No modifications to the Amendment are recommended. | |

| | |
|--|------------------------|
| 9 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Please, Please, Please Get on with the progress for Fremantle and stop talking about it and clean up the streets.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|--|------------------------|
| 10 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>Kings square should be dealt with as a site of particular significance, with more than the provisions in (d) sub-clauses a and b. There should first be a character appraisal covering its social and historic significance, current built form and statement of its potential; then a policy providing guidelines for future uses and built form. This would assist prospective developers as well as reassure the public. Current moves on redevelopment of the Myer site underline the importance of such action.</i></p> <p><i>Current provisions in the amendment could permit a line of buildings to maximum height along one section of a street, without variation. This might be acceptable along Cantonment Street but not in area 6A along Adelaide Street</i></p> <p><i>Permitting additional height if the upper floor is setback is incompatible with good architectural design. It would be better to have a well-designed façade to the full height. In many cases the setback addition would be visible along the street and certainly from upper floors of other buildings. The assumptions on which this provision is based really need more thorough examination.</i></p> <p><i>The proposed amendment will increase the opportunity community engagement in the city centre of Fremantle: We can't be sure but hope that this will be an outcome.</i></p> <p><i>The proposed amendment will improve the aesthetics of the city centre (e.g. streetscaping; new buildings): Can't take this for granted. Should not allow it to result in a row of tall buildings – need more variation to create interest</i></p> <p><i>The proposed amendment will enable better usage and activation of public open space and community amenities in the area: I don't really see how this follows, but I hope it will.</i></p> <p><i>The proposed amendment will provide opportunities for more diverse and affordable housing in the City Centre: And we need to pay more attention to design of such housing (and public spaces) in increased density areas.</i></p> <p><i>The proposed amendment will increase potential expenditure at existing businesses in the city centre: I hope so.</i></p> <p><i>The proposed amendment will encourage more community services and agencies to locate in the city centre: This doesn't necessarily follow – we'll need to work on it.</i></p> <p><i>The proposed amendment will not negatively impact on the heritage of Fremantle: We can't take this for granted – need to have a design policy. And more character appraisal so we can identify what we are trying to preserve in areas other than already acknowledged heritage sites.</i></p> <p><i>Overall I support maximum building heights and storey proposed in the amendment: But I do not support additional heights setback – this will compromised the design, it's incompatible with really quality design.</i></p> <p><i>Overall I support the proposed development design guidelines to be applied to the development of new buildings in the city centre: The guidelines must be incorporated into a policy which should be part of LPS4, to give it legal status.</i></p> | |
| <p>Comment:</p> <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Refer also to the report section 'background' regarding the underlying justification for the Amendment.</p> | |

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|---|
| 11 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | 1 Point St, Fremantle (Site 4 in Amendment 49) and 177 High St (Oriana Building), Fremantle (Site 8 in Amendment 49) |
| Submission: | |
| <p><i>Fully support the proposed TPS amendment no. 49. It will allow for redevelopment of older retail premises; increased availability of quality office space and increased residential population in the CBD. This will certainly provide immediate economic and social benefits to the CBD and retail precinct during construction and thereafter a more vibrant CBD in the long-term.</i></p> <p><i>I attended the 14 November 2011 Interactive Community Workshop and it appeared there was an overall community acceptance of the proposed increased heights comparable to a medium density "European" scale. Interestingly, 2 tables at the workshop, my own included, believed that the proposed heights were insufficient. This coincides with my own view that to turn our backs on the mistakes of the past like Johnston Court, Fremantle should encourage even more height. As for European scale, which is due to technical construction limitations of a bygone era., I think we can do it bigger and better without offending anyone by creating modern well-designed buildings.</i></p> | |
| Comment: | |
| Refer to report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are proposed. | |

| | |
|--|------------------------|
| 12 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>To meet City goals for housing diversity revitalization in downtown Freo, reduced parking and minimised environmental impact, I propose a \$5000 feasibility study to get a (large scale?) urban cohousing project in an unused woolstore in Freo. Similar projects in Oakland California (Emeryville cohousing) have proven successful. There is strong interest from City residents, who are currently scouting for properties (Frankie Italiano).</i></p> <p><i>This suggestion is the first step. I suggest the City invite interested parties to present a more thorough argument, via advertisements in the herald, and via Meeting Place.</i></p> | |
| Comment: | |
| The content of this submission is outside the scope of the Amendment | |
| Submission noted. No modification to the Amendment is recommended. | |

| | |
|-------------------------------|-------------------|
| 13 | |
| Subject of submission: | Land owner |

| | |
|--|---|
| Address of property affected by Amendment: | 1 Point St, Fremantle (Site 4 in Amendment 49) and 177 High St (Oriana Building), Fremantle (Site 8 in Amendment 49) |
| Submission: <i>Fully support scheme amendment. It will allow for the redevelopment of older retail premises in the proposed area. It will increase availability of quality office space and increase residential population in the CBD in the long term. It will also certainly provide economic and social benefits to the CBD and retail precinct during construction and thereafter a more vibrant CBD in the future.</i> | |
| Comment: Submission noted. No modification to the Amendment is recommended. | |

| | |
|--|------------------------|
| 14 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Strongly support all aspects of the scheme amendment. This will give Freo a chance to thrive. The quality of the plan reflects the hardwork, integrity and expertise of all involved.</i> | |
| Comment: Submission noted. No modification to the Amendment is recommended. | |

| | |
|---|------------------------|
| 15 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Support the proposal and its contents. Sorely needed to redevelop Fremantle and allow more people (especially young people) to live in the city. Support the idea of waiving parking on a case by case basis Urge Council to consider moving on-street parking off Queen Street and Adelaide Terrace from point Street to High Street mall to create a major thoroughfare and conduit to Cappuccino strip and the West End. In line with Ian Gehl's guidelines to put pedestrians first in the city.. Suggest this moved parking is located in off-street parking on the periphery of the city centre on entrance into the city.</i> | |
| Comments: Submission noted. Car parking is discussed in the accompanying Council report. | |

| | |
|--|--------------------------|
| 16 | LandCorp |
| Subject of submission: | Government Agency |
| Address of property affected by Amendment: | Nil |
| Submission: <i>LandCorp welcomes the opportunity to comment on the proposed Amendment 49 to Council's Local Planning Scheme No.4. Overall, LandCorp supports the underlying principles of reviewing the City's planning framework to create an environment which supports more intensive forms of development and contributes to the City's changing</i> | |

environmental, social and economic values.

Whilst LandCorp is not a landowner within this amendment area, it considers the principles and approach of its existing Memorandum of Understanding with the City to be consistent with that of the current planning initiatives within the proposals for Amendment 49.

Generally, the principle of encouraging the development of new office space within the Amendment area is supported. Specifically, it is understood the proposed provisions require at least 15% of net lettable area for office use where the site area is greater than 3000sqm. It is LandCorp's understanding that the most significant need in Fremantle is for large floor-plate contemporary office space. Accordingly, the identification of a nominal 15% office requirement may not be appropriate or viable in all instances. It is possible that Council may, through the redevelopment of its own assets be better placed to provide the majority of the appropriately size office space within the scheme amendment area.

Comment:

Refer to the report discussion on 'office'.

Submission noted. No modifications to the 'office' provisions of the Amendment are recommended.

The inclusion of provisions for smaller dwellings is noted and supported in line with the State Housing Affordability Strategy. It is noted that the amendment requires major residential developments (10 dwellings+) to provide a minimum of 25% smaller and more affordable studio/1 bedroom units (60sqm or less), with larger units (120sqm or more) limited to no more than 40% of total yield. The basis of these specific percentages is not clear (from a policy or market perspective) and again may not be appropriate in all circumstances. The need to respond to market and State/National policy may be better served through use of policy rather than specific scheme provisions.

Although the use of an established and measurable sustainability tool is supported, Council should be conscious that the Green Star rating is a brand which is subject to change based on market and building design trends. Accordingly, it may be advisable to consider having the scheme provision refer to an appropriately worded policy which is able to be modified over time more readily.

Comment:

The provisions of Amendment 49 relating to housing diversity referred to above were incorporated into the gazetted Amendment 38 – East End as an initiative to promote a more diverse supply of housing which could then impact on housing affordability issues. The provisions were supported by the WAPC and Amendment 49 proposes to expand their application to all multiple dwelling development within the City. Amendment 38 was gazetted after the introduction of the Multi Unit provisions of the R-Codes which introduced similar provisions.

The proposed wording in relation to 'environmental sustainable design' embodies sufficient flexibility to consider other standards of 'green design' other than the method provided by the Green Star brand.

Submission noted. No modifications to the Amendment are recommended.

The use of the R-IC Parking requirements for residential uses is supported. Although it is noted that Council has the discretion to waive parking requirements if the site is

expressly designed and marketed as a 'zero parking' development, it should be acknowledged that in most instances, developers will only seek a partial parking reduction (with a need for at least some parking). The proposed scheme provisions should ensure this 'partial' reduction is permissible.

Comment:

The proposed provisions of Amendment 49 allow for a partial reduction in the on-site car parking, as the applicant can request the waiving of only a certain number of the bays.

Submission noted. No modification to the Amendment is recommended.

The incentive of additional height through mandatory affordability (i.e. 10% of any site with 1000sqm+ residential component being 'low income housing') and environmental elements potentially requires further cost-benefit analysis. Based on experience in other similar inner city sites, marginal additional height incentives often provide minimal or no net financial benefit. LandCorp accordingly suggest further liaison with development industry to determine appropriate incentives for affordability and environmental initiatives.

Low income housing is defined by LPS4 as:

A dwelling, grouped dwelling or multiple dwelling provided by a public agency, religious organization, housing cooperative, or other benevolent institution to a person or persons whose gross annual income is within the bottom quartile (25%) of income distribution categories as defined by the Australian Bureau of Statistics.

Further clarification is needed as to the arrangements required to be in place for the 'low income housing' component of any development proposal and how this will be monitored by the City in the longer term. Other approaches to meeting this worthwhile objective of increasing affordable housing stock in the CBD should be explored.

Thank you again for the opportunity to comment on Amendment 49, and I trust you find value in the enclosed comments.

Comment:

Refer to report discussion on 'building height' and 'low income housing'.

Submission noted. Modifications to the 'building height' and 'low income housing' provisions of the Amendment are recommended.

| | |
|---|--|
| 17 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | 152 High St, Fremantle (Site 7 in Amendment 49) |

Submission:

As a land owner of 152 High Street, Fremantle, we support the proposed amendments to the local planning scheme to support City Central Urban Renewal in amendment No.49. Pursuant to the City's vision, we support maximum site development and request a higher density and increased building height on our site. We have been a long term land owner of the site and consider the City's objectives to be very important for the development of the Fremantle CBD.

As the adjoining land owner to the open car park on the corner of High Street and Josephson Street, we would also welcome and appreciate the opportunity to consider the purchase of this car park site to integrate into our site at 152 High Street, Fremantle, or alternatively as a separate standalone development opportunity. We are happy to discuss this further directly with the City.

Comment:

Refer to report discussion on 'building height'.

The transfer of land or joint development opportunities are outside the scope of this Amendment, however will be considered by the City in due course.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

18

Subject of submission:

Private citizen

Address of property affected by Amendment:

Nil

Submission:

This household endorses and strongly supports all effort to revitalize Fremantle through provision of an enabling policy and planning environment. This limited scheme addresses key low quality buildings and offers incentives for owners to invest in the future. We hope to see the amendments extended to nearby sites

Reason for speed:

Alternative high quality sites are already being progressed by major developers in other parts of Perth metro.

Current back lending constraints allow time for working with private sector to progress an overall vision for the area before financial institutions get involved. Fremantle's image is declining every year with the area in question being particularly run-down with negative social and economic consequences.

This scheme amendment allows the Council to show leadership with its own sites but there will inevitable be a lag between sites with private investors perhaps only willing to come on board once work has begun and benefits are seen in reality rather than in theory.

Design Guidelines

While it is appreciated that guidelines can be seen as being restrictive it is also possible that a cooperative approach with landowners could develop a shared 'vision' for the area with a synergistic outcome.

A recent visit to several older cities in Italy and France suggests that dramatic texture, external shaping or colour decisions can markedly improve an otherwise bland commercial approach. We suspect that the statement 'exceptional design and

distinctive architecture' will be open to contention and a multitude of personal preferences (this IS Fremantle) but we trust that the council will allow innovation in materials and visual aesthetic to move this part of Fremantle away from the 1950s approach to strip development but to avoid a Subi Centro canyon land.

High green star rating is essential.

Would tri-gen be possible for this area to showcase Fremantle's C-neutral status?

We would like to see vegetation as part of the guidelines – at any level of a building or on a street.

Heights

We have no issues over the heights suggested. It is necessary to achieve the outcome. The 'European' scale can easily accommodate 7-9 storeys that we hope will later be extended as far as Fremantle Bridge. We concur with the suggestion that ground level ceiling heights be increased and that covered walkways are integrated.

Car Parking

Removal of current requirements that force valuable space to be used by cars is desirable. However, it is obvious that alternatives are necessary to alleviate the congestion by visitors especially at weekends. Within a broader Fremantle plan it might be possible for covered/shady weekend peripheral parking zone (free) with a regular shuttle bus provided to move people into the CBD.

Affordable Housing

Distinction needs to be made between low-cost (affordable) and social housing in documentation. Some people believe that you want more Homeswest tenants and are predicting future social problems. Given that the Federal Gov't has struggled to get traction with its NABERS approach and State gov't laws preclude all but cooperative housing or small scale units under its current legal framework, it may be necessary to either gain exemptions so that quality and desirable affordable homes can be offered or work with housing partnerships (access or Foundation) to creatively offer incentives to developers to do this. This area of the plan needs more attention. Our experience with these agencies does not give us confidence in this regard.

Critical constraints

Financial cycle. We are unlikely to get banks and lending institutions to be enthusiastic about lending unless the current nervousness on international economic trends is halted. The cost of borrowing for small developers and landowners is prohibitive and is unlikely to change within 4-6 years unless Gov't regulation changes to split and wholesale banking to allow local lending to be restarted. Gaining finance may need a supportive approach by Council officers to progress past the inevitable delays and financiers' unwillingness to offer preferential rates for commercial opportunities.

Private sector issues: The entire revitalization depends on the willingness and capacity of the landowners to creatively engage in the process. Other than a height allowance and the parking concession there may be a need to offer additional incentives via fast-tracking DA, co-development of open spaces created or other opportunities. Once the scheme amendment is in place perhaps a time-frame for

staged re-development is required beyond which incentives might be withdrawn or a levy for additional service applied.

Image: Overall marketing of a revitalization program begins now with the opportunities front and centre, a specific budget could be allocated to having a competitive approach among local PR and marketing groups to building up the opportunity and making a multidimensional promotion in collaboration with the chamber of Commerce, the Fremantle Union members and the Arts community. This may also encourage the landowners to get on board.

Comment:

Refer to report discussion on 'design' and 'low income housing'.

Broader considerations such as the financial cycle, private sector issues and image/marketing were analysed by the relevant working groups through reports, guest speakers and presentations. Whilst these considerations are of on-going concern to the City, these considerations are not directly relevant to the Amendment at this stage.

Submission noted. Modifications to the 'design' and 'low income housing' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 19 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>I am strongly opposed to proposed amendment on the following basis.</i></p> <p><i>Excessive heights allowed will be to detriment of Fremantle.</i></p> <p><i>No design guidelines in place. Whilst promised to be done whilst legislation is being presented to government, based on past experience once passed by Council this will be conveniently forgotten. Prior to any consideration by Council all ratepayers and residents should be shown design guidelines so they know what to expect.</i></p> <p><i>Undue haste to pass this amendment. Given GFC (global financial crisis) and present uncertainty of global markets, Council has time to ensure that design guidelines are done first and with minimal risk of losing a potential developer.</i></p> <p><i>We only have one chance of getting this right. Once the height genie is out of the bottle we can't put it back in. Whilst in favour of re-invigorating this area of Fremantle, it should not be done until all options considered and debated by public in a non stage-managed forum with all Councillors present, so they can be made aware of public concerns and sentiments.</i></p> <p><i>This does not mean the process should be abandoned. But treat this as a start of a real meaningful discussion and public comment. The amendment should be deferred until all above issues are properly reviewed and then amended to meet public expectations.</i></p> <p><i>Read editorial of West Australian 2/12/11. Last paragraph on Freo's decline and possible resurrection. "This will take more than simple decisions to open more spaces for offices or apartments – it needs a carefully focused plan to allow the old town to grow without losing sight of what makes it so appealing."</i></p> <p><i>So how about spending 12 months to get plan right first, then make necessary adjustments in town planning scheme if indeed any are actually required.</i></p> | |

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

20

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

Fremantle is a beautiful community with lovely old buildings. If we were to put huge highrise buildings everywhere, we would lose the loving, unique feeling of Fremantle. It would start to look like Perth, which I think is ugly and unnatural. So please don't building any huge buildings! We don't really need any more huge buildings, which are terrible for the environment! We need to be thinking more about the environment, animals and natural things. We don't want to destroy our environment, so please don't build any high-rise buildings in Fremantle.

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

21

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I am OPPOSED to the Planning Scheme Amendment No. 49 as presented. I am not opposed to general development of the central city area however I feel the CoF and its community consultation process has been deficient and limited in its information. I have attended both advisory meetings and workshops and leave somewhat frustrated that the community has not been allowed a strong voice and vigorous debate. I remain disturbed that the past "technologically managed" workshop presented questions and sought answers to matters that were designed to produce the planning committee's desired outcomes. There was very little input by concerned people – not because of complacency but because, I feel, a great deal of confusion and the narrow terms of reference. I am not convinced that the CoF has a real plan for true innovative development, including sustainability issues across the whole spectrum – building design, transport, infrastructure, access – and seems to be plugging holes to matters as they are raised by other concerned citizens. I am not convinced that the CoF has the competency to vary through the well intentioned aims of the committee. One only has to look at numerous examples of poor management of approvals and outcomes of the past – poor design and architecture, disgracefully maintained CoF property etc. Much of this still exists

across the City today.

I am aware that the proposed amendment is not a design brief, however the greater component seems to be allowing for unlimited height. Regardless of strenuous argument that there would be design factors and considerations put to a panel to adjudicate and will allow/disallow height and bulk, there appears to be no limits. There is such angst and fear in the community and rightly so, that we will end up with more poor quality development approved by a Council with less than a great record of ensuring quality development. It is not just the incumbent Council but those over many years. Their results stand as some of the ugliest and most unsympathetic buildings in the City.

I am OPPOSED to the scheme amendment at this stage as I feel not enough has been done – or done well enough, to bring confidence to the community debate. There is still a great deal of misunderstanding in the community that this is a proposal to amend the planning scheme and not an actual design plan. I believe the CoF has not adequately explained this so the debate has focused on high-rise rather than the issues of quality.

I would like that the amendment proposal be deferred to allow more time for considered debate across and with, the whole community – the residents, businesses, commercial entities, architects, designers, sustainability experts and all other stakeholders.

I feel there is strong argument on both sides of the debate but little of the fabric of how new development will transform the City. At this point there is no general agreement. The CoF is fighting it's constituents to get the outcome the CoF desires. Whether that is truth or perception is also open to debate. Mayor Pettitt recently quoted 65% approval – but that says too there is a considerable 35% opposed. There seems to be opposition to the construction of a 3D model of potential changes – a matter which has been raised over and over in discussions with residents. A simple tool that will really place the amendment in perspective and might allay some suspicion of conspiracy or secret agendas.

I do not feel there is urgency or indeed ready finance for development in these uncertain times nor do I feel Fremantle is at the fulcrum of progress or decline. I certainly do agree there is a need to re-think Fremantle and that should be in an environment of excellence in planning, sustainability and involvement – not a take it or leave it proposal which is being put forward.

I urge the CoF to defer the planning amendment until a time when there is wider, well understood community approval – and to keep working with the community to truly develop an innovative, comprehensive and high quality city plan that really is a model for the future whilst respecting the past.

I would like to respect and acknowledge those who have worked hard on this for so long. I would like to see significant outcomes that would honour that effort, however I, like others are unconvinced this amendment will produce the quality you aspire to – and you rightly deserve for your efforts.

We are looking at changes that will impact on Fremantle for generations. I understand that the committee may feel frustration with the community processes however an important change as this must have time to become accepted. With quality and informed debate from BOTH sides this is possible and the way forward over time.

Fremantle does have that time.

Comment:

Submitter comments on consultation process are noted.

Broader issues such as transport, infrastructure and access are outside the scope of the current Amendment, however as well as these issues being of on-going concern to the City, further evaluation will be undertaken as part of the structure planning process to commence next year.

Submission noted. No modifications to the Amendment are recommended.

22

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I am totally opposed to the Scheme Amendment which allows for excessive heights and completely out of scale with the character of Fremantle and would damage the things people love about Fremantle such as its human scale, its culture and heritage.

I ask that the amendment be withdrawn so that more thought can be given to important societal issues.

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

23

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I oppose the proposed Scheme Amendment No 49.

I am a long-time Fremantle resident who works, shops and whose children attend school in the city. My family loves and cares deeply for the community, culture, aesthetics and heritage of Fremantle.

I would argue that developments of greater height than 3-5 storeys on the proposed sites would have a detrimental effect on the city's aesthetics and surrounding heritage buildings. I also argue that these developments would have a detrimental effect on Fremantle's culture and community. In short, there is nothing to protect the city from ending up with over-sized grey boxes of concrete, steel and glass, such as can be seen in Perth or along the waterfront in Mandurah.

The public consultation process has, in my view, been rushed and lacking in real community debate and 3D representations of what the impact of new high-rise would have upon the cityscape.

I agree that Fremantle needs to grow and develop for the future. I agree that many issues

relating to the built environment of Fremantle need to be addressed, including affordable inner city housing, crime reduction and retail revitalization.

I strongly advocate taking the time required to generate city building guidelines that are protective of Fremantle's heritage and culture.

The "human scale" of Fremantle buildings has been spoken of in the community on many occasions with good reason. It is a vital issue and the key to our success as a unique developing city.

I advocate the utilization and redevelopment of existing sites in an innovative and heritage-sensitive way, for example, Woolstores and the old electricity station. I advocate the highest possible environmentally sustainable development, including the use of solar and wind power and recycled materials. Design and building materials need to strongly relate to what is already here, for example, limestone, red brick, rendered facades. These are the buildings that relate best to Fremantle's landscape and heritage cityscape. It is possible to be extremely innovative and contemporary within these guidelines while remaining sensitive to what is already here and loved and valued.

Comment:

Refer to report discussion on 'building height' and 'design'.

The Elders Woolstores (48-68 Cantonment St) and South Fremantle power station are outside the Amendment area. The City is involved in on-going discussion with the owner of the Elders Woolstores about appropriate redevelopment.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 24 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I support amendment No. 49 in general; while sharing the concerns of many that the amendment should enforce any future Council (who may not share the current Council's good intentions) to only allow high quality, good design. Therefore I submit that careful attention must be paid to the wording of the amendment – for example, "best practice in environmentally sustainable design" needs to be further defined, perhaps by specifying the number of green stars the design should meet.</i></p> <p><i>I strongly support the inclusion of affordable housing for low income households beyond simply the inclusion of small 1BR/studio apartments. Some housing for low income families should also be included, i.e. housing for low income families that have multiple bedrooms.</i></p> | |
| Comment: | |
| Refer to report discussion on 'design' and 'low income housing'. | |
| Submission noted. Modifications to the 'design' and 'low income housing' provisions of the Amendment are recommended. | |

| | |
|-----------|--|
| 25 | |
|-----------|--|

| | |
|---|--|
| Subject of submission: | Private Citizen - Owners of 34 Adelaide St, Fremantle (outside of Amendment 49 sites) |
| Address of property affected by Amendment: | Nil |

Submission:

Whelans Town Planning are pleased to lodge a submission on behalf of Birmingham Properties Pty Ltd, the landowners of 34 Adelaide St, Fremantle in response to the request for submissions on the abovementioned scheme amendment.

It is understood that the reasons for the amendment is to modify the development standards relating to twelve key sites to provide opportunities to significantly increase the number of residents and workers within the city centre ...

We wish to advise our support of this initiative however, request that the area bound by Cantonment, Queen and Adelaide Streets (the subject area) be included in the proposed scheme amendment 49. Please see Figure 1 below. The subject area is not currently included in the existing West End Sub Area 1.



It is assumed that the reason for not including the subject area within either the revised West End Sub Area 1.3.1 or the proposed Sub Area 1.3.2 is primarily to provide a transition in building heights between the two sub areas. It is understood the subject area will continue to be governed by the 'City Centre' zone provisions. A summary of the height limits for the 'City Centre' zone and Sub Areas 1.3.1 and 1.3.2 area as follows:

| | Sub Area 1.3.1 West End | City Centre Zone | Sub Area 1.3.2 (Sites adjacent to subject area) |
|---------|-------------------------|------------------|---|
| Minimum | N/A | 2 Storeys | 3 Storeys – 10m |
| Maximum | 3 Storeys – 11m | 4 Storeys – 14m | 17.5 – 21m |
| Bonus | 4 Storeys – 14m | 5 Storeys – 17m | 21m – 28m |

We believe that the subject area should be included within the proposed Sub Area 1.3.2 and be designated with a maximum height of 5 storeys (17m) with the option to develop to 7 storeys (21m) subject to the development satisfying the design criteria set out in the Scheme. This will still provide a transition in building heights between the two sub areas whilst allowing the subject area to be integrated into the proposed sub area in terms of compatibility with the surrounding built form. For example if the subject area was not included within the proposed Sub Area 1.3.2 then the difference in height between the subject area and adjoining development could be as much as 4 storeys.

It is also recommended that the subject area be included in the proposed Sub Area 1.3.2 to maintain the current ground level retail land uses that are found in the

subject area. Adelaide and Queen Streets have been identified by the City's Retail Model Plan as key shopping streets and there are currently no provisions within the 'City Centre' zone that requires land uses at ground level to contribute to generating interest and activity with the adjacent public realm.

Comment:

A significant portion of the area suggested by the submitter for inclusion in Amendment 49 has recently undergone an extensive redevelopment (the ANZ business centre building) and the majority of the remaining properties heritage listed. These two elements restrict any future development of the site at the current building heights or greater and for these reasons this area was not included in the Amendment 49 area.

At this stage of the Amendment process, it is not recommended that modifications to Amendment 49 include this area.

| | |
|--|--------------------------------------|
| 26 | Property Council of Australia |
| Subject of submission: | Organisation/Association |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>Thank you for the opportunity to comment on proposed Amendment No. 49 to the Fremantle Local Planning Scheme. Across the Local Government Sector most Local Planning Schemes do not have provisions that enable Activity Centre development, including appropriate incentives to develop Activity Centres. The City of Fremantle in releasing this scheme amendment has demonstrated its seriousness for becoming a primary Activity Centre and has sent a clear message to the development community about Fremantle's receptiveness to new development.</i></p> <p><i>State Planning Policy 4.2 outlines the framework for the creation of Activity Centres in Perth and Peel. The creation of Activity Centres is an integral part of implementation for the strategic plan for Perth and Peel – Directions 2031. The objective of Directions 2031 is to focus urban development around Activity Centres in the Metropolitan Area such as Fremantle. These centres will include a mix of retail, residential and commercial development.</i></p> <p><i>The Property Council is an active proponent of the Activity Centres Policy, coordinating a working roundtable group with relevant industry and government stakeholders and supporting proactive Local Government authorities including the City of Fremantle.</i></p> <p><i>The Property Council has consulted with active developers and working committees in formulating this response. The Property Council of Australia strongly endorses the key elements of Scheme Amendment No. 49 and presents here some suggestions to improve its execution.</i></p> <p><u><i>Key issues and Recommendations</i></u></p> <p><i>Scheme Amendment No. 49 institutionalises a momentous shift in the receptiveness of the City of Fremantle to new development. The Scheme Amendment of itself demonstrates a reasonableness and practical approach to attracting high-density development to central Fremantle. While the Scheme Amendment will augur a positive response from the development community, there remain possibilities for improvement. These include:</i></p> <ol style="list-style-type: none"> <i>1. The City of Fremantle should investigate whether a form-based code is an appropriate</i> | |

planning instrument for Local Planning Area 1 – City Centre. This would assist in delivering greater certainty and provide diagrammatic representation of built form expectations for developers.

2. Commercial and affordable housing requirements should be market-tested to ensure these do not become a hurdle to the redevelopment visions. Optimal development incentives could then be delivered to incentivise and ensure the commerciality of new development.

Investigate whether a form-based code is an appropriate planning instrument in Local Planning Area 1 – City Centre

Planning Scheme Amendment No. 49 outlines built form requirements for new development in Local Planning Area 1 in clauses 1.3.2 (d) through 1.3.2 (j). These clauses include direction on building height and setbacks; plot ratio bonuses and front elevations requirements. The direction in these clauses could be simplified through the use of form-based codes.

Form-based codes are a suitable option for dealing with a specific site, such as Local Planning Area 1. Unlike conventional zoning which focuses on the use of the land, form-based codes are vision-based codes which focus on the three-dimensional forms of buildings as they relate to urban places.

Form-based codes assist the proponent in visioning the development by better outlining the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks than written scheme clauses alone.

Form-based codes also go through a community visioning process, where community consensus is formed around what kind of development is appropriate. A set of form-based codes are then endorsed by Council and planning decisions made based on these. This provides greater certainty around development outcomes for the proponent.

Comment:

Refer to report discussion on 'design', particularly the formulation of a local planning policy to provide specific design guidance.

Refer to report discussion on 'office' and 'low income housing'.

Submission noted. Modifications to the 'office' and 'low income housing' provisions of the Amendment are proposed.

Commercial and affordable housing requirements should be market-tested to ensure these do not become a hurdle to the redevelopment vision.

This scheme amendment proposes mandatory commercial floor space requirements in new developments and provisions for affordable dwellings. These requirements should be market tested to ensure that the commerciality of projects is not adversely impacted. The commerciality of the mandatory requirements outlined in Scheme Amendment No. 49 will determine Fremantle's success in attracting the new development necessary to achieve its vision for the Central City.

a) 15% Commercial Office Provisions Requirement

The market for commercial office development in Fremantle must be tested. Consultations with industry have raised questions about the impact of commercial office provisioning on prospects for new development. The City of Fremantle should consider the possibility that subdivision of lots greater than 3000sqm will become attractive to avoid provisioning for commercial office. Further, appropriate incentives for development should be considered and could consider interim uses of mandatory commercial office while Fremantle re-establishes as an office location.

b) 10% Provision for Low Income Housing

Clause 1.3.2 (v) Mandatory provisions of low income housing on residential development sites greater than 1000sqm must be further developed to provide greater certainty for the development community about their obligations to deliver affordable housing. The industry has responded to the proposal with questions about the definition of affordable housing and how the preferred delivery mechanism will operate. Some further comment was received referencing affordable housing funds operating in other contexts. A study should be undertaken to determine an optimal arrangement.

Comment:

Refer to report discussion on 'office' and 'low income housing'.

Submission noted. Modifications to the 'low income housing' provisions of the Amendment are recommended.

| | |
|---|--------------------------------------|
| 27 | Fremantle Chamber of Commerce |
| Subject of submission: | Organisation/Association |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>The Chamber of Commerce is the largest member based community organization in Fremantle. We congratulate the elected members and staff of the City <u>for their effort and initiative</u>. This has been evident through the process as the amendment proposal has been developed.</i></p> <p><i>As advocates of our large and diverse membership the Chamber represents the wider interests of those who have invested in our city, their customers and employees.</i></p> <p><i>We appreciate the opportunity to be represented on the task groups that reviewed the City's existing positions and future requirements. The Chamber's Board, staff and key individual members have been involved in all the public consultations that have been part of this process.</i></p> <p><i>The Chamber is broadly in favour of Planning Scheme Amendment No. 49 and believes that Fremantle desperately needs more residents, workers and shoppers. However, we are concerned that specific provisions required to achieve the maximum height and density provisions will prove uneconomic in today's environment.</i></p> <p><i>We urge the Council to remain as innovative and flexible as possible to achieve this goal as quickly as possible in today's difficult property investment climate. The Chamber is concerned that the provisions in the Scheme Amendment will not be</i></p> | |

sufficient enough to incentivize investors in Fremantle.

While the recommended heights are progressive by Fremantle standards, the City must fully understand it is competing with other strategic and local centres that are equally keen to attract investment from the property and development industry.

These locations are often in a very strong position to offer practical inducements to investors.

We urge the City to use its land ownership position and strong financial position to enhance our competitive position.

The key issue the Chamber has is simply, if a site is capable of containing a specific maximum height, this is what should be allowed. The requirements to achieve the discretionary height bonuses are far too restrictive.

For example, requiring 10% low income housing in a development with an nla of 1000 plus to achieve two additional storeys is simply impracticable.

If the City wants to promote low income housing it should do by giving smaller properties the incentive of increased height or density to provide small independent groups of low income housing.

Whilst the Chamber strongly supports the provision of new office space, the minimum requirement of 15% of the net lettable area as office space within all new development on sites of over 3000sqm is too prohibitive. The market must be allowed to determine whether the highest and best use is residential, retail or office space.

We support the requirements for “exceptional design quality and distinctive architecture” in relation to discretionary bonuses as investors can make their own decisions on the cost benefits of these features.

Once again we urge the City to be proactive by using City infrastructure investment to complement that of the investors.

Fremantle should endeavour to encourage greater diversity of accommodation on offer to promote the vibrancy of the City. Where possible the City must act as a catalyst bringing together investors, low income and social housing providers, the State and Federal Governments to achieve this objective.

In closing the City’s goals for Fremantle’s renewal must be capable of being delivered by the private sector. The provisions of the Scheme Amendment need to be flexible enough to promote this reality.

Comment:

Refer to report discussion on ‘building height’, ‘low income housing’, ‘office’ and ‘design’.

Submission noted. Modifications to the ‘building height’, ‘low income housing’, ‘office’ and ‘design’ provisions of the Amendment are recommended.

| | |
|-------------------------------|------------------------|
| 28 | |
| Subject of submission: | Private citizen |

| | |
|--|--|
| Address of property affected by Amendment: | |
| Submission: | |
| <p><i>I am deeply concerned about Amendment 49 because it changes height restrictions that have been a long-standing guard against over development of the city and the loss of human-scale, amenity and built heritage. I think 4 stories generally suits the city and allows for shared-usage and increased diversity in the areas proposed in this amendment. I agree with the mayor that the city needs rejuvenation and that there needs to be a large increase in residential opportunities, but I'm not convinced that the height increases in this amendment would necessarily lead to these happening.</i></p> <p><i>I also think the amendment gives too much power to developers and not enough to the council and residents to control what shape and form that development may take. I am deeply concerned by the degree of controversy this amendment is causing – not because controversy is a bad thing, but because it suggests that a more nuanced, inclusive, thoughtful solution is required. I would really like to see the city develop an alternative plan in conjunction with residents and business, and in particular to work more closely with groups like the Fremantle Society that has a very strong track history of advocating sympathetic and interesting development alongside the city's built heritage</i></p> <p><i>It would be great to then see a 3 dimensional model built so that all aspects of development could be considered at one time, including relationship to existing buildings, sightlines, solar orientation, consequences considering the wind and sun etc. The task of balancing what makes the city special with the need to increase the city's regional status and function is highly challenging and I'm not convinced that the solution is this particular amendment.</i></p> | |
| Comment: | |
| Refer to report discussion on 'building height' and 'design'. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|---|---|
| 29 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | 906/23 Adelaide St, Fremantle (Site 6a and 6b in Amendment 49) |
| Submission: | |
| <p><i>As an owner of property in the CBD the substantial views from my Adelaide St property would be directly and significantly affected by the proposals of Amendment 49. In this sense I am opposed to development greater than five (four plus ground floor) stories of construction. Development in excess of five stories would significantly affect the value of my property both in dollar terms and substantially in terms of the pleasure it brings. There are many owners and residents of this particular building who would be the most affected by development of the scale proposed.</i></p> <p><i>One consideration should be the quality of life for these people during development periods. Visual and noise 'pollution' associated with construction phases will be significant for those at 23 Adelaide St, it might well continue for several years at various sites. Put simply, the greater the scale of each development, the greater this impact will be. The final result for these people being the loss of what is at present a</i></p> | |

grand view of Fremantle and the coast. At the time of purchasing my property in 2002 it was assumed that this view would be in perpetuity by virtue of the existing planning scheme. Whilst enjoying the view from 23 Adelaide St, I would be the first to admit that aesthetically from the street level this building is something of an eyesore. Whilst owners of 23 Adelaide St continue to invest in making the building more palatable, much of its negative impact on the city stems from its sheer height. Quantitatively, I have something to lose if development of the scale proposed were to go ahead. Subjectively, however, I have enjoyed watching Fremantle change and grow for twenty-five years. It must be remembered that during this period a tremendous increase in the urban density of Fremantle and immediate surrounds has been achieved via the process of sub-division and through various warehouse conversions. This is a moderate and highly laudable method of increasing population density; a successful growth phase.

Now the fundamental aims of Amendment 49 seek to take this to the next level, this in itself is creditable, however, a 'step forward' is exactly what Fremantle should now be taking. Not a reckless leap. I believe that 'now' a lot can be achieved at a 4 to 5 story scale of construction. I support the process of developing Fremantle in a sustainable way; to further increase population density, revitalize the inner city and encourage the use of public transport associated with an inner city lifestyle choice. I feel this can be achieved by careful and selective development at a medium scale not at a high rise scale. The more moderate direction forward would be conducive to maintaining Fremantle's relaxed atmosphere, and after all, one would imagine, that is what those who might inhabit Fremantle's future inner city would want.

High rise is a radical, quick fix solution to Fremantle's potentially debatable needs. Opening up development to an average four to seven stories with a maximum of nine would certainly maximize council revenue, returns on speculation and developer interest. These considerable forces, however, should NOT be allowed to drive council decision making and railroad the choices of the people of Fremantle. At this level of development Fremantle would loss what has been described as it's human scale; open spaces, particularly Kings Square will become daunted and overshadowed. Architectural quality could well be substituted for architectural quantity. Wind and noise echo would be amplified; the heritage centerpiece of the city, the town hall tower, would be belittled. High rise may well achieve some of the stated aims but the overall outcome would be more aesthetically and socially satisfying at a more moderate scale. Greater population density, greater use of public transport, manageable traffic flows, minimized wind tunnel effects, maximum flexibility in building design, closer synchronicity with all existing buildings, better interaction with existing open space and potentially a much more beautiful Fremantle, could be achieved.

I implore the Council to take time in getting this right, listen to the people even when you think you know best and to keep Fremantle connected to its roots, both physically and metaphorically.

Comment:

Refer to specific landowner submission discussion in the 'building height' section of the report, as well as 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | | |
|---|---------------------------------|--|
| 30 | Beaconsfield Precinct | |
| Subject of submission: | Organisation/Association | |
| Address of property affected by Amendment: | | |
| Submission: | | |
| <p><i>Precinct Members gave overall support for the Strategy and its intentions to promote residential growth within the City and further promote opportunities for increase in retail and office developments.</i></p> <p><i>Consensus agreed with the area identified for revitalisation.</i></p> <p><i>Consensus was support for discretionary heights, with the proviso there had to be some sort of height limit imposed as Developers will stretch the boundaries to maximise their own development potentials, creating ugly boxes.</i></p> <p><i>Comments were for promoting "Right Designs", i.e. innovative as well as sympathetic to the existing heritage of the City. Building heights - rising low at street level to maximum height to the rear", with retail at street level and office and residential above.</i></p> <p><i>Builders/Developers must be communicated to clearly and concisely early in the process to ensure Building approval process is stringent enough to ensure the right designs are built and not "ugly boxes".</i></p> <p><i>Strategic Sites should be capable of directing people from the Train Station without restricting the flow of pedestrians whilst at the same time attracting movement throughout the whole City. Additional residents and offices will attract additional retail, which will attract more visitors, which will provide more income to the City in the form extra ratepayers.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'design' and 'heritage'.</p> <p>Submission noted. Modifications to the 'design' and 'heritage' provisions of the Amendment are recommended.</p> | | |

| | | |
|--|------------------------|--|
| 31 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | | |
| Submission: | | |
| <p><i>Hi, I would like to submit feedback on the proposal for select city centre sites.</i></p> <p><i>I support the concept of cover (or verandahs) to provide shelter for pedestrians but think the area this is applicable to needs to be expanded so that more residents can walk in cover to promote more pedestrian activity in summer and when it is raining.</i></p> <p><i>I oppose development over 5 stories or 16m in Fremantle as I think it will have a detrimental effect on the perception of the City as a place that values people. I also think that such high density is detrimental to social well being. If greater density is approved then this should only occur after proposals for improved infrastructure, parking and services have been developed and funding sourced to support a significant increases (sic) in residents and workers.</i></p> <p><i>Also any change to the planning scheme should specifically seek diversity in the size of residential dwellings so that not just a percentage of affordable or small dwellings are a requirement. There should be a requirement for a mix (ie at least 1 large apartment) to ensure diversity.</i></p> | | |

I strongly disagree with the proposal not to require parking for offices in particular, but also for residential development. Freo's reputation for lack of parking is so bad that businesses and residents will not be comforted by the access to public transport and Freo most likely will have buildings that cannot be sold or tenanted.

I would like more consideration given to adaptive reuse of existing buildings as this is more in keeping with the ethos of Freo where we reuse things instead of throwing old things into landfill.

Lastly, I am very concerned that the Woolstores will become a large shopping centre under this proposal and do not think that the internalization of business is suitable for Freo.

Comment:

Amendment 49 proposes provisions for the key retail streets (Queen St, Adelaide St and Kings Square) that require continuous weather protection at ground floor as part of new development.

Refer to report discussion on 'building height' and 'vehicle parking'

Amendment 49 proposes provisions to require a diverse range of apartment sizes within multiple dwelling developments of 10 dwellings or greater.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 32 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>We support the Amendment 49 to the Town Planning Scheme. We believe the amendments will enable the appropriate levels of development within the nominated sites. We encourage council to ensure that adequate, clear and robust Design Guidelines and, if required, Detailed Area Plans are applicable to the sites. These should follow a "Precinct" based approach the character and history of Fremantle.</i></p> <p><i>Increases in density, height and relaxation in required parking, as outlined in the Amendment, should be allowable only within strict design criteria. These criteria must be clearly articulated by the Council well in advance of the Scheme Amendments becoming enacted.</i></p> <p><i>It is essential for the future of this city that the amendment is considered as part of an holistic design and urban form vision for our city centre. Without a clearly stated vision, alongside examples of appropriate development, clear and robust design controls and a strong Design Advisor Committee role this amendment will, however, risk faltering as developers view the risk of approvals within "high-quality" design criteria excessively vague, ill defined or considered.</i></p> | |
| <p>Comment:</p> <p>Refer to report discussion on 'design' and 'Design Advisory Committee'.</p> <p>Submission noted. Modifications to the 'design' and 'Design Advisory Committee' provisions of the Amendment are proposed.</p> | |

| | |
|---|---|
| 33 | |
| Subject of submission: | Business and Land owner/Occupier |
| Address of property affected by Amendment: | Shop 6 (Lot 5) 23 Adelaide St, Fremantle |
| <p>Submission as a Business Owner:</p> <p><i>As owner of above premises and working from there I wish (to) let you know that the orientation of our building creates a wind tunnel all year round – No sunlight comes in through (the) entrance of all shops due to the east west orientation. Many businesses have moved due to parking problems for customers but also because of wind tunnel effect and insufficient sunlight. We have sunlight coming in back of shops but this will be overshadowed in the afternoon if we have 7-9 storey buildings on north side and our back garden will also have reduced sunlight. Because our building has the same orientation as Queen St the proposed buildings there will have the same problems.</i></p> <p><i>The soul of Fremantle and its previous aesthetic feel will be lost if we have 7-9 storey glass or otherwise boxes looking into each other. The life and soul have (sic) gone from Fremantle due to the derelict buildings and dirty looking streets. 7-9 story (sic) building will not bring back business and residents will not be encouraged back either for reasons on previous page (please see Submission as Owner/Occupier below).</i></p> | |
| <p>Comment:</p> <p>Impacts on the amenity of public places, including possible ‘wind tunnelling’ and overshadowing are aspects of development that are required to be addressed in considering the ‘additional’ building height proposed by Amendment 49. Refer to report discussion on ‘building height’</p> <p>Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended.</p> | |
| <p>Submission as Owner/Occupier:</p> <ol style="list-style-type: none"> 1. <i>As an owner/occupier of above unit I enjoy living in the central city and having views. But the building itself for many years has been considered aesthetically ugly because it was built in the late sixties – at that time it was considered ok because it was the fashion of buildings at that time. The new proposed high rise buildings too will be considered ugly and soul less in the years to come.</i> 2. <i>Have travelled to many European cities and those with soul and atmosphere have low rise 4-5 storeys max in (the) central city and high rise on the outskirts – encompassing large piazza in the centre. Fremantle equivalent to that is our much loved Kings square which is already dwarfed by the Myers building.</i> 3. <i>7-9 storeys would create a wind tunnel as orientation in Queen St the same as Johnson Court which is a wind tunnel all year round. St Johns Church and town hall while aesthetically beautiful landmarks in central Freo will be dwarfed/overshadowed thus not stand as centrepieces of beautiful historical architecture – ie. literally swallowed up by the vision of tall buildings in Queen St and making the square appear even smaller than it is.</i> 4. <i>All buildings within residential or business need sunlight and passive warming from 9am-3pm daily for the health and well being of occupants this cannot be</i> | |

achieved successfully in buildings over 4 storeys.

5. *The beauty of Johnson Court while an ugly building is that you can see into the distance – so not claustrophobic. 7-9 storeys in Queen St and Adelaide will block distance views (and) create shadows over our northern back garden – our building already overshadows entrance walkway and south garden.*
6. *Residents in new proposed buildings in Adelaide St as well have the prospect of no distance sighting and will be claustrophobic looking across the road at each other causing hemmed in and claustrophobic living – which creates unhealthy living and working environment not to mention insufficient natural sunlight inside the buildings.*

I suggest that the Mayor and all those behind the venture – read – The Pattern Language by Christopher Alexander and review these proposed plans before making. While I agree Fremantle needs revitalisation it has become dirty and dntrodden especially west side of Adelaide St and lane/walkways behind old Spotlight now empty store. But the most obvious place to have 7-9 storey buildings is in Queen Victoria St and Point St Carpark not Adelaide ST and Queen street. Fremantle does need more residents in the CBD to generate productivity but not at the expense of health and aesthetics and the prospect of Freo central being looked upon as having an ugly central persona when the fashion of buildings are of vogue in 40 yrs (sic) time as has happened with the Johnson Court and Fremantle Hospital buildings.

Additionally, the Submitter made comment on the image “Example of possible future view” of the information leaflet *Fremantle City Central Urban Renewal – Overview*, stating the following:

This picture is misleading only 6 storeys. Recommendation is up to 9. 6 storeys will overshadow residents garden area in Johnson Court and cut off afternoon sunlight to residents units – let alone 9 stories (sic).

Comment:

As above, the impacts on the amenity of public places, including possible ‘wind tunnelling’ and overshadowing are aspects of the development that are required to be addressed in considering the ‘additional’ building height proposed by Amendment 49. Refer to report discussion on ‘building height’

Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended.

34

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I do not support the proposed scheme amendment 49 and place particular objection on proposed increase in discretionary building heights outlined in the amendment.

Such allowance will have a massive negative impact upon and would actually destroy the human scale look and feel we enjoy in Fremantle. These heights would crush our ‘livable [sic], lovable’ townscape.

I especially oppose the allowance for this increase in height right next to King's Square and St John's Church the heart and soul of our town. Such height on the Coles Woolstores sight [sic] would present the same type of barrier between the town and the harbor as the formerly proposed and much maligned ING development. Was nothing learned from that bad proposal and plan?

The absence of '3 dimensional modelling' re what is proposed is a major weakness of this scheme consultation. Good assessment and decisions about height are enabled by 3D models. Andrew Sullivan said this would be provided, but it has not. The absence of 'guarantee of a light rail system for Fremantle also makes this proposal patently flawed. Massive increase in density in Fremantle without and before light rail is an example of 'cart before horse planning'. Single car to a dwelling policies on their own are not adequate, light rail must underpin high density development.

The absence of design guidelines to accompany this proposed amendment is another unacceptable gap. Without them Developers will have too much 'wiggle room' and political scope and this is exactly what must be avoided.

The maximum allowable building height in Fremantle should be locked in at no more than 5 stories and/or roughly equivalent to 20 metres!

Comment:

Refer to report discussion on 'building height', 'heritage' and 'design'.

Public transport planning is outside the scope of the current Amendment. As a separate initiative the City has been engaging neighbouring local government and State government departments on an on-going basis to outline future public transport planning for the region.

Submission noted. Modifications to the 'building height', 'heritage' and 'design' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 35 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I am in full support of Amendment no. 49</i> | |
| Comment: Submission noted. No modifications are recommended. | |

| | |
|--|------------------------|
| 36 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I am fully in support of # 49</i> | |
| Comment: Submission noted. No modifications are recommended. | |

| | |
|-------------------------------|------------------------|
| 37 | |
| Subject of submission: | Private Citizen |

| | |
|--|------------|
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>I am perturbed and indeed opposed to “additional height” of 7.2 metres (two storeys) subject to Performance Criteria. It is open to abuse as any “Performance Criteria” is subjective to each individual. The mayor talks of European heights, but traditionally British and European apartment blocks vary between two and five stories and I strongly believe that five stories should be the limit with underground parking for tenants/owners. It is pie in the sky to think people will not want cars as Perth public transport is shocking out with core hours.</i></p> <p><i>I also do not want to see monolithic glass boxes at all. Developers should use stone and brick to reflect the current built fabric.</i></p> <p><i>I know that our climate means people want outside living and so glass fronted apartments with verandahs are all the vogue, but this would be incongruous in Fremantle and would result in street facades all being the same, so walking down one street would be the same as another and another etc. We need to have innovation.</i></p> <p><i>I would like to have wide laneways between buildings affording views over our port. In the laneways, there could be small shops and cafes. This would be very Mediterranean and give the place a buzz with people around. It would also stop huge buildings being erected.</i></p> <p><i>We must keep the City of Fremantle Special. It is dear to us all and let there be importance with developers who want to keep costs down by building unsuitable buildings and doing a runner.</i></p> <p><i>We have iconic buildings at the moment, but will any that will be erected under this scheme amendment 49 be iconic in one hundred years from now? Let us all hope so, or we will have failed in our task.</i></p> <p><i>Keep building heights to five stories!!</i></p> | |
| <p>Comment:</p> <p>Refer to report discussion on ‘building height’, ‘design’ and ‘car parking’.</p> <p>Submission noted. Modifications to the ‘building height’, ‘design’ and ‘car parking’ provisions of the Amendment are recommended.</p> | |

| | | |
|--|------------------------|--|
| 38 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| <p>Submission:</p> <p>THE RATIONALE</p> <p><i>The heavily promoted rationale for the amendment is that Fremantle is almost a ‘failed municipality’, the Greece of WA. This highly negative message is unlikely to inspire confidence in developers and investors, and is of dubious validity anyway. It is challenged effectively by Ian Alexander in the Herald of December 3. It is in any event a thesis familiar to those of us who were on the Council from the early 70s, when similar solutions were proposed (admittedly in a much less sophisticated fashion) yielding some of the horrors we live with today.</i></p> <p><i>More residents, more office workers, more and better retail – these are all aspirations almost everyone will subscribe to. What is in question are the quantity and the means.</i></p> <p>THE QUANTITY</p> | | |

The Urbis report (p8) forecasts that in future up to 105 000m² of office space will be needed outside the Perth CBD. Fremantle could provide 20 to 40 000m² in the next ten years and a further 30 to 50 000m² in the following ten years. Amendment 49 documentation sets targets of 70 000m² of quality office space and 20 000m² of retail space and 1 500 dwellings. Development to the maximum of all of the Amendment 49 sites would yield about 87% of the target, the shortfall being perhaps made up by smaller sites elsewhere. Development of the same sites under the current Scheme provisions would yield 75% of this target (I am indebted to Andrew Sullivan and Ian James for providing detailed responses to my questions on these matters).

*If the **quantity** justification for the amendment is accepted, it is clear that, in general terms, for 75% of it the amendment is redundant, and to propose a revolutionary change in the city's built form and view of itself to achieve the extra 12% is a step too far. This is admittedly a simplistic analysis, but in the context of broad scale planning over a long time period it is persuasive.*

Comment:

Refer to the 'background' section of the report that discusses the findings of the working groups.

THE MEANS

*The core provision relevant to the **means** is Clause (d) with its included table of the building heights for various city blocks. The strategy underpinning this assumes that the target floor areas have to be predominantly met within this portion of the city. Neither the amendment text nor any other of the published documentation is persuasive as to this necessity. Not only is the option of a greater spread of the demand ignored (vast areas of rail and port land, for example) but the reasons why other available sites (the potential 75%) have not attracted development have been insufficiently explored.*

Relevant are (to quote Urbis) the common themes that have led to significant office development activity outside non-central CBD centres (which) include most or all of the following:

Planning flexibility (no major barriers to development);

Availability of sites (availability of either vacant land or under utilised land in appropriate locations and zones);

Good public and private transport accessibility;

Ready access to broadly distributed white collar workforce;

Price competitiveness (to central CBD);

Good staff amenity (retail, financial services, Government agencies, entertainment including restaurants and bars);

Established market (private developers in particular do not like to be pioneers).

The amendment responds mainly to the second of these (but also to the first), and the Property Council of Australia report Drivers of Activity Centre Development in Fremantle CBD, Part 3: Focused Interviews with Key Stakeholders concurs; but specifically in relation to height and what would make an investment decision more viable, the report states .. An absolute minimum of three-level development along main street precincts was deemed viable by all interviewees. Ideally, development would reach four to five levels, making occasional developments of a much higher density look less offensive in the context of existing built fabric.

There is much more food for thought in the report, including difficulties with council (staff and councillors) processes, and absence of strategic vision, but it seems that out there in

the market building height is not perceived as a major limiting factor on development. There is much more to do in the way of strategic planning and leading by example e.g. Point St, and the derelict ('New') woolstores building, which as long as it stands will be a permanent ugly monument to Council's inability to negotiate a workable compromise on development and conservation issues.

Comment:

The tendering and redevelopment of the Point St property and engaging with the landowner of the Elders Woolstores buildings are under consideration by the City. These issues, whilst broadly related to the objective to revitalize the city centre, are considered separate to the current Amendment.

THE IMPACT

The amendment will facilitate developments of up to 9 storeys, plus the equivalent of two additional storeys over 10% of the developed area for services, etc. Proponents may deny that this will happen uniformly over large blocks, and even then only where there is architectural merit – an elusive concept --but it's hard to see that Coles would not press the possibilities to the limit. Blocks 1, 4 and 6a developed to the limit (either partially or completely) however unlikely this may be, would create urban canyons with width to height ratios greatly in excess of the 1:1 declared ideal in the Built Form information sheet. Heights in excess of 6 storeys around Kings Square are clearly unacceptable. Indeed, there is little argument for exceeding the present limits. The woolstores have historically defined western perimeter of the inner city, and should continue to be the benchmark for that boundary.

Comment:

Refer to report discussion on 'building height and 'design''.

SUMMARY AND CONCLUSIONS

This submission supports the Council's endeavours to increase commercial and retail activity in the city, and to attract a greater inner city resident population, but seriously questions the effectiveness of Amendment 49 in achieving this, at least in its present form, and submits the following.

- *Amendment 49 to be at least deferred to enable the height limits to be reviewed and co-strategies put in place to complement its intent (see points following).*
- *In relation to height limits:*
 - *the provisions of Schedule 12 of the current LPS should prevail in the environs of Kings Square;*
 - *the Coles site should not be developed beyond the height of the New woolstores and Fort Knox;*
 - *other heights should be reviewed to create a modulated urban landscape between Coles, Kings Square, the West End conservation area and Princess May.*
- *In relation to complementary strategies:*
 - *alternative sites should be considered beyond the city centre to provide for the forecast office space demand (e.g. Port and rail land);*
 - *development of the Point Street site should be fast tracked to provide a model for development standards and a demonstration of efficient council processes;*
 - *re-engagement with Marilyn New should be undertaken as a matter of urgency to*

have the old woolstore developed for its own and the city's sake and as a demonstration that council is prepared to engage creatively with the development community.

Comment:

Refer to report discussion on 'building height' and 'design'.

Office development at the Fremantle Port is outside the planning controls of the City of Fremantle, but will be considered as part of the Fremantle Union initiative.

The Point St property and Elders Woolstores are discussed above.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 39 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>The following represent my objections to and opposition of the proposed scheme amendment No. 49 (PSA49):</i></p> <ul style="list-style-type: none"> • <i>The heights proposed will destroy the human scale of Fremantle</i> • <i>Insufficient control mechanisms – no sunset clauses, no ability of the City of Fremantle (COF) to delay development in the interests of a controlled and balanced growth for Fremantle.</i> • <i>PSA49 has been presented as a comprehensive plan for re-vitalising Fremantle, however, PSA49 merely represents a zoning change</i> • <i>PSA49 has been issued with NO specific design guidelines even though they represent a major component of</i> • <i>The public consultation process to re-vitalise Fremantle has been restricted to the acceptance of High rise buildings</i> • <i>No input from the public has been requested or acquired for the purpose of establishing alternative or additional options to that of High Rise and hence, no comparison or valuation of other options as against high rise, has been taken.</i> • <i>Examples of other areas, such as Subiaco, that have and are still making progress in regard to re-vitalising their City without high rise and presentation of any aspects of Subiaco's progress that could be applied to Fremantle, have NOT been part of the public consultation progress</i> • <i>No negative aspects of high rise buildings has been presented by the COF only positive aspects, hence, there has been no ability of the public to assess quantitatively or otherwise the effect of negative aspects of high rise buildings. Additionally, because the COF has NOT presented any negative aspects, the public can NOT accept that the COF has fully considered the negative aspects of high rise buildings and that the COF has a contingency plan in place to counteract those negative aspects</i> • <i>Before the public can fully assess any planning proposal, especially one as important as PSA49, all aspects including negative aspects must be placed before the public for consideration, this has NOT been done.</i> | |

- *The effects of PSA49 on current commercial and retail businesses that do not reside in the PSA49 site have not been undertaken and/or presented as part of PSA49 for public consultation*
- *The effects of PSA49 on property costs and rental prices has not been considered, hence removing any possibility that this aspect was considered in the public consultation process*
- *Traffic problems have been waved away, as something that can be 'fixed' later but at whose cost? Substantial costs will be incurred in coping with parking and increased vehicle traffic. The process of implementing a plan for a new carpark, consisting of 5 storeys on the outskirts of the CBD has been confirmed by the Mayor as being in the pipeline*

It is my contention that this planning proposal for high rise buildings has high-jacked the re-vitalisation of Fremantle and has been done without due diligence – important considerations have been ignored; and consultations and representations undertaken in a biased and singular manner.

It is becoming more obvious from examining the above, that the FOC [sic] has simply thrown open doors to high rise in the hope that developers and architects (who are the main benefactors, besides the owners of the properties) will 'save' Fremantle. All appropriate steps to actually re-vitalise Fremantle have been discarded and a process initiated which simply promoted this SINLGE flawed proposal of high rise. The whole public consultation process was designed to ensure that PSA49 was endorsed and it was done, exceedingly well. People were reluctant to put their hand up to having a different opinion as they were looked at as being against the re-vitalisation of Fremantle. Unfortunately, it is my contention that PDS49 will FAIL to re-vitalise Fremantle and will cause irreparable damage to this wonderful city.

I make a final plea to the Council and the Mayor to not allow councillor Sullivan to turn Fremantle into another Perth or simply another boring city with high rise development that simply advantages developers and architects.

Fremantle can be revitalised without high rise and I believe that the Mayor and Council are intelligent and capable enough to do this together with assistance from the community.

Comment:

Refer to report discussion on 'building height' and 'design'.

The City Centres Strategic Sites Working Group consisted of 4 community representatives as well as representatives of from recognised community organisations, including the Fremantle Society.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|--|---|
| 40 | Fremantle Ratepayers Association INC |
| Subject of submission: | Incorporated Association |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>The following represents this Associations objections to and opposition of the proposed scheme amendment No. 49 (PSA49):</i> | |
| <ul style="list-style-type: none"> • <i>The heights proposed will destroy the human scale of Fremantle</i> • <i>Insufficient control mechanisms – no sunset clauses, no ability of the City of</i> | |

Fremantle (COF) to delay development in the interests of a controlled and balanced growth for Fremantle

- *PSA49 has been presented as a comprehensive plan for re-vitalising Fremantle, however, PSA49 merely represents a zoning change.*
- *PSA49 has been issued with NO specific design guidelines even though they represent a major component of*
- *The public consultation process to re-vitalise Fremantle has been restricted to the acceptance of High rise buildings.*
- *No input from the public has been requested or acquired for the purpose of establishing alternative or additional options to that of High Rise and hence, no comparison or valuation of other options as against high rise, has been taken.*
- *Examples of other areas, such as Subiaco, that have and are still making progress in regard to re-vitalising their City without high rise and presentation of any aspects of Subiaco's progress that could be applied to Fremantle, have NOT been part of the public consultation progress*
- *No negative aspects of high rise buildings has been presented by the COF only positive aspects, hence, there has been no ability of the public to assess quantitatively or otherwise the effect of negative aspects of high rise buildings. Additionally, because the COF has NOT presented any negative aspects, the public can NOT accept that the COF has fully considered the negative aspects of high rise buildings and that the COF has a contingency plan in place to counteract those negative aspects*
- *Before the public can fully assess any planning proposal, especially one as important as PSA49, all aspects including negative aspects must be placed before the public for consideration, this has NOT been done*
- *The effects of PSA49 on current commercial and retail businesses that do not reside in the PSA49 site have not been undertaken and/or presented as part of PSA49 for public consultation*
- *The effects of PSA49 on property costs and rental prices has not been considered, hence removing any possibility that this aspect was considered in the public consultation process*
- *Traffic problems have been waved away, as something that can be 'fixed' later but at whose cost? Substantial costs will be incurred in coping with parking and increased vehicle traffic. The process of implementing a plan for a new carpark, consisting of 5 storeys on the outskirts of the CBD has been confirmed by the Mayor as being in the pipeline*

It is this Association's contention that this planning proposal for High Rise buildings has high-jacked the re-vitalisation of Fremantle and has been done without due diligence – important considerations have been ignored; and consultations and representations undertaken in a biased and singular manner.

It is becoming more obvious from examining the above that the FOC [Sic] has simply thrown open the doors to high rise in the hope that developers and architects (who are the main benefactors, besides the owners of the properties) will 'save' Fremantle. All appropriate steps to actually re-vitalise Fremantle have been discarded and a process initiated which simply promoted this SINGLE flawed proposal of high rise. The whole public consultation process was designed to ensure that PSA49 was endorsed and it was done, exceeding well. People were reluctant to put their hand up to having a different opinion as they were looked at as being

against the revitalisation of Fremantle. Unfortunately, it is this Association's contention that PSA49 will FAIL to re-vitalise Fremantle and will cause irreparable damage.

This Association makes a final plea to the Council and the Mayor to not allow councillor Sullivan to turn Fremantle into another Perth or simply another boring city with high rise development that simply advantages developers and architects. Fremantle can be re-vitalised without high rise and I believe that the Mayor and Council are intelligent and capable enough to do this, together with assistance from the community.

Comment:

Refer to report discussion on 'building height' and 'design'.

The City Centres Strategic Sites Working Group consisted of four community representatives as well as representatives from recognised community organisations, including the Fremantle Society.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 41 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>Although I support the notion of revitalisation of inner city Fremantle, I am opposed to the PSA49 for the reasons outlined below:</i></p> <p>(i) <i>It does not protect the inner city from poor development.</i></p> <p><i>The guidelines for architectural design are almost non-existent. The only guidelines provided are for building heights and setbacks for particular areas. All other guidelines are non-specific and give no guidance on what or would not be permitted. Architectural styles, choice of building materials, verandahs, roof-styles etc are not covered.</i></p> <p>(iii) <i>It is not keeping with Fremantle's human scale architecture by permitting buildings of excessive height.</i></p> <p><i>- Refer amendment (e) of Planning Scheme Amendment Report</i></p> <p><i>Proposed development heights are not in keeping with Fremantle's existing architecture, which is essentially of human scale. Human scale architecture should be 3 to 5 storeys at most. In this regard, I support the heights proposed by the Fremantle Society's dissenting Report (authored by Ian Alexander, Don Whittington and John Dowson).</i></p> <p><i>According to PSA49, proposed additional heights of up to 7.2 metres will be allowed depending on criteria including "design quality", "design architecture", "best practice in environmentally sustainable design" and "high quality landscaped and publicly accessible pedestrian environment." These are loose criteria based on at best, a subjective assessment due to inadequate definitions. Consequently their ambiguity is liable to lead to misinterpretation or manipulation of the guidelines.</i></p> <p><i>Permitting building height setbacks are based on street aspect and not topography, meaning that it is possible for some additional setback height to be viewed from other higher locations.</i></p> <p>(ii) <i>There is the potential for loss of public space</i></p> <p><i>Proposed development site 11 (current council buildings) occupy more land space than</i></p> | |

the original buildings do. The mayor has reassured concerned persons that this additional area will not be developed, but it still comes down to a vote at council. Consequently, these variations in developed sites should not be up for discussion or even dependent on a council vote.

No additional land in Kings Square should be developed for building purposes, only public open space. The carpark space (site 12), between Paddy Troy Mall and William Street is also earmarked for development. Although this space is currently a carpark, its development will lead to the loss of parking and potentially another open space when there is likely to be more high density development.

- (iii) There are no plans for improved parking guidance for parking for new retail and commercial development as there is currently inadequate parking. It is implicit in PSA49 that improved public transport will be provided, which has been supported by council presentations. However we cannot remodel our city centre on the hope that improved public transport may be incorporated into Fremantle at a later stage.*
- (iv) Plans are based on an assumption of improved public transport to support increased residential needs, retail shopping needs and office commuters.*

As mentioned above, without improved public transport occurring, increased residential, retail and commercial development densities will cause a dramatic escalation in vehicular traffic, pollution and traffic management issues in general. This will also be to the detriment of the general amenity and additional risk to the pedestrian and cycling community.

- (v) PSA49 is based on a fundamentally flawed concept that relaxing building guidelines will bring developers to Fremantle.*

According to Councillor Andrew Sullivan, we are "retuning our building codes to bring development to Fremantle". This is argument is pure sophistry and it is one that could have the reverse of its intended effect. Rather than revitalising Fremantle, we run the real risk of ruining Fremantle by allowing substandard development.

- (vi) There is significant vacant residential and commercial space that should be fully utilised before considering the need for further development.*

Land banking in Fremantle is rife. There is sufficient unoccupied space in the city centre that could be used for residential, retail or commercial use if the City of Fremantle had the will to do something about this endemic problem. There are a small number of landlords sitting on a large number of vacant properties. Building new buildings will not alleviate the problem of land banking. These vacant, sometimes vandalised properties will still exist and will still be an eyesore to all who pass through Fremantle. We should make use of what we already have before courting developers. There is also vacant railway land that could be considered for development before considering more sensitive areas.

- (vii) Finally, the PSA29 is justified by speculative targets that have no sound basis. The dramatic increase in inner city population growth is based on the WA state government's 2031 documents predicted population growth, which in itself is nothing more than unsubstantiated speculation. Furthermore the increased development potential allowed by PSA49 provides potential development opportunities that exceed 2031 target.*

Summary:

I am opposed to Planning Scheme Amendment 49. However, I would consider supporting it if it satisfactorily addressed the issues in the Dissenting Report, mentioned above. My main points of contention are:

- There is significant vacant residential and commercial space that should be fully utilised before considering the need for further development.*
- Fremantle will be spoilt if high rise development is allowed to proceed.*
- There are inadequate design guidelines for proposed strategic sites development.*

Comment:

Refer to report discussion on 'design' and 'building height' as well the 'background' section for discussion on the working groups' findings and methodology.

Broader local authority considerations such as public parking and open space are all on-going concerns, and would be investigated should development be proposed the Spicer Site (Area 10). Area 12 is currently occupied by Best and Less clothing.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 42 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I would like to express my support for the scheme amendment. Fremantle will benefit from the increased density High quality built form should now be the primary objective. Well done to the current Council for having the courage to put this amendment forward.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|--|------------------------|
| 43 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Support planning scheme amendment #49 subject to clarification of the power of the design committee and strong provisions for housing for key workers/housing affordability.</i> | |
| Comment: Refer to report discussion on 'design' and 'low income housing'. Submission noted. Modifications to the 'design' and 'low income housing' provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 44 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I support the amendment because what Fremantle needs right now, more than anything is higher density.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|-------------------------------|------------------------|
| 45 | |
| Subject of submission: | Private Citizen |

| | |
|--|------------|
| Address of property affected by Amendment: | Nil |
| Submission: <p><i>I fully support Planning Scheme Amendment No 49. I think the area in question is ideal for high density use encouraging residential diversity and affordable and sustainable housing mixed in with office space and small interesting shop fronts. I think if the place is accepted the result could be more people in the streets day and night resulting in less anti-social behaviour and encouraging more community to increase the car bus service. If the cat bus remains in two routes, the routes should overlap more and especially the route up High Street should be increased to take in East Street to draw in more of the community</i></p> <p><i>Fremantle could work more on it's sustainably offering free parking on the outskirts and cat bus services bringing people in to the city.</i></p> <p><i>Overall though, I think the amendments are well thought out and if implemented will bring more life to the city.</i></p> <p><i>I hope it succeeds.</i></p> | |
| Comment: <p>Public transport and public parking are areas of government outside the scope of the current Amendment.</p> <p>Submission noted. No modifications to the Amendment are recommended.</p> | |

| | | |
|---|------------------------|--|
| 46 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: <p><i>As a resident and ratepayer I have a keen interest in Fremantle's development and I support the current more for revitalisation of the eastern part of CBD.</i></p> <p><i>I have read the general information on "Planning Scheme no. 49" published by the City of Fremantle and I have attended one of the interactive workshops and joined the mayor on one of the walks through the areas proposed to be redeveloped. I have come to the following conclusions:</i></p> <ul style="list-style-type: none"> <i>• The proposals are not in sympathy with the human scale and unique character of Fremantle and therefore do not protect the City's heritage.</i> <i>• There are no design guidelines accompanying the ease end scheme amendment 49</i> <i>• The City's Local identity Code was not used as a guideline for amendment 49</i> <i>• The city's local identity code was not used as a guideline for amendment 49</i> <i>• The CCSSWG did not consult with the City Architect</i> <i>• The proposed high-side developments are in close proximity to Fremantle's historic Town Hall, Victoria Hall, the Railway Station and Fremantle Post Office and will negatively affect the visual quality of the CBD.</i> <i>• Large areas of vacant space were not considered for redevelopment</i> <i>• No alternative proposals have been considered</i> <i>• Council plans to allow high-rise buildings without first going to public consultation</i> <i>• Visitors and tourists will not be attracted to a smaller version of Perth.</i> <p><i>The Planning Scheme Amendment 49 should be postponed and reconsidered.</i></p> | | |
| Comment: <p>Refer to report discussion on 'building height'.</p> | | |

The application of the Local Identity Code to the Amendment sites was considered by the Working Group (November 2010). Consultant urban designer Linley Lutton and local heritage architect Alan Kelsall assisted the Working Group.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 47 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>In kings square no building should be allowed higher than the roof of the Town Hall otherwise:</i> | |
| <ul style="list-style-type: none"> <i>a) High rise as envisaged on William Street is allowed in the West End</i> <i>b) The destruction of the square as a Victorian square</i> | |
| <i>Should be some architectural link between the West End and the new buildings in Queen, Point etc not mock material use but i.e. brick or other design feature/no modular plastic fantastic please.</i> | |
| <i>All building should occur within a time limit or it will go on for 20 years.</i> | |
| Comment: | |
| Refer to report discussion on 'building height' and 'design'. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|--|--|
| 48 | |
| Subject of submission: | Owner |
| Address of property affected by Amendment: | Shop 15 Westgate Mall, Fremantle (Shop 4 in Amendment 49) |
| Submission: | |
| <i>I support the plan. It is a positive move to "try" to revitalise the City Centre. I have read some of the comments in the local papers and have noticed most of them are from people who do not "live in the situation". So they look at the issue through rose coloured glasses rather than practical reality. I was surprised to read the last edition of the Herald (3.12.11). The Editor criticised the plan because he doesn't want another Perth. A modern city. He does not propose anything which is very disappointing. Fremantle is in a position that can have the Old city, plus a more functional part of the city, Like any European city, visited by the self appointed guardians of the city. They forget to show that cities have two faces. No one has the right solution, doing nothing is the worst option. I hope that the Council have courage to for what they propose. The world will not end if sensible changes are made.</i> | |
| Comment: | |
| Submission noted. No modification to the Amendment is recommended. | |

| | |
|-------------------------------|------------------------|
| 49 | |
| Subject of submission: | Private Citizen |
| Address of property | Nil |

| | |
|-------------------------------|--|
| affected by Amendment: | |
| Submission: | <p><i>This urban renewal exercise seems to concentrate on “Heights”. There has been no dialogue defining the character architectural, visual appeal. Culture expansion of spiritual edifices – eg – Where is there mention of TEMPL ; MOSQUE; Synagogue; Multi faith population Cultural – Classical – There are limited spaces – buildings comply for YEARS, that could be recycled for the purposed of classical theatrical entertainment. TOP companies will Not come to FREMANTLE because of the lack of available places to perform – E.g. The WA Ballet Co! The WA opera Co, The Gilbert and Sullivan Soc of WA INC, Overseas artists – Why? NO dedicated Performing Arts Venue. To attract the “spending” public – provide quality venues where the Premier Artists will include FREMANTLE inc its Tour eg Kalgoorlie, Albany, Mandurah, Dalwallinu!!!!!!</i></p> |
| Comment: | <p>Refer to report discussion on ‘building height’ and ‘design’.</p> <p>Community facilities and cultural events are outside the scope of the current Amendment.</p> <p>Submission noted. Modifications to the ‘building height’ and ‘design’ provisions of the Amendment are recommended.</p> |

| | |
|---|---|
| 50 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | <p><i>To support the idea of amendment in principle, but am worried about how the plans will materialise. There isn’t enough detail on how designs can be fully controlled, now or under future councils; designs may end up commercially-led rather than subject in the first place to architectural merits and energy-efficiency. How will unauthorised cost-cutting and the finding of loopholes in regulations be prevented?</i></p> <p><i>As is recognised by the council, the high quality of the new buildings is crucial to the success of the urban renewal. But the examples of Cantonment and Adelaide St possible streetscapes are not encouraging aesthetically. They typify office or apartment blocks that could be produced by developers anywhere. Fremantle needs new buildings as elegant and appropriate for this location as its surviving nineteenth-century buildings. Matching them in quality, though not attempting to reproduce their architectural style, the new buildings need to be similarly appealing as places to visit, live or work, and to stand the test of time as well. Fulfilling these requirements, they would be like nowhere else in the Perth area. If, for this reason, more people of every income level were attracted to living in the city, the centre would naturally be revitalised. Since Fremantle is not a shopping centre built around the needs of car-parking (and should not be), having a large population at walking distance from businesses is essential. Despite the council’s impeccable intentions, the re-built central area, inspired by commercial needs but with a few ‘environmental’ concessions, might all too easily end up no better than dozens of other fairly chic but conventional retail areas.</i></p> <p><i>I cannot yet believe that the council is really thinking outside the box. I believe it should be more proactive in engaging top architects whose work has been proved to</i></p> |

work from both an aesthetic and environmental point of view. The council should take a radical approach to energy-saving building, as has been done in Melbourne and Adelaide (I believe it is Melbourne that has an apartment block whose extremely low running costs, and unusual comfort as a living-space, are due to – among other things – straw-bale walls; this innovative and imaginative building was well known enough to feature in a BBC programme 3-4 years ago.) Fremantle has a great chance to be a leader in city design, and bring outstanding buildings that break away from the usual short-term profit motivation, that would be unique to Fremantle and enough in themselves to draw visitors and prospective residents from afar. An apartment and business premises could be kept as show place, examples of how to construct and maintain a building in this climate without overuse of resources. The appearance may be exciting, or just unusual, but at least it would not be full of cliché and pretension. A Disneyland style of development (pastiche or with various add-on elements) must be avoided above all.

More specifically, I believe a higher proportion of affordable accommodation is necessary, for families as well as single people, to achieve a more vital centre. Also, the set-back for tall buildings should be greater than in the streetscape depicted, to avoid a canyon-like appearance, and possible wind-tunnel effect. More thought needs to be given to the ‘weather protection’ or verandas outside shops than is evident in Market St, where the good looks of the upper storeys are often negated at ground level by cheap-looking shop fascias and slab-type weather-protection.

Comment:

Refer to report discussion on ‘building height’, ‘design’ and ‘low income housing’.

Submission noted. Modifications to the on ‘building height’, ‘design’ and ‘low income housing’ provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 51 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>The amendments are so naïve and badly written. Principally the height possible is 28 metres plus 7.2 metres (why 0.2?!)</i></p> <p><i>To achieve this look at the building form already in High St East! A wall of ‘energy efficient’ louvres on a building – this would meet the required criteria to go to 35 metres high! Plus 0.2!</i></p> <p><i>Ridiculous!</i></p> <p><i>Take this scheme amendment back to the drawing board!</i></p> <p><i>Be careful what you wish for; Notes on the scheme amendment.</i></p> <p><i>People reading the last two issues of the Herald can only be impressed by how well John Dowson, Ian Alexander and Andrew Smith have nailed the serious flaws in the current proposed scheme amendment 49. It is difficult to add more when its been so well put but I do feel I can add detail that more people can perhaps easily understand.</i></p> <p><i>I’m happy to say Brad Pettitt is a principled mayor BUT he is showing maybe too much “she’ll be right spirit”! As a current case in point he supported the design guidelines in Knutsford Street precinct 5 in November 2008 (against my vocal advice!) and I have now had a planning application lodged in Council since December 2008, trying to overturn those very same design principles (they have actually created demonstrative planning blight across this precinct and the other precincts in Knutsford Street Development Zone).</i></p> | |

Council's solution here? Well the planning department has decided to simply not deal with the problem they created, to just simply not deal with the application (although they were happy to take my client's \$500 application fee!). This planning application has now been "pending" with them for THREE YEARS! ... (yes that's years not months) and the Mayor has done nothing but sit back and watch.

So the planners have been busy with the scheme amendment they will say (so stuff the rest of you!), dealing with the big boys, the important people you know ... Ok ok so lets get on to this scheme amendment shall we. First off it reminds me a lot of the plan for Northbank, lots of warm fuzzy words in there but little valid proper control. In Northbank the "plan" was for high rise to support a hotel and shops and a café ... and we got ... errr no hotel, no shops, errr café? Well if you take your boat across to East Fremantle ... The people there were taken in by a fundamentally flawed policy that "looked good" and the Council got sucked in as well!

The new scheme amendment is fundamentally flawed in a similar way, and the Councillors are similarly getting sucked in again, by warm fuzzy planner's words and goals, that hide the height allowances and the actually feeble controls behind them. The height allowed is 28 metres (in the highest areas) PLUS an extra "discretionary" 7.2 metres (0.2?!! this additional height allowed in 8 of the precinct areas). Now as one who has taken Council to appeal on a number of occasions for clients (and won every single time) I think I can safely tell you that the discretionary extra height, if made law, will be a given, especially if Council ends up trying to defend it in an appeal.

Case in point one only has to walk down High Street now to see a tall building (ONLY 7 storeys NOT the envisaged 8 or 9 plus 2 here) of "exceptional design quality ... best practice environmentally sustainable design" etc etc ... (quotes are all from the scheme amendment 'requirements'). It's the Bernard Seiber architect designed apartment building that is basically a wall of adjustable louvres to keep out the western sun (hey they work!). So here you have an idea of what you may be up for – a box keeping out the sun needs lots of louvres! If the Council is allowing a 35.2 (28 plus 7.2) metre high building in principle how can it EVER argue that 'ah your honour we think THIS 35.2 metre high building "adversely impacts on the amenity of the surrounding public realm [god help private neighbours!...] in terms of, but not limited to [read: "if we can think of anything more daft later we'll try and throw it in'...] building scale, shadows and potential wind tunneling". Now what I wonder is the important (and it has to be significant in Appeal) shadow difference between a 28 meter high building and a 35.2 metre high building? Someone's begonias? I hear you ask 'what wind speed is the design criteria in a windy city?!' Ask your councilor... perhaps its not being able to stand up? And here I'm not even mentioning the EXTRA 4 metres height allowance on top of all this (over 10% of the development area) that takes you up to 39.2 metres! Note: this floor area can't be for "regular use" ... you can see the planners up there with their timers ... hilarious! So ... it must be intended only for all that blank walled air conditioning plant ... a brilliant look there!). The argument again of course is that, well with a 35.2 metre high building a 4 metre box on top of it will look "minor" ... another appeal lost ...

You can imagine the puzzled faces on the Tribunal board here ... "so what you're saying is this height building, that you've allowed for in your scheme, located in the area allowed for in your scheme, is too tall because ... it makes it too big, you think, now ..."

This is funny if it wasn't so dramatically damaging to the future of the City. This is not a green City Mr Mayor this just cuckoo land!

And what some more criteria? Lets take the criteria “the impact of the development on distant views”? it doesn’t even say if the impact should be good or bad! ‘Ok yes we’re blocking out the sun, yes, it’s an impact yes ... but hey look at all out louvres’ If you can’t even say what values/views you are trying to protect (yes protect not ‘look at’ an ‘impact’) ... well going to Appeal just becomes funny, again. And every trip to Appeal is ratepayer funded with thousands more dollars wasted on QCs – my last appeal victory in Knutsford Street cost the Council about \$25,000 I hear. Which sites are intended to be protected with “istant [sic] views” anyway? Does anyone in Council have even a clue? Lets start with the fantastic views from Monument Hill? “ah well you can’t go that high here, but next door is ok ...” ...its just plain bonkers! And what about “distinctive architecture” does that mean more American style suburban like the Target makeover b an award winning design firm? – Council liked that one. Well I can’t wait to see Council argue against a 35 metre high version of the same thing, perhaps with more louvres.

For better or worse we live in an age of architecture by 3M adhesive, so let’s deal with it. In this world height and built environment context is everything, Emma Powell is not far off with her beer coaster analogy. Certainly much of the new words in the amendment here area [sic] waste of paper and ink.

As Andrew Smith so well put it this amendment as it stands is a mini version of the flawed thinking that ruined Perth. Think about it, the height allowances in Perth are almost infinite but there are still vacant sites between the high rises that have been vacant for decades (but their land value went up with the height increase, thank you very much ...). Its time to send this scheme amendment back to the drawing board. Stop forlornly hoping for the big chains to come back as Andrew again said (where is the parking Brad?!) and look for redevelopment to engage and sync with the existing fantastic build environment (which is FREMANTLE NOT EUROPE. (God only knows which part of Europe people are talking about? Coventry perhaps? ...).

The fundamental corrections needed to the amendment are:

1. Height: The solution is simple, take the iconic buildings in each precinct area and set the height limits to those, eg. Fort Knox Woolstores, Cantonment St Woolstores etc. just lock it in. A variation like a roof element floor (which is what the extra level on Cantonment Street apartments building started out as!) can be dealt with as a “minor” variation.

2. Street level design: bin the “generate interest and activity (drug taking?)” and “design measures to contribute to an interesting and diverse public realm” – these words mean the Bannister Street “carpark” (my nickname for apartments there cos they look worse than the actual carpark in Collie Street) where the ground level is an “interesting” wall hiding a full length car park (“thanks for offering us NO parking but err we can’t sell that’). Well where do you think they are going to put all the cars for these high rise apartments? Replace these “requirements” (a term I use loosely of course!) with REAL requirements for REAL uses facing the streets, at Street level.

Fremantle has set new standards over the years in a number of areas, but in planning terms errr, no! I think its no surprise the State Government wanted to bypass Fremantle on the Quayside. This current scheme amendment is so wrong it would make any planning student blush. On the bright side hopefully now this scheme amendment is done I can at last get my planning application from December 2008 processed! ... But I won’t hold my breath ...

Comment:

Refer to report discussion on ‘building height’ and ‘design’.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 52 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>Most of the proposed changes to the scheme are acceptable and warranted, the reasoning behind the changes are also mostly acceptable however there are some aspects of the amendments that I disagree with, they are listed below:</i></p> <ul style="list-style-type: none"> - <i>The amenity of Fremantle will be controlled by the development of new buildings re the height and scale of these buildings. At present the "open amenity aspect" that Fremantle has is looked upon by many residents, visitors both local and overseas as "special" this needs to be protected by controlling the height and scale of any new developments. Maximum height of any new buildings should be restricted to 4/5 story's [sic]. There is now information suggesting that higher buildings do not automatically bring vibrancy to the street level in fact it is the opposite. It is what happens at street level that make the streets vibrant/intimate, It is the human scale of the streetscapes, narrow lanes with shops, restaurants, wine bars, music, sitting areas, greenery and not developing buildings out of scale.</i> - <i>Fremantle requires as the report states a critical mass of population to ensure the City works commercially, this can be achieved with the restricted height at 5 story's, as the amendment states heights of up to 7/9 story's would be allowed only to buildings that measured up to very strict criteria, following that logic if no new buildings comply with the set conditions it would have been factored in that the "critical mass" would be achieved by having the height of buildings at 5 story's therefore there is no need to have any buildings higher than the 5 story height.</i> - <i>Another concern is car parking, the facts are there are more vehicles licenced [sic] 2010 than in 2009 (WA licensing centre) although people are using cars less, every family has at least one car. I live in Nelson St and 2/3s of the people who live in the street own 2 or more cars. There was the suggestion that the oil will be expensive and in short supply; cars will be converted to gas or electric. People in this state need a car this will not change; this is a reality. If new dwellings rise in Fremantle by 1500 there will be a minimum of another 1500 to 2000 cars in Fremantle. No concession should be made re parking bay numbers. Where will these vehicles park?</i> - <i>When I listen to visiting "experts" on the issue of city planning and building, the advice is to build quality not quantity. This is an opportunity for the council to do just that, keep the existing amenity and openness of Fremantle and not to go down the track of higher buildings, if we only build to 9 story's now in years to come the buildings will only get taller. Keep Fremantle unique, "open", green and more sustainable. The new high rise development which are proposed for the Perth area will see many tall buildings sprouting up all over the greater Perth city area, Fremantle should remain unique and not following in Perth's footsteps. For example Noosa north of Brisbane restricted buildings heights to 5 storey's and is a very vibrant and busy city. Noosa has many new modern buildings, modern street furniture, is clean, well "greened" and has very little social problems which is another area that Fremantle has to take action to improve the amenity of the streets.</i> | |

- *I understand that we would like to live in a world that everyone would travel by train and build sustainable developments but the reality is this does not happen, money drives the type of development we get and the use of cars will be here for many more years. The WA government to date has not planned “new transit systems” again the reality is there are no funds available for these much needed projects. Until the planning departments plan transport corridors for rail, light rail, trams, buses and bike lanes and provides the funds to do so prior to moving people into those areas, congestion and grid lock will surely be the result. Fremantle should consider what increase in population is sustainable to avoid the above situation.*

Comment:

Refer to the report discussion on ‘building height’, ‘design’ and ‘parking’

Public transport and public parking, whilst on-going considerations of the City, are outside the scope of the Amendment.

Submission noted. Modifications to the ‘building height’ and ‘design’ provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 53 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |

Submission:

The advertised Scheme Amendment is aimed at revitalising central Fremantle, an objective with which I agree. But in so doing, it provides for development that will be detrimental to the city, due to it being out of scale and character with the predominant low-rise historic ambience that permeates the Fremantle CBD. This proposal threatens the special character of the Fremantle city centre and will seriously erode, if not destroy, its amenity. These qualities can be maintained with a more sensitive approach to development in the CBD.

Visitors and tourists flock to Fremantle, making it one of the State’s prime tourist attractions. Repeated surveys have shown that one of the main attractions for visitors is the historic low-rise ambience of the CBD with its many restored heritage buildings. The same is true for people moving to Fremantle to live.

The proposed redevelopment in the East End of the CBD, an area that includes several heritage areas/buildings around King’s Square and Princess May Park, as well as individually significant buildings such as Victoria Hall. These areas and structures are immediately adjacent to proposed redevelopment sites that will allow buildings from four to seven stories, and in the case of two large sites, buildings of up to 9 or effectively 10 stories (i.e. 35 metres)

For example, redevelopment of the City Offices site (Area 11) allows for 6 stories, while the Myers/Queensgate site (Area 9) could go to 7 stories, as could area 6C to the north. All three sites are adjacent to or overlooking the iconic and historic Town Hall, and two to three storey heritage buildings on the northwestern side of Kings Square. Similar considerations apply to 9/10 storey buildings proposed for the Woolstores shopping centre (Area 1) in relation to the heritage-listed Railway Station. The buildings envisaged are far in excess of the current 4 to 5 storey limit in the CBD, and will diminish the visual quality of

this part of the CBD, that is dependent on a unity of scale interspersed with quality low-rise heritage structures.

Much is made of the fact that some of the additional height allowed will be set back from the façades, on the false assumption that this will reduce their visual impact. Numerous examples of where this has previously been allowed around Fremantle's CBD glaringly demonstrate that the visual impact of setback upper floors is very noticeable from street level, and has an adverse effect on the amenity of the streets below.

Such taller - high-rise in Fremantle's context - buildings will dominate the streetscape of these areas and diminish adjacent low-rise heritage structures/precincts that give the city its special character. The east end of the CBD will end up as a predominately high-rise area that will also visually dominate the special character of the city's adjacent West End, a prime heritage district that alone would justify heritage listing of the entire CBD.

Hence the proposed amendment does NOT protect the city's heritage, as claimed in documents accompanying the amendment proposals.

The amendments are posited on the dubious assumption that Fremantle is in a terminal economic/commercial decline. It is true that CBD retail space has declined in the past two decades, and some big shops have moved out of the area. But the same is not true of CBD office floorspace that – on the Council's own figures – increased quite markedly in the period 1996-2007 (Scheme Amendment General Information Sheet, page 2). And overall CBD employment has not declined since 1990, but has remained steady and changed in composition (Scheme Amendment Frequently Asked Questions, page 2). Much of the noted increase in vacant space is accounted for by the Woolstores building (Elder Street), a heritage structure that, due to neglect by its current owners, could be acquired by Council (or the State Heritage Council) to allow urgently needed restoration and refurbishment that could then accommodate innovative heritage-sensitive retail and residential space. Such action has not even been considered in the current studies.

The extent of the CBD's economic decline has been exaggerated and this has been used as a justification for floorspace targets that are in excess of that which the current planning scheme provides for. This has been translated into height targets that are above that which is aesthetically acceptable in central Fremantle. The Fremantle CBD has been marred in the past by out-of-scale structures such as Johnston Court and Fremantle Hospital - the amendment opens the door for structures of similar height in the East End. While it is claimed that the additional 2 storey 'bonus' available on some sites will only be awarded to buildings of 'exceptional design' this criterion is going to be almost impossible to evaluate objectively, even with good urban design advice.

As a member of the City Centre Strategic Sites Working Group, I was one of three members that proposed an alternative renewal strategy that would have allowed additional height (to a maximum of six stories) on the Woolstores shopping centre site and the adjacent Gasworks site. Elsewhere the maximum height of buildings would be subject to design and streetscape considerations, taking account of the scale and character of heritage buildings/precincts in the vicinity (documents attached to this submission). These suggestions, while put to the CCSSWG were not considered by the Working Group, or by the City Council.

The Fremantle Council should reconsider this whole amendment. In its rush to 'revive' an

allegedly dying city, Council is proposing measures that themselves will lead to the death of Fremantle's much loved character and ambience.

In terms of the specific clauses of the Amendment, my major objection is to Clause (d), subparas (d) and (e) that deal with the question of building heights and setbacks proposed on specific sites within the Amendment area. My reasons have been spelt out above, and I ask that Council consider such objections seriously. The very future of the city of Fremantle is at stake.

Comment:

Refer to the report discussion on 'building height' and 'design', as well as the 'background' section detailing the findings and methods of the working groups.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 54 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>I have been unable to locate the section for public comments, so will you please include this in the appropriate area.</i></p> <p><i>I am against the existing plan. The beauty of Fremantle resides in its history and unique character. The plans to build 9 storey blocks and retail centres will destroy the atmosphere and kill the existing established shops. I come to Freo to soak in the atmosphere, show visitors the historical parts and the foreshore, but usually to buy items from the specialist shops, such as The wool Shop, the map shop, the button shop, Omkhara and other specialist stores which are unique and not found elsewhere. If I want general merchandise, I go to garden City, which caters for quite different outlets. Freo will never compete with the huge, faceless shopping malls and will kill itself and the existing magnets in the attempt. Raising the rates for existing shop owners to fund development will effectively increase their problems and ultimately drive them out.</i></p> <p><i>The main disincentive to shopping or even visiting Freo is the exorbitant parking fees and the lack of parking facilities. While I understand the point of short term parking, it is costly and forces visitors to jump in and out of the car, without lingering.</i></p> <p><i>Although the original plans were apparently made public in mid 2011, the advertising was so poor that most people were unaware of the process. More community consultation and higher profile advertisement to engage the public is needed before detrimental action is taken. The revamping of Freo for the America's Cup, in the hands of a careful and visionary council, was effective in maintaining the character while revitalising the area.</i></p> <p><i>The proposed plan will effectively destroy the positive aspects of what remains in Freo, without solving the underlying problems.</i></p> <p><i>I would appreciate a reply, indicating that my comments will be part of the community consultation process. Incidentally, the lack of a named person to whom one can</i></p> | |

address these comments rather undermines one's faith in the usefulness of the exercise.

Comment:

Refer to the report discussion on 'building height' and 'design'.

Submitters were notified by mail of receipt of their submission on 13 December 2011 in accordance with clause 16(3) of the *Town Planning Regulations 1967 (as amended)*.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 55 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>I am greatly concerned about the assumption that a revitalisation of Fremantle requires an increase in building heights. If the proposed changes were realised, the views from Monument Hill over Fremantle will be forever destroyed. Freo's asset is its Human Scale (max 5 storeys) and the views to harbour cranes as the dominant skyline feature. Please consider a height limit while retaining the laudable strict design guidelines. Freo will only prosper if it attracts the 'right' mix of people (residents, shoppers, workers).</i> | |
| Comment: | |
| Refer to the report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 56 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>I believe the scheme should be fully supported. Although there are provisions which I believe will detract from investor appeal. The City should provide maximum height provisions with some distinction for good design. I am very confident there is wide support in the community for whatever is required to halt Fremantle's decline.</i> | |
| Comment: | |
| Submission noted. No modifications are recommended. | |

| | |
|---|------------------------|
| 57 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |

- *The heights proposed will destroy the human scale of Fremantle*
- *There is much more to re-vitalising a city than giving some owners/developers extra height*
- *The planning proposal has insufficient control mechanisms – no sunset clauses, no ability of the City of Fremantle to delay development in the interests of a controlled and balanced growth for Fremantle.*
- *Developers have been gifted a carte blanche development opportunity without any appropriate re-vitalising timing parameters or schedules or proper cause and effects (both positive or negative)*
- *The planning proposal is merely a zoning change which is for the advantage of developers and architects and can not guarantee any*
- *This planning proposal is merely a zoning change without any professional business plan which details proper cause and effect of development or required time lines of development or any controls on development*
- *The negatives of this change to Fremantle have NOT been properly analysed only positive have been presented for consideration.*
- *It appears that the zone change was proposed and then an in depth consultation process set up to PROVE the positives*
- *The positive aspects of this zone change have been presented without due regard to the negatives of this proposal which means that it is ill prepared.*
- *Insufficient due diligence to alternative options and proposals – simply giving carte blanche approval to developers to build high rise to a standard or design that has NOT EVEN BEEN DETAILED AS YET*
- *High rise is NOT in the interests of Fremantle and the acceptance of the proposal is an amateur and desperate measure to throw Fremantle’s revitalisation requirements over to developers*
- *it is merely a zone change that fails to detail what effects this polarisation of development to the East End of Fremantle will have on the businesses, commercial and retail space in the West End*
- *It is merely a zone change that fails to consider the effects on property prices or property rentals (both commercial and residential prices)*

Comment:

Refer to report discussion on ‘building height’ and ‘design’.

There is no legislative requirement for the local authority to prepare a business plan for an Amendment to the Local Planning Scheme.

Submission noted. Modifications to the ‘building height’ and ‘design’ provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 58 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |

Submission:

I agree Fremantle needs more residents, but question the need for more retail space with the large number of empty shops and offices.

I am also concerned about the subjective nature of 'good design' – eyesores like Johnson + Arundel Crts were probably considered good design in their time.

I do not believe heights should be greater than 5 storeys, with possibly 2 storey 'bonus' to a maximum of 7 storeys. Anything higher than this would be out of scale with the existing buildings and I believe will detract from the Freo ambience.

Comment:

Refer to report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 59 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>Opposition to proposed amendment</i> | |
| <ul style="list-style-type: none"> <i>– High rise would destroy the human scale of Freo</i> <i>– Design specifications and guidelines not available for examination even though they present a serious and major component of the planning proposal (PSA49)</i> <i>– PSA49 has insufficient control mechanisms – No sunset clauses, No ability of the City of Fremantle (C of F) to delay development in the interests of Freo and its controlled and balanced growth.</i> <i>– Analysis of both the +ve and –ve aspects of development insufficient – Only +ve aspects put forward - Req'd info on how the CoF was going to overcome the negative aspects of PSA49 will bring Freo</i> | |
| Comment: | |
| Refer to the report discussion on 'building height' and 'design'. | |
| One of the objectives of the amendment is to provide a certain planning regime to encourage redevelopment of the identified sites. In this regard it is not considered appropriate to include 'sunset clauses' or other such mechanisms. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 60 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |

Submission:

OPPOSE AMENDMENT

- *The heights proposed would destroy the human scale of Fremantle*
- *Design specifications and guidelines not available for examination even though they represent a serious and major component of the planning proposal (PSA49)*
- *PSA49 has insufficient control mechanisms – No sunset clauses, No ability of the Fremantle City Council (FCC) to delay development in the interests of controlled and balanced growth for Fremantle.*
- *Insufficient examination of proper cause and effect of development proposed upon the residents and businesses already existing in Fremantle*
- *Negative affects on property prices and rentals commercial and residential not examined sufficiently to provide data on impact of PSA49.*

Comment:

Refer to the report discussion on 'building height' and 'design'.

One of the objectives of the amendment is to provide a certain planning regime to encourage redevelopment of the identified sites. In this regard it is not considered appropriate to include 'sunset clauses' or other such mechanisms.

The positive or negative impact of the proposed amendment on property and rental values is not a planning consideration. This is discussed in the report under building height in relation to Site 6.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 61 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| OPPOSE AMENDMENT | |
| <ul style="list-style-type: none"> • <i>The heights proposed would destroy the human scale of Fremantle</i> • <i>Design specifications and guidelines not available for examination even though they represent a serious and major component of the planning scheme amendment No 49 (PSA49)</i> • <i>PSA49 has insufficient control mechanisms – No sunset clauses, No ability of the City of Fremantle (C of F) to delay development in the interests of Freo and its controlled and balanced growth for Fremantle.</i> • <i>Analysis of both positive and negative aspects of development insufficient – only positive aspects put forward – required information on how the C of F was going to overcome the negative aspects PSA49 will bring to Fremantle</i> | |
| Comment: | |
| Refer to the report discussion on 'building height' and 'design'. | |
| One of the objectives of the amendment is to provide a certain planning regime to encourage redevelopment of the identified sites. In this regard it is not considered appropriate to include 'sunset clauses' or other such mechanisms. | |

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 62 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>We are not Perth! Why try to be like it? However Subiaco and Joondalup and Leederville have unbiased Town Planning Schemes done and they did not take areas to high rise. High rise (above 3-5 stories) are just enough to populate the area yet not reduce sunlight, visual landscape sights or overcrowdedness Perhaps we do need to spend some time (and money) investing in a reputable, unbiased and honest appraisal (like Subi's) and follow through. Take a look at Subiaco – how it's developed in where "we" want to be. (Freo) Thanks for being allowed to have a say (at last)</i></p> | |
| <p>Comment: Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.</p> | |

| | |
|--|------------------------|
| 63 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>1/ Height proposal is out of proportion with aesthetics of the City of Fremantle and also not people friendly. 2/ The planning approval would create a precedent without parameters 3/It is necessary to have a balance bet old and the new and not go for extremes of modernisation. Fremantle is known and loved for its historical ambience and buildings which draws locals and overseas tourists here. We don't want another St Georges Tce which is now a wind tunnel, cold and empty of people. The entrepreneurs should not take precedent over the future of Fremantle.</i></p> | |
| <p>Comment: Refer to report discussion on 'building height' and 'design'.</p> <p>The provisions of Amendment 49 provide clear parameters by which to assess development proposals.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | |

| | | |
|---|-----------------|--|
| 64 | | |
| Subject of submission: | Occupier | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I encourage the regeneration of Fremantle. The current social problems to be addressed and vibrancy is a great way to do that.</i></p> <p><i>I do not believe that 9 stories are required to create vibrancy. Relying on a few sites to triple the population is unnecessary. The East End of Fremantle can accommodate some of the desired residents and allow a lower height in the scheme amendment area – the six stories in Paris are an excellent example of urban infill that Fremantle should look to emulate.</i></p> <p><i>I believe the current parking in Fremantle is sufficient but with the removal of Point Street car park in addition to a new building with a zero parking allowance is a double cost to the fragile balance we currently have. I would encourage the installation of more bike racks, changing rooms and free showers would be appreciated.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on ‘building height’ and ‘vehicle parking’.</p> <p>The East End Scheme Amendment 38 was targeted primarily at increasing the residential population within the East End area, close to the city centre and existing public transport. Amendment 49 aims to revitalize the city centre, in part by requiring a substantial amount of the potential new development to be for Office land use, thus providing employment opportunities for residents, including those within the East End redevelopment area. The objectives of these two amendments are considered to be complementary rather than competing.</p> <p>Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended.</p> | | |

| | | |
|---|------------------------|--|
| 65 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I don't believe having a high level buildings will enhance Fremantle. It will just create a mini Perth CBD and we will lose the human scale we have.</i></p> <p><i>I do not agree that zero parking is effective, I think it will create more problems for Fremantle.</i></p> <p><i>There needs to be incentives for existing property owners to redevelop what is already there rather than focusing on building new big boxes.</i></p> <p><i>Over shadowing Kings Square is unacceptable. This area should be removed from the Scheme Amendment. The as of right proposal is to [sic] high and should remain as it is on all sites. The maximum on and site for height should be 7 for exceptional design – of which the proposed criteria is too vague. I oppose scheme 49 as it stands unless these changes are made.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on ‘building height’ and ‘design’.</p> | | |

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 66 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <ul style="list-style-type: none"> - <i>Human scale will be lost – I do not agree with anything over 6 stories.</i> - <i>King Square should be removed from the amendment.</i> - <i>Fremantle's heritage should be enhance by having new contemporary [sic] design – the guidelines for this are lacking and will not ensure this occurs.</i> - <i>The setback being removed for designs with a maximum height is a concern – this will encourage big box development with [sic] is simply not acceptable considering the bulk of the Coles site.</i> | |
| Comment: | |
| Refer to report discussion on 'building height' and 'design'. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 67 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>As of right levels too high, 4 maximum as of right.</i> <i>Maximum of 6 stories for architectural excellence.</i> <i>Design codes required with immediate effect.</i> <i>Exceptional design needs to be specified.</i> <i>Zero parking needs a set criteria.</i> <i>Overshadowing on Kings Square a concern – remove from SA49.</i></p> | |
| Comment: | |
| Refer to report discussion on 'building height', 'design' and 'parking'. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 68 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I fully support the Scheme Amendment #49 fully and look forward to Fremantle's continued evolution.</i> <i>My support is based on the increased residential mix proposed in clause 5.4.5.</i> <i>I have no objection to the proposed height amendments.</i></p> | |
| Comment: | |

Submission noted. No modifications to the Amendment are recommended.

| | |
|--|------------------------|
| 69 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>We think that Fremantle will be a much better place with more attention given to repairing and retaining historical buildings. The push for high rise buildings is very Anti-Freo and should not be allowed or encouraged. Fremantle has a lovely, old fashioned character which has been spoiled even now by high rise buildings. We are definitely against any further high rise developments. There are so many other ways to improve the character of the City.</i> | |
| Comment: Refer to report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|--------------------------------------|
| 70 | |
| Subject of submission: | Occupier of a property |
| Address of property affected by Amendment: | 904/23 Adelaide St, Fremantle |
| Submission: <i>Firstly: I do not agree with the Council's proposed purpose of amending Local Planning Scheme No. 4. One look around Fremantle CBD portrays there is already ample vacant floor space to accommodate increased numbers of workers. Secondly: I believe the 12 proposed high rise developments will detract, rather than attract, people to reside in Fremantle. Mandurahs 'soulless concrete jungle' is a classic example! Thirdly: Fremantle's existing heritage and open spaces need to be protected NOT overshadowed by 5, 7, 9 storey edifices which will destroy the very essence of, and that is, Fremantle.</i> | |
| Comment: Refer to report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 71 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I fully support revitalisation in the East End of Fremantle. However, I <u>do not support</u> the components of the proposed Scheme amendment No. 49 which allows up to a massive 31.7 metres. This is HIGH RISE and has no place in this town! I strongly object to the increased heights in the proposed scheme amendment.</i> | |

We must retain Fremantle's wonderful HUMAN SCALE. Any heights above 5 storeys will diminish this – regardless of the quality of the architecture. We do not need this height bonus – No more Johnston (sic) Courts!

Comment:

Refer to report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 72 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>The street takes plenty of traffic and we are the Residential part of the City so to increase the density of our street end would become choked with more traffic than would be fair to residents.</i> | |
| Comment: The submitter resides in Suffolk St so it is assumed the submitter is referring to this street. Suffolk St is not within the Amendment area and therefore outside of the scope of this Amendment. Submission noted. No modifications to the Amendment are recommended. | |

| | |
|---|------------------------|
| 73 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>We live in the first residential street from the Fremantle City Centre and oppose the proposed scheme (No. 49) because we have a plan already that I am happy with. Proposed buildings near our house have been refused by City of Fremantle but yet taken to state appeals tribunal and those under the present City planning scheme 4 are rejected, again. We want this to continue so that the human scale of Fremantle is not destroyed. Our amenity is being continuously attacked in this street during the time we have been here. We do not need a zone change to Fremantle that has not gone through the rigor of what was required to get City planning scheme 4 up and working to protect residents of Fremantle.</i> | |
| Comment: The submitter resides in Suffolk St so it is assumed the submitter is referring to the planning controls and development applications relevant to this street. Amendment 49 does not propose changes to the planning controls specific to Suffolk St. The process and ability for local planning schemes to be amendment is set out in the <i>Town Planning Regulations 1967 (as amended)</i> . The City has acted in accordance with these | |

regulations in proposing Amendment 49.

Submission noted. No modifications to the Amendment are proposed.

| 74 | Fremantle Society Inc. | |
|---|--------------------------|--|
| Subject of submission: | Organisation/Association | |
| Address of property affected by Amendment: | Nil | |
| <p><i>The Fremantle Society was formed in 1972 to promote and protect heritage values in Fremantle. Since then it has an unbroken record of advocacy for the Fremantle community on issues of social, cultural and built heritage. As a result Fremantle has maintained, with few exceptions, a human scale in its built environment which, together with its location and diversity, has made it an enviable place in which to live.</i></p> <p><i>It will therefore come as no surprise that the Society supports any attempt to render Fremantle a vital, economically sustainable and culturally diverse community. It agrees that to achieve these goals will require a more attractive retail presence, an enhanced inner city population, a greater supply of affordable housing and safe and accessible public spaces.</i></p> <p><i>Where the Society disagrees, at least in part, with the proposals contained in the Planning Scheme Amendment 49 is the assumption that these desirable goals will only be achieved by increasing the heights, in some cases significantly, of a number of designated sites. Moreover, we believe it is misleading to construe support for the revitalisation of Fremantle, which we agree is widespread, as reflecting support for the recommended “enhanced” heights of the designated sites. The existence of a survey commissioned by the Fremantle Council (Herald, Nov. 26 2011) which showed 58% of residents surveyed opposed developments in excess of three floors lends substance to this assertion.</i></p> <p>Concerns about the Consultation process</p> <p><i>Contrary to claims made in the City’s name, we believe the means deployed so far have failed to provide any response to the proposed new heights which can be considered representative of the community. Our position in this matter is predicated on the following considerations:-</i></p> <ol style="list-style-type: none"> <i>1. The two interactive consultations held under the City’s auspices were attended by approximately 73 people in total, a significant number of whom have a financial interest in the adoption of the Amendment.</i> <i>2. The survey conducted in the course of these two interactive consultations was orientated in such a way as favoured support for the Amendment.</i> <i>3. A number of questions asked in the survey could not be answered except in the hypothetical.</i> <i>4. Questions were framed in relation to the whole of the Amendment – i.e. in response to all 12 of the sites, making it impossible to express support for some of its proposals but not others.</i> <i>5. Very limited opportunity was provided in any of the forums organised by the City for questions from the floor to be asked, let alone answered.</i> <i>6. The site tours organised by the City were very poorly advertised and attended.</i> <i>7. The numbers attending the interactive and other presentations and their largely unknown demographic does not permit the claim to be made (Herald, 3rd Dec. 2011) that they represent the Fremantle community.</i> | | |

Comment:

Refer to the 'community consultation' section of the report, as well as Attachments, for details regarding the consultation process.

Submission noted. No modifications to the Amendment are recommended.

Concerns about Scheme Amendment 49

The Fremantle Society has calculated that two-thirds of the residential, office and retail objectives of this scheme amendment could be met by developing space available under LPS4 to its full potential. In addition, the large amount of vacant space on upper floors of CBD buildings could – given some incentives – also be used to fulfil growth targets.

The Society questions several claims made in the documentation supporting the Amendment, including:

- 1. That development of the desired kind and mix will only occur if height restrictions are relaxed and bonuses offered.*
- 2. That the alleged decline in retail trade and outlets is peculiar to Fremantle and reflects its deteriorating status as a regional centre.*
- 3. That this decline will only be addressed by an increase in the inner city population and this increase can only be accommodated in new and "vertically enhanced" buildings rather than existing vacant property – e.g., the Fort Knox building and the remaining heritage-listed section of the Woolstores. [No account appears to have been taken of the increased population represented by the South Beach, Leighton and Riverside developments, the retail and rate implications of which are very significant.]*
- 4. That the City will be able to ensure "good design" in the case of those buildings accorded the bonus of extra height. This will be achieved by reference to a Design Advisory Committee whose advice must be attended to but not necessarily adhered to. [While this Advisory Committee is assured of its continuance between Councils, it remains an initiative of this Council, with no guarantee of its permanence. Even if its permanence is assured, its advice, even if adopted by the relevant Council, need not prevail if appealed against to the State Development Panel. Thus in the area of "good design", which is inherently subjective, the City's own prescriptions are open to being overturned on appeal.]*

Comment:

Refer to the 'background' section of the report, as well as the 'design' section.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

Impact on Heritage buildings

It is argued by Council that permitting high rise development in the designated sites will protect the heritage architecture found in the West End. Buildings of heritage value, while concentrated in the West End, are not confined to it.

On the contrary, the Fremantle Society believes that a number of heritage buildings will be adversely affected by the proximity of buildings of the height entertained in Amendment 49. These include:

- The Town Hall*
- Railway Station*
- Victoria Hall*

- Henderson St. warders' cottages
- Fremantle Post Office and
- other heritage buildings in Market St

Comment:

Refer to the report discussion on 'building height', particularly the recommended modifications to Area 11 (Town Hall), Area 10 (former Spicer Site) and modifications regarding development on sites that abut heritage listed properties.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

Impact on the human scale of Fremantle

The proposals will destroy the prevailing human scale and character of the CBD, features that give the city its prized identity and attract hundreds of thousands of visitors annually. The Society considers that, if implemented, Scheme Amendment 49 will be out of sympathy with the human-scale of the inner East end.

Recommendations of the Fremantle Society

It is the opinion of the Fremantle Society that more consideration must be given to the impact that the proposed intense development will have on:

- the intrinsic character of central Fremantle
- its inherent human scale and related urban amenity
- its heritage, social and community value
- its predominantly low-rise profile
- the economic viability of the West End of the CBD, and
- traffic volumes and associated pedestrian amenity

A more sensitive approach to the re-development of the inner East end is required: one that pays greater respect to the area's long-standing character. Such an approach should also provide incentives for re-development of currently under-used non-heritage sites.

The Local Identity Code provides guidelines for development in harmony with the existing buildings in terms of scale, building form and design. At the very least, the Council should provide an analysis of the impact the proposals will have on heritage buildings in and adjacent to the study area.

More attention should also be paid to the existing planning scheme and planning policies. Such documents give detailed guidelines for appropriate development of the sites in question. In most cases, these have been ignored or pushed aside on the erroneous assumption that they are a "barrier" to redevelopment.

The Society is strongly opposed to the concept of "bonus floors" for buildings already allowed under Amendment 49 to be between 5 and 8 storeys. If Council persists in allowing "bonus floors", it must articulate and codify detailed criteria of good design and establish the Design Advisory Committee as part of the Local Planning Scheme, not just part of Council policy.

Comment:

Refer to report discussion on 'building height' and 'design' as well as the 'background' section detailing the methodology of the Working Groups.

Submission noted. Modifications to the 'building height' and 'design' provisions of the

Amendment are recommended.

Fremantle Society Proposals

- The Society's proposal is for development on a human scale, i.e., of 4 to 5 storeys
- The Society supports the amendment to relax parking provisions as set out in Amendment 49
- the Society's approach provides for the greatest development opportunities on the Woolstores shopping centre site. From there we propose reduced heights to the city centre, in order to respect neighbouring sites:

| Site Number | Description of Site | Approx metres | Storeys | Comments |
|-------------|---|---------------|---------|---|
| 1 | Woolstores shopping centre | 22 | 6 | |
| 2 | Gas & Coke site (Wilson's Car Park) | 18.5 | 5 | |
| 3a | Point St. to Princess May Park | 11.5 | 3 | |
| 3b | | 15.0 | 4 | |
| 4 | Target Block | 19.5 | 5/6 | |
| 5a | Cnr Adelaide & Point Sts | 15 | 4 | |
| 5b | Point St behind 5a | 11.5 | 3 | |
| 6a | Johnston Court & surrounds | 18.5 | 5 | |
| 6b | Johnston Court block: Point & Josephson St. frontages | 15 | 4 | |
| 6c | Johnston Court block: High & Queen St. frontages | 18.5 | 5 | |
| 7 | Cnr High & Josephson Sts. | 18.5 | 5 | |
| 8 | Oriana (cnr High & Queen Sts.) | 15 | 4 | |
| 9 | Myer Block | 15 | 4 | |
| 10a | Cnr Henderson & William Sts. (Spicers site) | 11.5 | 3 | This site should front Henderson St. mall |
| 10b | William St. behind 10a | 15 | 4 | This should be parallel to 10 a |
| 11 | Kings Square South | 11.5 | 3 | |
| 12 | Best & Less | 11.5 | 3 | |

Conclusion

In view of its strong and continuing commitment to CBD development on a human scale, the Society has no alternative but to oppose what it considers to be the inordinate heights of some of the proposed buildings under Scheme Amendment 49.

The essence of the Society's submission is that, if it is adopted, and the permitted heights are achieved, the proposed Amendment will have destroyed what is truly unique about central Fremantle – its human scale. What is more, it will have done so in pursuance of

goals which could be achieved in other ways.

The Council will have done all this in order to attract the interest of developers whose principal motivation is to achieve a handsome return on their investment.

It is the Society's belief that, despite the Council's claims, there is no mandate from the Fremantle community for the proposed changes.

Comment:

Refer to report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 75 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I do not have time for this as I am fighting to keep my business afloat. Your proposals are not going to help.</i></p> <p><i>Generations have fought long and hard to keep Fremantle a low rise City I think you the council are showing great disrespect of history and the people who have sat in the chairs you now occupy. Also those who fought the battle to keep the character of old Fremantle that is now a tourist town and love by most who come or live here. It can still be majorly improved but this is not the way.</i></p> <p><i>Think out side the box! WE are not A regional city, we are an International and National destination. Cockburn will no doubt become the regional growth center. We cannot compete with their massive territory and ability to put up buildings of huge heights if the so wished. However they can Never, Never complete with Old Fremantle and that is where the focus should be!</i></p> <p><i>I have lived and worked in Fremantle since 1972. And there were indeed 'The GOOD OLD DAYS' of retail. They were in the 70 and 80's when we closed at midday on Sat and no Sun. When English, was a second language on the streets of Freo. When there was a car dealer in Market St and the Freo markets were coming on stream, Pellews had everything And Freecorns was a central provisions supplier. The days when I felt like the Queen waving to everyone I knew. The Drunks were older and friendly, even if less well dressed. There were no fowl mouth, fighting [word omitted] on the streets and parks.</i></p> <p><i>Most importantly Rent was Affordable to a new start business as mine and the landlords were farmers. And if you wanted to buy your premises you could with 10% down. Now I could not even afford to pay the interest on the 10% "Value" of today. So I know a little of this town and I fear that Major Pettitt, despite his qualifications does not. This has been exemplified by the statement:</i></p> <p><i>'THIS IS THE BIGGEST THING SINCE THE AMERICA'S CUP'</i></p> <p><i>For Fremantle the Cup was a on-minute wonder. That cost us dearly!</i></p> <p><i>Rents, rates skyrocketed and never came down historic buildings were gutted and bastardised i.e. (beautiful little bank cnr Pakenham/High) and many more.</i></p> <p><i>If it is Pity help the next decade of Fremantle.</i></p> | |

SORRY, AMENDMENT NO. 49 Will make a few much richer. Give the council more rates and isolate the West End to the far, far side of town and to hard to far to get to.

- *I still, after 40 years have Local people saying that they have never been in to my shop, as they don't come this far into town. Fremantle and the west end in particular have less than a 50-degree catchment area and that is not going to change with the current proposal of jamming more expensive new developments. It is the quality of what we have that needs attention.*
- *Building owners Who invest the incomes in their asset,*
- *Quality retailers*
- *Quirky offerings in funky one off retailers and crafts people.*
- *Diversification! How many massage parlours, surfer shops, bike, hairdressers shoe, clothing, coffee, ice cream, Italian restaurants etc.*

We are now part of a World Market and will more so as the net expands On Line Shopping the market is going and is now harder for brick and mortar retailers. So we don't need more. WE DO NEED BETTER OPERATORS AND AFFORDABLE RENT. I will give you a tip. My landlord is 'good' however he makes more out of my business than I. He has security of income and an appreciating asset. I TAKE ALL THE RISK and pay all the outgoings. Who's the mug working 7 days a week?

Comment:

Refer to report discussion on 'building height'.

Individual tenancy arrangements are not the subject of this Amendment.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | | |
|--|------------------------|--|
| 76 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>High density in Fremantle is essential. It Is not an option. We need to look to the future and do it with style. I have seen some amazing high density living that brings life and well being and vitality.</i> | | |
| Comment: | | |
| Submission noted. No modifications to the Amendment are recommended. | | |

| | | |
|--|------------------------|--|
| 77 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>I fully support the scheme amendment to increase the density in Fremantle, particularly in terms of increased residential space. There are a lot of sustainability benefits of doing this which has been well documented!</i> | | |
| Comment: | | |
| Submission noted. No modifications to the Amendment are recommended. | | |

| | |
|---|------------------------|
| 78 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>The planning scheme amendment 49 is basically about increasing building heights in specified areas of the central city with a view to revitalisation of the city. This could bring building height up to 9 stories in some areas and up to 5 or 6 stories in others. Firstly what is it that makes cities vibrant? Certainly we need people living in the city and we need businesses but are they going to come just because multi-storey space is available? Research on what makes cities vibrant as reported in the ABC Comfort Zone program several years ago found that the most important factors were a lively arts scene being in place from people from all walks of life could feel ‘at home’ and being a ‘melting pot of ideas’. Such cities were very tolerant cities and included a healthy Bohemian element. Increasing heights of buildings doesn’t in my view have much to do with increasing the life of the city. In the case of Fremantle I think it would be quite destructive of Fremantle’s special atmosphere and charm which gives a feeling of being constantly ‘on holidays’. Important to this is what is commonly referred to as the human scale of the buildings which allows lots of blue sky and sunshine into streets and a sense of not being ‘swamped’ by buildings. Personally I think keeping most building heights to 3 stories but perhaps with the option in a few special cases of up to 5 would be the most desirable.</i> <i>I also think we need much more affordable and diverse housing to cater for different age groups and pockets and to encourage more artists back to live in the city. Fremantle is a maritime city and is uniquely blessed with attractions that many other cities would die for – like the working port, Fishing Boat Harbour, many intact, beautiful 19th century buildings, historical buildings like the prison, the arts centre and the round house and its colourful early history. Wouldn’t make sense to capitalise on that rather than trying to turn Fremantle into a bland modern city and poor imitation of God for bid Perth (Whose very old buildings along with much of its character have largely been destroyed). Fremantle is run down a start would be to do something about the number of derelict and/or empty buildings that have been an eyesore in many cases for decades. The restored Fremantle station is a joy to see. I think the best outcome for Fremantle would be to find the right mix of old and new, meaning encouraging innovative and ‘green’ new buildings that complement our heritage and not allowing new eyesores like the ghastly building on Fishing Boat Harbour which houses the Dome and Sweet lips. Fremantle also definitely needs a performing arts centre. I think we could take a lot of ideas from Melbourne with its European flavour and interesting blend of old and new, its innovative use of laneways and arcades and classy, elegant shops alongside funky little cafes.</i></p> | |
| <p>Comment: Refer to the report discussion on ‘building height’ and ‘design’.</p> <p>Submission noted. Modifications to the ‘building height’ and ‘design’ provisions of the Amendment are recommended.</p> | |

| | |
|---|------------------------|
| 79 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |

Submission:

I support the scheme amendment generally. However I am most concerned how the design guidelines will be enforced and indeed when they will be available for consideration.

I hope that the city will build a beautiful sustainable building soon – at Point St!? Please lead by example then you can hold your heads up high and say to other owners this is the standard otherwise the slipug [sic – slippery?] and devious who didn't can will do too little.

Comment:

Refer to the report discussion on 'design'.

The current local planning policy requires 5 star Green Star development at the Point St property, which will still be required should the City sell the property in the future. The tender process for the Point St property is being pursued by the City as a separate project to the Amendment 49.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 80 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>This amendment supports everything the Council stands for and the direction that we must lead in to ensure that Freo holds its position as one of Perth's major cultural centres.</i> <i>→It's logical... More people = more activity.</i></p> | |
| <p>Comment: Submission noted. No modifications to the Amendment are recommended.</p> | |

| | | |
|---|------------------------|--|
| 81 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I Support the Amendment 49 to the Town Planning Scheme.</i></p> <p><i>I believe the amendments will enable the appropriate levels for development within the nominated sites. We encourage council to ensure that adequate, clear and robust Design Guidelines and, if required, Detailed Area Plans are applicable to the site. These should follow a "Precinct" based approach the character and history of Fremantle.</i></p> <p><i>Increases in density, height and relaxation in required parking, as outlined in the Amendment, should be allowable only within strict design criteria. These criteria must be clearly articulate by the Council will in advance of the Scheme Amendments becoming enacted.</i></p> <p><i>It is essential for the future of this city that the amendment is considered as part of an holistic design and urban form vision for our city centre. Without a clearly stated vision, alongside examples of appropriate development, clear and robust design controls and a strong Design Advisor Committee role this amendment will, however, risk faltering as developers view the risk of approvals within "high-quality" design criteria excessively vague, ill defined or considered.</i></p> | | |
| Comment: | | |
| Refer to report discussion on 'design'. | | |
| Submission noted. Modifications to the 'design' provisions of the Amendment are recommended. | | |

| | | |
|---|------------------------|--|
| 82 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I wish to protest strongly at the current Submission on Amendment No. 49 and object to the increased heights proposed in the scheme amendment as I feel they will damage the human scale of Fremantle.</i></p> <p><i>Johnson Court was a real winner, you may recall, and do you remember the historic buildings that were demolished for this to take place.</i></p> | | |
| Comment: | | |
| Refer to report discussion on 'building height'. | | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | | |

| | | |
|---|------------------------|--|
| 83 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |

I object to the increased heights proposed in the scheme amendment as I feel they will damage the human scale of Fremantle.

I am a regular visitor at Monument Hill, visiting it twice a day, most days picking up rubbish left by some one who does not value the significance of this pristine place. Whilst there I could not help but think what would the skyline look like if high rise was allowed in this beautiful city. The Town Hall and significant buildings such as St Pats, St Johns, Custom House and many, many more would pale into insignificance.

Please don't allow this to happen, we are still reeling with the mistakes of the sixties and seventies, the Johnson Courts, Ivanhoe and the significant buildings that were demolished to build these eye sore monstrosities.

Comment:

Refer to report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 84 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>I object to the increased heights proposed in the scheme amendment as I feel they will damage the human scale of Fremantle.</i> | |
| <i>As a resident of Fremantle, I chose some years ago to move here because of it's aesthetic appeal and feel. Fremantle is unique and beautiful because of it's landscape first and it's people second who are after that historical and rich way of living that only a landscape like this can offer.</i> | |
| <i>While I understand development is necessary and modern architecture a must, I believe that Fremantle should remain true to itself and not give in to this king of pressure and "progress".</i> | |
| Comment: | |
| Refer to report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 85 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>This is an unreasonable comparison [reference to group email received by submitter]. I fully support the Amendment.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|--|------------------------|
| 86 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I object strongly to the increased heights proposed in the above scheme amendment.</i> <i>In my professional opinion, as a cultural heritage manager and archaeologist, increased heights will damage the intrinsic cultural heritage values of the adjoining King's Square and St John's Church and, further erode the human scale of local urban design that helps define Fremantle's unique identity.</i> | |
| Comment: Refer to report discussion on 'building height'. Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 87 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>As a Fremantle resident of [address omitted], I object to the building of such height at the corner of Queen Street and Adelaide, I believe it would be totally out of scale with the surrounding environment.</i> | |
| Comment: Refer to report discussion on 'building height'. Submission noted. Modifications to the 'building height' provisions of the Amendment, particularly Areas 6a and 6c, are recommended. | |

| | |
|--|------------------------|
| 88 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I cannot truly believe that you would jeopardise the historical city of Fremantle by allowing developers to have their way, by building monstrosities, in the centre of a heritage-scape, merely for their own financial gain. They are obviously not doing it for charity, and definitely not in keeping with the Fremantle Report.</i></p> <p><i>In 2014 it will be one hundred years since our Australia's soldiers left Fremantle to fight in the Great War. Fremantle abounds in memories of life once lived and the streetscape is an important reminder. You do not see towers indiscriminately built in Paris, London, Rome.</i></p> <p><i>Please maintain what we have and sensibly develop on a decent scale.</i></p> <p><i>Sydney could do it with the Rocks.</i></p> <p><i>Please don't belittle yourselves into thinking you have not got the brains or people with the knowledge to manage the same. You don't have to just whack up huge buildings. Don't feel inferior. All you need is a little forethought and understanding about the wonderful legacy you have been granted to guard.</i></p> <p><i>Back off, don't allow other city forefathers to continue to think of you as buffoons, ignorant as to the peoples wishes and the maintenance of our beautiful city.</i></p> <p><i>You can stand tall and Save Our City, keep development small, well at least in sympathy with the heritage you have the honour of maintaining.</i></p> | |
| <p>Comment: Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.</p> | |

| | |
|---|------------------------|
| 89 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>As an architect and resident of Fremantle for 32 years, I oppose this amendment. I believe the premise on which it is based is unproven, as is the assumption that the city will be able to exert the control required over the buildings to make them anything other than detrimental to the character and amenity of Fremantle.</i></p> | |
| <p>Comment: Refer to the report discussion on 'design'.</p> <p>Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.</p> | |

| | |
|--|------------------------|
| 90 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I oppose the scheme amendment 49, 6 stories maximum, do not include kings square.</i> | |
| Comment: Refer to the report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment, particularly Area 11 (Town Hall site within King's Square), are recommended. | |

| | |
|--|------------------------|
| 91 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>More parking required if Point St is redeveloped. Heights are too high, maximum should be 5, 6 if they are a 'new classic'! Antisocial problems need to be addressed with community facilities. Kings Square should not be dwarfed by the proposed scheme amendment and should be removed entirely.</i> | |
| Comment: The tendering and redevelopment of the Point St property is a project being progressed by the City separate to Amendment 49. | |
| Refer to the report discussion on 'building height'. | |
| The provision of community facilities and addressing antisocial problems are outside the scope of Amendment 49. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment, particularly Area 11 (Town Hall site within King's Square), are recommended. | |

| | | |
|---|------------------------|--|
| 92 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I oppose the current proposal.</i></p> <p><i>6 stories is in keeping with other historic cities and sufficient for Fremantle.</i></p> <p><i>Vibrancy is desirable and also an increased population – focus needs to be place on exceptional design with full and comprehensive design guidelines essential. 32 Henry St is a good example of low rise redevelopment I like and would encourage.</i></p> | | |
| Comment: | | |
| <p>Refer to the report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | | |

| | | |
|--|--|--|
| 93 | | |
| Subject of submission: | Occupier | |
| Address of property affected by Amendment: | 21 Adelaide St, Fremantle (Site 6a) | |
| Submission: | | |
| <p><i>Heights too excessive. Overshadowing to existing buildings.</i></p> <p><i>Maximum of 6 stories – like Europe.</i></p> <p><i>Sever lack of parking provided, zero parking for residential not sufficient.</i></p> <p><i>Criteria for architectural excellence needs to be tightened.</i></p> <p><i>Kings Square not to be included in scheme – should be kept as a social lunch spot – not a development site.</i></p> <p><i>Lack of parking dramatically effects business in CBD, 1st 2 hours free would encourage more activity. (City of Subiaco example)</i></p> | | |
| Comment: | | |
| <p>Refer to the report discussion on 'building height', 'parking' and 'design'.</p> <p>General parking fees and charges are outside the scope of the Amendment.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment, particularly Area 11 (Town Hall site within King's Square) are recommended.</p> | | |

| | | |
|---|------------------------|--|
| 94 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>I support higher density in Fremantle CBD.</i> | | |
| <i>Comparing the vibrant streetscape of Freo during the day with the almost total absence of people in the evenings (except the main café strip), due to lack of residential dwellings in the CBD, it is clear that the key to maintaining the electric atmosphere that abound in Freo, at least during business hours, is by making it a place that people can come home to at the end of the day as well. The only way to do this is to increase the number of dwellings in the CBD area.</i> | | |
| Comment: | | |
| Submission noted. No modifications to the Amendment are recommended. | | |

| | | |
|--|------------------------|--|
| 95 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>I see people fighting and being anti-social every day outside my work place most days. There needs to be more facilities provided for people so that this does not occur and this is not provided in the scheme amendment.</i> | | |
| <i>9 stories is not the answer to the problem, 6 as a maximum for exceptional design (the new Tannock hall building of UND on Cliff Street, Fremantle as an example).</i> | | |
| <i>I park in Point Street car park every day and would like another alternative to be given.</i> | | |
| <i>The empty buildings in Fremantle need to be a point of concentration – why build new when we already have so much empty? An incentive scheme needs to be implements – for example the old Spotlight / East West Design shop which has been empty for some time and attracts more problem people outside it now it is empty than when it was occupied.</i> | | |
| <i>Kings Square is sacred and should not be involve in the amendment.</i> | | |
| Comment: | | |
| Whilst addressing anti-social behaviour is an on-going objective of local authorities, it is outside the scope of this Amendment. | | |
| Refer the report discussion on ‘building height’. | | |
| Amendment 49 aims to encourage redevelopment of key city centre sites, such as the Spotlight/East West Design Shop mentioned (Area 4). | | |
| Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended. | | |

| | |
|---|------------------------|
| 96 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p><i>Please remember these three facts when pushing forward with the new plan:</i></p> <p><i>1. Affordable housing is an impossible dream</i> <i>Few Australian lenders will lend against small dwellings (less than 50m2) in multi storey complexes. The reason is a limited resale market. Lenders normally restrict loan to value ratios (LVR's) to 80% or less meaning "the teachers and nurses" the Mayor suggests will live in these apartments, will need savings or equity in the order of \$80,000, if they are first Home Buyers (FHB) and the selling prices are \$400,000. If they are not FHB they will need \$100,000. It is hardly a recipe to entice a young and diverse resident and more likely to attract an investor landlord, who will lease out the dwelling, potentially leading to less responsible residents.</i></p> <p><i>2. Freo needs motor vehicle traffic</i> <i>Public transport does not support the commercial activity Fremantle needs. Car parking is an essential part of the plan. I support this theory with personal experience of living in Northbank village since its inception 15 years ago.</i> <i>a. Commercial spaces were planned but apart from the Swan Hotel that was already built, none of the Northbank commercial spaces contribute to a community atmosphere, nor attract visitors. A specialty deli or café has never been a reality, because even though Northbank is one of the highest density villages in Fremantle, it's residents cannot supply enough trade for café. There is no parking for visitors, because the public parking in Doepel St is occupied by residents and not visitors to the foreshore amenity. No one proprietor has used a Northbank [sic] commercial space for a community gathering purpose in 15 years. That is disgraceful planning and clearly confirms that high density alone cannot support commercial enterprise. Visitors are needed to augment support for commercial enterprise and they arrive in CARS. Planners please do not dismiss this argument and Andrew Sullivan should be well aware of this argument.</i></p> <p><i>3. Freo needs to be linked in to Northbank by rail. Northbank residents drive to Fremantle to shop at Coles or Woolworths, eat at a restaurant or buy a coffee. It is ludicrous that the highest density population neighbouring Freo's East End is not connected to rail. A rail Station* adjacent the Swan Hotel would facilitate the injection of a high density neighbouring satellite village into the commercial enterprise that planners hope to establish in the East End but sadly neglected to establish in Northbank.</i> <i>*The Northbank Station should have 3 hour maximum timed parking to discourage Perth CBD workers using the station as a commute to work and encourage local pedestrian use and facilitate visitor car parking for potential café/ restaurant at the new Rivershores complex at the East End gateway.</i></p> | |
| <p>Comment: Refer to the report discussion on 'low income housing'.</p> <p>Broader public transport and public parking issues, whilst under on-going consideration by the City, are outside the scope of this Amendment.</p> | |

Submission noted. Modifications to the 'low income housing' provisions of the Amendment are recommended.

| | |
|--|-----------------|
| 97 | |
| Subject of submission: | Occupier |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I oppose [sic] Scheme Amendment 49 in its current form.</i> <i>- I would like increased vibrancy in Fremantle. I feel it would address the issues I see outside the office on an almost daily basis however 9 stories will not do that.</i> <i>- I would like to see 6 stories as the limit in line with historic European cities I have visited, this is in keeping with human scale which is incredibly important for somewhere as unique as Fremantle.</i> <i>- Parking is currently insufficient, the inclusion of the Point Street site without the assurance of another large car park is of huge concern as I work in Fremantle at that is where I park my car.</i> <i>- Architectural excellence should be demanded for anything – not those asking for the maximum – those looking to develop at all.</i> <i>- More focus needs to be drawn to existing building – the old Woolstores in an eyesore and the amendment looks set to encourage the owner to pursue the extra height given to neighbouring sites rather than develop what is there.</i></p> | |
| <p>Comment: Refer to report discussion on 'building height' and 'design'.</p> <p>The tendering and redevelopment of the Point St property is a project being progressed by the City separate to Amendment 49.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | |

| | |
|---|------------------------|
| 98 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I oppose scheme amendment 49 in its current form.</i> <i>I agree with change that will instigate vibrancy – increased residential number and diversity in the population of the CBD.</i> <i>Design guidelines are essential in conjunction with the scheme - with full robust public consultation. 6 stories on all proposed sites is sufficient - to rely on such few sites to triple the population is unnecessary – we need to spread the load throughout the CBD and include the East End – but keep away from the West End.</i> <i>Community facilities need to be provided by developers not the existing rate payers by way of incentives and in exchange for extras (zero parking for example).</i> <i>Kings square should be removed entirely from the scheme amendment sites.</i> <i>As of right should be frozen where it currently is – any height above this should be for exceptional design only.</i> <i>Provision for a minimum residential component as part of new development in</i></p> | |

selected areas. We need a clear, defined policy for allowing zero parking. To lose the point Street car park – in addition to the increased volume of people and the zero parking allowance is overwhelming for a city already known for parking issues.

Comment:

Refer to report discussion on ‘design’ and ‘building height’.

The circumstances where the relevant planning authority can require developer contributions are clearly set out in State Planning Policy 3.6 – *Developer Contributions for Infrastructure* and described in Planning Bulletin 100. Generally the existing infrastructure within the city centre is sufficient to cater with the anticipated development should Amendment 49 be gazetted. In short, it is the view of officers that Amendment 49 does not create a situation which meets the principles underlying development contributions outlined in SPP3.6, particularly those required for community infrastructure.

The provision of public parking, whilst a function of local government, is outside the scope of the Amendment 49.

Submission noted. Modifications to ‘design’ and ‘building height’ provisions of Amendment 49 are recommended.

| | |
|---|------------------------|
| 99 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I want more vibrancy in Fremantle. I do not believe that 9 levels will achieve this. There needs to be more focus on bars, cafes, interaction at street level, lane ways and small boutiques to keep Fremantle Unique – to generate more of a Melbourne or Brighton or the UK feels than a Perth CBD feel.</i></p> <p><i>Social issues need to be addressed with community facilities. As an existing rate payer I do not feel it fair that I will be paying for new facilities instead the developer should be subsidising then through incentives.</i></p> | |
| Comment: | |
| <p>The existing City Centre zoning allows for a wide variety of entertainment and retail land uses. Amendment 49 introduces targeted land use provisions that aim to generate street level activity and interaction.</p> <p>The circumstances where the relevant planning authority can require developer contributions are clearly set out in State Planning Policy 3.6 – <i>Developer Contributions for Infrastructure</i> and described in Planning Bulletin 100. Generally the existing infrastructure within the city centre is sufficient to cater with the anticipated development should Amendment 49 be gazetted. In short, it is the view of officers that Amendment 49 does not create a situation which meets the principles underlying development contributions outlined in SPP3.6, particularly those required for community infrastructure.</p> <p>Submission noted. No modifications to the Amendment are recommended.</p> | |

| | |
|---|------------------------|
| 100 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>Mayor and Council are obviously intent on re-vitalizing the central business district of Fremantle essentially by permitting buildings of more storeys than previously allowed to be erected. This being the case, my basic concern related to the tenth listed FAQ: 'Design Guidelines'.</i></p> <p><i>I am particularly concerned with the statement in item ten (my italics): "The Town Planning Scheme requires the council and the Development Assessment Panel to give due regard' to any relevant recommendation from the Design Advisory Committee.' My question is simple. Is giving 'due regard' a robust enough means of ensuring good design?</i></p> <p><i>I cannot believe that many other City and Town councils in the Perth Metropolitan Region and the citizens working and living in those cities and towns are altogether pleased with the finished products of the many large-scale building projects carried out in their centres and environs over the past two or more decades. Perhaps the worst example of one of these major building efforts that went wrong is right here at home. I refer to the dreadful cluster of mainly pre-fabricated concrete residences situated between the Fremantle Bridge and the Stirling Bridge in North Fremantle. What could be uglier than that many structured monument to witless design? Was any 'due regard' to good design given by authorities in the approval of that monstrous, yet boring banal agglomeration of poor ideas erected in what fifteen years ago was arguably the prime developmental site within the entire Fremantle area. The 'Between the Bridges development is a cultural disaster that won't go away. What is to prevent the high rise development currently proposed for the CBD being the same?</i></p> <p><i>I can only repeat the question spoken by the University of Sydney doctoral scholar Laurence Troy in a recent letter to the 'Herald': 'What's the rush?' That is my basic view, given that so many large-scale building projects carried out in recent decades to City and Town centres and environs within the Perth Metropolitan Region have no aesthetic merit whatsoever. Select examples are the shabby and cheaply –built Myers department store façade opposite GPO Forrest Place, Perth; the plastic, pre-fabricated village market surrounding Subiaco rail station; the cavernous, soulless and gloomy Claremont Quarter. In stark contrast to these three architectural excrescences is the carefully restored and in part newly built City of Swan CBD (Midland town centre). This CBD would make an admirable model for what is intended for Fremantle.</i></p> <p><i>The Fremantle re-vitalization project under review is jeopardized by current architectural standards ranging from the banal to the grotesque, and by what in the ceaselessly money-grubbing state of WA seems a particularly bad decade for dubious architectural endeavour and overt developmental greed. At a time like this it won't be easy for council and the other authorities to get this planned development right. Given the risk of getting it wrong, after too little consultation, makes me recommend that the consultation period be extended.</i></p> | |
| <p>Comment:</p> <p>Refer to discussion regarding 'design' and the role of the Design Advisory Committee in the report.</p> | |

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 101 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p>...While attempting to describe the architectural qualities required of any proposed redevelopment within the conservation area, we have frequently used the words 'scale', 'proportion' and 'good manners'. If we are to have any hope of retaining that oft-quoted 'special sense of place' then these are things that I believe to be essential to new buildings, and I detect a degree of confusion about their meaning, and what follows is an attempt to clear away some of the dust before the real intent becomes clouded.</p> <p>Good architectural proportion has been described as the proper relationship of the several parts to one another, and to the whole.</p> <p>Good architectural scale has been described as the proper relationship of the several parts to one another, and to the whole – in point of size.</p> <p>Good architectural manners could be described as new parts designed and built in harmony with the scale, proportion, and character of the existing whole.</p> <p>The 'parts' may be structural elements, windows or decorative features in the whole facade; they may be new additions to old buildings; or they could be one building as part of a whole block, or even one block as part of a whole city.</p> <p>When buildings are designed for the use of people, the assessment is usually made in relation to human scale and proportion, and consciously or unconsciously we are all constantly making assessments of our surroundings in relation to our own physical proportions.</p> <p>Scale and proportion are not all there is to good visual design, but in our situation are probably the most important elements. The composition of building masses and the consideration of unity and contrast are also necessary to the process.</p> <p>Rules of geometry and mathematics have been evolved for the application of these principles, which if studiously applied will produce – at worst – inoffensive mediocrity. But add a dash of spice in the way of interesting rhythms, or the use of light and shade to give the design a three-dimensional quality to strengthen the inherently good scale and proportion of the parts, there is hope of a lasting quality and character developing in the design.</p> <p>Finally in Fremantle we find that the designers generally (at least from 1850-1910) were men of similar training and background using similar materials and techniques, so, like Queen Victoria, the question of good manners simply never arose.</p> <p>This is what we have.</p> <p>This is not what we are going to get.</p> <p><i>This is the introduction to a report written for the Fremantle City Council in May 1973. Without boring the present reader with the lengthy argument that followed, it was an attempt to persuade Councillors that these worthwhile architectural aims would not be achieved while the town planners simultaneously offered site cover and plot ratio bonuses to encourage development.</i></p> <p><i>At that time, the encouragement was based on a plot ratio of 5, which on larger sites could produce buildings eight or more stories high. Johnson and Arundel Court flats</i></p> | |

had given some Councillors pause to consider; but they were approved in response to a perceived need for increased density. A proposal for nine stories on the corner of Adelaide and Queen Streets demonstrated the ability of this sort of development to reach beyond its boundaries to overshadow St. John's and the Town Hall.

While the rationalisation and reduction of the plot ratio was then the obvious answer, the mere fact that it had been written into the planning scheme left the Council open to charges of discrimination and claims for compensation. The operation of this type of land use zoning – still frequently referred to as town planning – more often results in the abuse rather than the reasonable use of valuable property.

Perhaps look back on a developer's proposal at that time for the wholesale redevelopment of the Fremantle CBD – while still saving a handful of iconic buildings of course.

Together with this 1960's urge to 'populate or perish' there were many who believed that a modern shopping centre like those just built at Booragoon and Cottesloe was required to save the commercial heart of Fremantle. Of that time, Stan Parks recalled –

"...the future of Fremantle began to be seriously threatened. With port activity declining quite markedly, and the development of suburban shopping centres escalating, Fremantle faced a dilemma – how to maintain the viability of the city centre without destroying the built fabric to which the community has a very strong attachment. In the early 60s, the City Council began to plan the concept which eventually began a development known as Westgate Shopping Mall. This exercise involved the acquisition, by purchase and resumption, of a super block, re-subdivision and the construction of major stores and specialty shops, supported by a multi-storey car park. Fraught with difficulties, the project was completed at the end of 1965..."

Perhaps the principal difficulty was that Fremantle then could not make up its mind whether it wanted to be a City or a Suburb, and despite cutting corners and taking risks in trying to please everyone, Council wound up pleasing not too many. The principal drawcard – Bairds/Myer – quickly discovered that they were in the wrong building in the wrong place, and again with the help of the Council, set off to a new location commercially wounding the remainder of Westgate. Interesting to note that this first 'department store;' building has not been demolished – despite being beyond its 40 year use-by-date and that some clever shop-fitters have been able to bling it back as a Target.

The new department store building quickly gave everyone the horrors and was described in 1973 as – looking at the west facade of Myers from any angle, do you find that your eye is irresistibly drawn to the entrance? Good! You are normal, that is exactly what you are meant to do. This is the only part of it that has any scale at all, and by some perverted psychologic it is supposed to welcome you in. Just who is being taken in by whom?

But then, when you want something badly enough, you are not going to quibble about the niceties of architectural scale are you? (Later on, the design of the new Hospital was to produce just this sort of dilemma for community and councillors.) Fortunately, some wiser counsel was brought to bear through the 1974 'Fremantle Guidelines for Development' plan, the community backed 'Townscape Advisory Committee' of 1978, and TPS3 in 1980. All of which helped Fremantle to start up form where it had stopped – in the bottom of a use cycle. Perhaps we need some of the same sort of thinking at present, an understanding that the cultural evolution of a city is a cyclical thing, and that straight-line thinking doesn't help much, particularly if

*it is vertical.
Oh yes, and cyclical does not mean that we can blithely make the same mistakes this time around.*

Comment:

Refer to discussion regarding 'design' in the report.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 102 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I am totally opposed to heights over 4-5 storeys because the main attractions of Fremantle are its human scale and heritage buildings which give it character. Anything higher would dwarf present buildings, no matter what buzz words, spin or fancy sketches you use. And who is going to be the arbiter of what is "exceptional design"? Let in 9 storeys today on "only" 2 sites and there'll be arguments tomorrow from people demanding the same treatment.</i></p> <p><i>The main people who want high rise are the developers (who will make a fortune and move on – the Sailor's farewell) and associated industries.</i></p> <p><i>It's true Fremantle needs a revamp in the retail area as we have to go outside to buy things however, why can't existing empty shops be upgraded? Surely, that would look better than yet more brick and glass structures lacking soul. Why haven't Marilyn New and the foreign owners of Fort Knox been made to upgrade their eyesores? Not to 9 storeys though!! They've been a disgrace for years.</i></p> <p><i>Recently, when I was in Perth I met a Swedish tourist who asked for directions. We got into conversation about Perth and he said (like Perth) most people in Sweden were sorry they'd knocked down lovely buildings for faceless ones. We won't knock down heritage of course, but the lesson is there – don't spoil what you've already got. Fremantle is a working port and we're lucky we don't have slum and no-go areas, and we don't want it spoilt.</i></p> <p><i>We can't always live entirely in a time capsule but extreme care must be taken to ensure a cohesive blend of old and new. Take time to get it right, please.</i></p> | |
| Comment: | |
| Refer to report discussion on 'building height' and 'design'. | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 103 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I support the changes proposed in Scheme Amendment No. 49.</i></p> <p><i>The heights are appropriate to the area and necessary for Fremantle to achieve adequate housing density.</i></p> | |

Comment:
Submission noted. No modifications to the Amendment are recommended.

| | |
|---|------------------------|
| 104 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>We object to amendment 49. We are concerned that increased height limits will significantly diminish the amenity of our city. The changes proposed will alter characteristics of our city that make it currently more attractive than comparable locations. Wide community agreement about the extent of height increases that are appropriate should be prerequisite for taking action.</i> | |
| Comment: Refer to report discussion on 'building height'. Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 105 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Four stories is more sufficient for Fremantle UNLESS the development has Special Architectural MERIT. That is, unless the structure is something that the everyday person can be happy to see day after day and to be proud to associate with Fremantle – an iconic – building – in which case the height should be discretional and not limited. The question of Merit should be decided by a panel comprised predominantly of Architects including at least one award winner and one independent from interstate. The panel SHOULD NOT include any developer or town planner, as their views are significantly skewed.</i> | |
| Comment: Refer to report discussion on 'building height' and 'design'. Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended | |

| | |
|---|------------------------|
| 106 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Amendment No. 49 looks promising. In the overall presentation of Fremantle of the future, my comment is for reviewing the street scape. 1. Pavements grey as they are never look clean. A development of colour and design in paving would make a huge impact, as is seen in so many other cities of the</i> | |

world.
2. Garden additions of varying sizes, green and colour. Suggesting a pedestrian corridor connecting city centre, to station, to port area.

Comment:

Infrastructures works in the road reserve, or streetscape, are generally outside the scope of Amendment 49. Whilst there are design aspects of development that may impact on the overall view of streetscape which are considered under Amendment 49, the colours of paving, garden treatments and pedestrian corridors are not matters for consideration under this Amendment.

Submission noted. No modifications to the Amendment are recommended.

| | |
|---|---|
| 107 | |
| Subject of submission: | Owner |
| Address of property affected by Amendment: | No. 2 Newman Crt, Fremantle (Site 9 in Amendment 49) |
| <p>Submission: <i>CLE Town Planning and Design represents Sirona Capital - the landowners and developers of No.2 Newman Court, Fremantle – commonly referred to as the Myer Site.</i></p> <p><i>The Myer Site is identified as Area 9 within the advertised draft Amendment 49, where it is proposed to amend the Scheme to introduce a new suite of height controls, as well as additional built form and land use provisions.</i></p> <p><i>We support the Amendment in principle, and commend the City of Fremantle for this proactive approach to facilitating redevelopment and revitalisation of the Fremantle city centre.</i></p> <p><i>We see office land uses as being essential to the revitalisation of the Fremantle CBD, and support the Amendment’s intention to encourage this type of land use. Sirona Capital has already identified specific demand for office space in the CBD from prospective tenants, and supports innovations to the planning system that will result in this demand being accommodated.</i></p> <p><i>We wish to provide the following comments on the draft amendment, and request that these comments be given due consideration in the adoption of Amendment 49.</i></p> <p><i>The as of right building height for Area 9 should be increased from 17.5 metres to 19 metres in keeping with the height of the existing Myer building.</i></p> <p><i>The additional ‘as of right’ building height where buildings are set back should be increased for Area 9 to 22.5 metres, recognising the change outlined in 1 above.</i></p> <p><i>The definition and interpretation of the term ‘visible from the street’ requires further consideration in relation to those buildings that do not have direct street frontage (Areas 9 and 11).</i></p> <p><i>The additional discretionary height permitted under subclause (f) is supported, though we recommend the removal of the 7.2 metre limit, allowing instead for</i></p> | |

buildings seeking additional height to be judged purely on their merits and the criteria set out in the applicable sub-clauses.

We believe that some of the discretionary criteria in clause (f) require further consideration, including:

Deletion of the references to specific design aspects in subclauses (i) and (iii) to provide a clearer set of criteria with less subjectivity; and

Deletion of reference to 'best practice' environmentally sustainable design to remove subjectivity around what is considered to be 'best practice' at any given time.

The term 'Building Height' used throughout the draft Amendment should be replaced with 'external wall height' to avoid any variance in interpretation, and provide greater certainty for developers and the City.

The waiving of car parking for office development is supported.

Further discussion on each of these matters is provided below.

'As of Right' building height

The draft Amendment proposes to prescribe an 'as of right' maximum building height of 17.5 metres for the Myer Site. The existing Myer building currently has an external wall height of 19 metres. The refurbishment of this building was approved by the City of Fremantle in September 2011, including alterations to the existing facade which retained the 19 metre wall height.

Prescribing a height limit that is lower than the existing building is potentially problematic, and may result in a situation whereby the City finds itself without any discretion to approve a proposal such as the application approved earlier this year. For example, the Scheme currently requires that if the current planning approval were to lapse, or if the approved design were to be altered during the course of construction (as is common in projects of this scale), the proponent would be forced to seek a new planning approval. Assuming that the draft Amendment was approved in the interim, it is questionable whether the City would still have the discretion to approve a similar proposal to the one approved earlier this year, as the application would most likely propose a height in excess of the 17.5 metres permitted by the Scheme.

This undesirable situation can be avoided through the following suggested modifications to the draft Amendment:

Show the Permitted Building Height (2nd column) as 19 metres for Area 9, in keeping with the existing height of the building; and

Consequentially, amend the height limit in column 3 (height limit where upper levels are set back) to 22.5 metres (19 metres plus 3.5 metres) to remain consistent with the increase in Column 2.

Comment:

Refer to report discussion on 'building height', particularly the specific reference to this landowner submission.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

Buildings set back so as to not be visible from the street

We support the inclusion of this additional 'as of right' height where buildings are set

back so as to not be visible from the street.

As you know, the Myer building is highly visible from a wide variety of public vantage points, and has frontage to two streets – Newman Court and Queen Street. The definition of ‘visible from the street’, whilst clear, could be further refined so that it is absolutely clear that a building is only deemed to be ‘visible’ where it can be seen from a street that:

*Is immediately abutting the development site; and
Shares a direct frontage with the development site.*

It is also worth noting that Areas 9 and 11 do not have a constructed road that separates the buildings from the public realm and adjoining properties. As such, careful consideration needs to be given as to how this definition will apply in these circumstances. We understand that an earlier amendment to the Local Planning Scheme concerning properties on the corner of Parry and High Street encountered a similar issue, and the City introduced specific provisions to counter this. We encourage the City to consider using similar provisions as part of this amendment, so that it is explicitly clear how this provision is applied to buildings without direct street frontage.

These minor changes to the draft definition would ensure that the process for assessing whether a proposal meets these criteria is perfectly clear, and not subject to any variance in interpretation by individual officers, or the State Administrative Tribunal.

Comment:

Refer to report discussion on ‘building height’, particularly the specific reference to this landowner submission.

Submission noted. Modifications to the ‘building height’ provisions of the Amendment are recommended.

Additional discretionary height

We support the additional discretionary building height permitted under subclause (f), and acknowledge the need for some clear, robust criteria in order to provide a level of certainty for landowners and developers.

Whilst we understand the logic behind the 7.2 metre limit, this has the potential to unduly restrict development that might otherwise meet all of the discretionary criteria outlined in subclauses (i) – (v). These criteria are very specific, and irrespective of the upper height limit, they provide a strong head of power from which exceptional development can be facilitated. Our concern is that there may be occasions where a highly desirable development proposal that satisfies all of the criteria cannot be approved because it exceeds the 7.2 metre limit. This may result in a proposal which is scaled back in order to comply with this upper limit, resulting in a lesser outcome for the City.

For these reasons we request that the 7.2 metre limit prescribed in subclause (f) be removed, so that there is no defined upper height limit when exercising this discretion. Proposals that seek additional height can then be assessed on their merits, applying the criteria set out in this clause and any applicable Local Planning Policy.

Subclause (i) - Exceptional design quality

As you will no doubt appreciate, the terms 'exceptional design quality' and to a lesser extent 'distinctive architecture' are extremely subjective and difficult to define. We understand that the City intends to prepare a Local Planning Policy which will elaborate on this provision and attempt to define what the City considers to be 'exceptional design quality'. We support the preparation of a Local Planning Policy as proposed, and encourage the City to include some clear, measureable criteria, and minimise subjectivity wherever possible to ensure that landowners and developers can proceed with a level of certainty.

We are of the view that the criteria identified in subclause (i) (i.e. relationship of taller buildings to lower levels, impact of development on distant views, visual permeability etc), whilst valid considerations, are too subjective to be included in the Scheme text - particularly as the list is not all inclusive. Criteria such as these are better suited to a Local Planning Policy where they can be comprehensively addressed. By including these criteria in the Scheme, they are afforded a level of statute that is not suitable for this level of subjectivity.

Given this, we recommend that this subclause is amended to delete the words "including, but not limited to.....aspect of the design."

Subclause (ii) – Environmentally sustainable design

We support the City's approach to encouraging and facilitating the incorporation of Environmentally Sustainable Design (ESD) through this provision. We do however have some concerns with the term 'best practice' and ask that it be deleted.

What is considered to be 'best practice' in ESD is constantly changing as technologies and construction methods continue to improve and develop. A design feature or construction method that might be considered best practice today may well be superseded tomorrow. As such, the term best practice is largely subjective.

Furthermore, best practice ESD is not always financially viable, or practical to incorporate into a development, notwithstanding that the development may still achieve an exceptionally high standard of energy efficiency.

As such, we request that the words 'best practice' are deleted from subclause (ii), and are replaced with the words 'a high standard' so that the sentence reads:

"Demonstrates a high standard of environmentally sustainable design, incorporating...."

Subclause (iii) – Impact on the public realm

For the same reasons that were outlined response to subclause (i), we recommend that the words "in terms of but not limited to.....wind tunnelling" in this section are deleted from the Scheme text and incorporated into a Local Planning Policy as appropriate.

Comment:

Refer to report discussion on 'building height' and 'design', particularly the specific reference to this submission.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

Building Height

The term 'building height' is open to a level of interpretation, and should be clarified in this amendment. We recommend that the Amendment refer to 'external wall height' as opposed to 'building height'. This approach will ensure a consistent approach to the measurement of height, and a more consistent application of the provisions set out in this Amendment.

Comment:

The term 'building height' encompasses the entire building, including roofs and other features that are not addressed by using the term 'external wall height'. Recent amendments to the Scheme have used 'building height' and Amendment 49 proposes to continue this approach.

Submission noted. No modifications to the Amendment are recommended.

Removal of office car parking

We support subclause (k) as shown in the draft amendment, and congratulate the City on taking this initiative. We also encourage the City to investigate the waiving or reduction of car parking requirements for other land uses that might be considered desirable in the CBD.

Comment:

Noted. The City is not proposing to expand the waiving of car parking for other land uses at this stage.

Conclusion

Thank you for the opportunity to comment on this draft Amendment. Sirona Capital is committed to the successful redevelopment of the Kings Square precinct and surrounds, and look forward to working with the City to deliver exceptional quality built form, and a variety of revitalising land uses in the heart of Fremantle.

Comment:

Submission noted. Modifications to the Amendment are recommended.

108

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I am delighted that at last there is a practical vision for the city centre. For far too long this area has been neglected.

Concentrated mixed use development will bring a new focus to the City.

The higher rise property proposal will allow for a better investment opportunity for developers and people will return to the heart of the city if it is vibrant.

I congratulate the Mayor for driving this major development initiative.

Comment:

Submission noted. No modifications to the provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 109 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>The proposal gives a much needed revamp of the City Centre. The City suffers from having no central hub or focus. Medium high rise mixed development will bring people and businesses back to Fremantle.</i></p> <p><i>The redevelopment of the existing “dead heart” of Fremantle is vital if the City is to become commercially viable again.</i></p> <p><i>The proposal breathes some life back into Fremantle with genuine opportunity for all business and residents.</i></p> <p><i>It is vital that this strategic plan is adopted otherwise Fremantle will slowly die.</i></p> | |
| Comment: | |
| Submission noted. No modifications to the provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 110 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I think Fremantle must grow up, literally and figuratively. More building, more activity, more vibrancy – this will NOT come about from selling more t-shirts to tourists who drop in one weekend a year but from within as the population becomes more diverse in ethnicity, age and economic status. These people need homes and jobs, homes and jobs need space, Fremantle has lots of space – Fremantle has reams of opportunity staring it in the face but it goes unused because SOME VOCAL MINORITY want to keep a status quo and will use whatever fear factors they are able to muster to keep Fremantle and a Mantle Piece rather than Free!</i></p> <p><i>I support Amendment 49 because it will give a developer some semblance that the opportunities presented by Fremantle wonderful position on the Indian Ocean and Swan River are in fact open for discussion. Amendment 49 only creates a sports oval for a game to be played, it is not the game itself.</i></p> | |
| Comment: | |
| Submission noted. No modifications to the provisions of the Amendment are recommended. | |

| | |
|---|---|
| 111 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | 28 Cantonment St, Fremantle (Site 1) |
| Submission: | |
| <p><u>Introduction</u></p> <p><i>This submission on draft Town Planning Scheme Amendment 49 – City Centre Strategic Sites (Amendment 49) is made for EG Funds Management and relates to Lot 1 (No. 28) Cantonment Street, Fremantle, otherwise known as the Woolstores Shopping Centre. EG Funds Management owns this site.</i></p> | |

EG Funds Management supports Amendment 49...

EG Funds Management supports the aims and process behind draft Amendment 49, and council's vision to stimulate development and revitalise the Fremantle City Centre. The current draft controls, with some critical modifications, will help facilitate the redevelopment of the nominated strategic sites.

But...

There are some issues with what is proposed that need further consideration and modification. The modifications to the draft development controls that are considered critical to stimulate investment into the redevelopment of the strategic sites, and particularly the Woolstores Shopping Centre site, are the focus of this submission.

In a nutshell...

The modifications to the draft controls that we consider are required to protect development viability and deliver high-quality development outcomes on the strategic sites are:

Focus on incentive provisions that encourage market delivery of the highest strategic priorities for Fremantle.

A reduction in the percentage of office floor space required to be delivered on large sites.

An increase in the discretionary height allowance in Area 1.

Remove or amend the requirements to provide low income housing.

An increase in the permissible height of minor projections.

Background

The Woolstores site...

Replaced the former Elders Woolstores building that was historically located on the site. This was one of the largest buildings in Fremantle and, together with other woolstores along Elder Place, presented a significant built urban edge to the harbour.

A relatively flat site that occupies an entire street block, and with an area of 1.61 hectares, is the largest single consolidated landholding amongst the nominated strategic sites.

A substantial, single level, predominantly internalised shopping centre constructed in the 1980s, mainly in red brick in an unremarkable architectural style.

Tenanted by a large-format Coles supermarket and over 30 specialty stores as well as casual market stalls.

A number of double-fronted tenancies are located between the internalised mall environment and Cantonment Street with the main focus being on the internalised environment.

A separately constructed two level car park located at the eastern end of the centre fronting Goldsborough Street, Cantonment Street and Elder Place.

The Elder Place frontage is characterised by loading facilities, service areas and blank facades.

The Queen Street frontage is broken up at its north-western end by smaller retail tenancies on separate lots, with the remainder being blank facades.

Key access points are located at the south-western corner of the centre at the intersection of Cantonment and Queen Streets and via a small plaza on the southern side of the centre directly opposite Point Street between the car park and the centre.

Coles is critical to site redevelopment...

The shopping centre contains a Coles supermarket, which is the largest and most significant tenant. Coles has a current lease that extends to 2016. Lease terms for other tenancies within the centre align with the Coles lease end date.

Vacant possession of the site for redevelopment is therefore dependent on the cessation of the Coles operation. Coles has indicated its desire to continue to operate a supermarket on the site beyond 2016.

A final decision on a further 10 year plus lease term is dependent on the outcomes of the Amendment 49 process, the council response to the suggested amendments outlined in this submission, and the resultant viability of site redevelopment under the new development controls.

Engagement with council...

EG Funds Management has been engaged with council regarding its development aspirations and possible changes to the current development controls for the Woolstores site since June 2009, and has contributed to the formulation and testing of development controls for the Woolstores site to ensure a suitable development outcome. This ongoing dialogue has included extensive discussions on development concepts and draft development controls for the site with council representatives, the City Centre Strategic Sites Working Group (CCSSWG), and the Design Advisory Committee (DAC).

Preliminary DA scheme...

The most recent interaction with council was a presentation to the CCSSWG and DAC on 8 September 2011 on a preliminary DA concept for the Woolstores site largely based on the current draft development controls under Amendment 49. Selected plans and images depicting the preliminary DA concept are attached at Annexure 1.

The key elements of the preliminary DA concept prepared by Candalepas Associates (architects) were:

A high quality articulated development form using materials compatible with those currently prevalent in the locality, including brick.

Basement car parking.

A six level podium to a maximum height of 21 metres, including retail tenancies and commercial office space on the ground level, offices and residential apartments on the first level and four additional levels of residential apartments.

An additional five levels of residential apartments above the podium to a maximum height of 39.1 metres distributed strategically across the site to provide visual interest and to minimise overshadowing impacts on adjacent streets.

A ground level that includes a series of public, communal and private spaces that provide opportunities for improved permeability and activation as well as access to sunlight and ventilation.

Minor projections with an additional height of up to 8 metres in the form of sculptural elements and corner statements.

However, to deliver the development identified in the preliminary DA concept, certain modifications would be required to some specific draft controls as currently proposed under Amendment 49. These include controls that impact on built form and development

viability. The modifications required to the current draft controls are:

A modification to the required level of office floor space provision on large sites to be more responsive to demonstrated market demand. The preliminary DA concept identified less than 4,500 square metres of office floorspace based on a detailed economic assessment. This represents approximately 7.5% of total floorspace.

An increase in the discretionary height allowance for Area 1 from 7.2 metres to 11.5 metres, a minor increase of 4.3 metres.

Remove or amend the low income housing provision requirements and removal of the nexus with the additional discretionary height allowance.

An increase in the permissible height of 'minor projections' from 4 to 8 metres.

The written comments made by the DAC on the presentation of the preliminary DA concept that are pertinent to this submission include:

The responses to the presentation were generally positive about the direction being taken with the design and the ongoing development of the proposal, acknowledging that there is considerable design resolution yet to be achieved.

Further consideration of proposed spaces internal to the development is required to ensure that their intended use is clear (private or public) and how appropriate levels of safety will be maintained.

The forming of the superblock as a 'village' of buildings and spaces was generally supported, particularly if good solar access is achieved to the major internal spaces.

The overall heights of the buildings were supported although the location of some of the higher elements close to the edge of the site was questioned. Specifically, the high element on the corner of Queen Street and Cantonment Street was generally supported because of the 'gateway' role it performed.

There was interest in the notion of some elements of non-functional height designed as architectural references to the port structures beyond and how these might play out in the landscape.

The most important aspects of the DAC comments as they relate to the issues raised in this submission include the level of support given for the proposed height of the residential buildings above podium level and the support for more significant minor projections in the form of architectural features that may be greater than four metres in height.

Amendment 49

Proposed development controls...

The key development controls proposed or applicable to the Woolstores Shopping Centre site are:

| | <i>Development control</i> | <i>Comment</i> |
|---|--|------------------|
| 1 | <i>Residential uses not permitted in new buildings at ground level adjacent to Queen Street.</i> | <i>Supported</i> |
| 2 | <i>Land uses at ground level adjacent to Queen Street required to contribute to generating interest and activity within the adjacent public realm.</i> | <i>Supported</i> |

| | | |
|---|---|--|
| 3 | <i>A minimum of 15% of the net lettable area within all new development on sites with a site area greater than 3,000 square metres being provided for office use.</i> | <i>Requirement for 15% not supported. See comments below.</i> |
| 4 | <i>New development fronting Queen Street to incorporate design measures to provide continuous weather protection at ground level for pedestrians along the street and public spaces and to generate interest and activity within the adjacent public realm.</i> | <i>Supported</i> |
| 5 | <i>New development at ground level adjacent to other streets and public areas to incorporate a mix of land uses and design measures to contribute to an interesting and diverse public realm.</i> | <i>Supported</i> |
| 6 | <i>Permitted Building Height – 21 metres (podium) 28 metres (subject to being set back to not be visible from the street adjoining the site and the design being integrated with the overall design of the building). Minimum façade height – 10 metres</i> | <i>Supported</i> |
| | <i>Development control</i> | <i>Comment</i> |
| 7 | <i>Additional discretionary height of 7.2 metres subject to preconditions.</i> | <i>Height not supported. See comments below.</i> |
| 8 | <i>Preconditions for additional discretionary height: Exceptional design and distinctive architecture befitting its location. Best practice in environmental design. No significant adverse affects on the amenity of the surrounding public realm. Provision of a high quality landscaped and publicly accessible environment at ground level. Provision of east west mid-block pedestrian links that are convenient, legible, safe and activated. The area of the required street setback to Queen Street being transferred at no cost to council for the purposes of road widening. Where the net lettable area within the development for residential purposes is greater than 1,000 sq. m, a minimum of 10 per cent of the residential net lettable area shall be provided for 'low income housing'.</i> | <i>Supported with the exception of the provision relating to 'low income housing'. See comments below.</i> |
| 9 | <i>Flexibility that the setback from the street façade required for any additional height above the permitted building height does not apply if additional height is granted in accordance with the above allowances.</i> | <i>Supported</i> |

| | | |
|----|---|------------------|
| 10 | <i>Requirement that in the front elevation of all new development the ground floor level must be no greater than 600mm above the level of the adjacent footpath and the first floor level must be at least 4.5 metres above the level of the footpath adjacent to the site.</i> | <i>Supported</i> |
| 11 | <i>Prescribed building setbacks to Queen Street and all other streets.</i> | <i>Supported</i> |
| 12 | <i>The maximum aggregate width of spaces between buildings at ground floor level at street frontage may be no more than 8 metres at any one location.</i> | <i>Supported</i> |
| 13 | <i>General site requirements specified in Table 4 of the R-Codes for development at R-AC3 density not applying to any type of residential development in Sub Area 2.</i> | <i>Supported</i> |
| 14 | <i>Office land uses above ground level not being required to provide car parking.</i> | <i>Supported</i> |
| 15 | <i>Definition of 'visible from the street'.</i> | <i>Supported</i> |

| | <i>Development control</i> | <i>Comment</i> |
|----|---|--|
| 16 | <i>Multiple dwelling composition requirements for developments with 10 or more such dwellings (minimum of 25% less than 60 square metres, maximum of 40% being 120 square metres or more).</i> | <i>Supported</i> |
| 17 | <i>Minor projection allowances with minor projections being no more than four metres above the highest part of the main building structure and having a cumulative area of no more than 10% of the total roof area of the building.</i> | <i>4-metre height allowance not supported. See comments below.</i> |
| 18 | <i>Ability to waiver car parking requirements for residential development where the development is expressly designed and marketed as a zero parking development.</i> | <i>Supported</i> |

The draft provisions that are not supported in their current form are discussed below.

There needs to be a focus on strategic priorities...

The current amendment tries to do too much with a few large development sites and this has resulted in too many impositions on future development. One could take the view that the final content of Amendment 49 has been driven by the principle that the development of the identified large sites can address every current social and economic problem facing the Fremantle CBD. This all-encompassing approach has considerable potential to compromise development viability and may ultimately exacerbate current problems.

The 'as of right' and discretionary height allowances as proposed under Amendment 49 are effectively offered as mechanisms to encourage market delivery of a raft of strategic outcomes. These include increased office space, environmental design benefits, enhanced pedestrian permeability and low income housing.

Other local authorities, including the City of Perth, have resisted the temptation to tie

planning incentives to a lengthy list of strategic outcomes. This is on the basis that the cumulative effect of such an approach would be a disincentive for redevelopment to take place due to compromised economic viability. A more reasoned appropriate response is to target development bonuses for what are determined to be the most important strategic priorities in the short to medium term.

In this case, council should focus on the most important strategic priorities and incentivise these. Given the historical issues facing the Fremantle CBD, the most important priorities are economic development, increased resident population, increased vitality and activity and public domain improvements. Within this context, it is pivotal that the outcomes of Amendment 49 encourage residential, retail and commercial development to occur as soon as possible. Other strategic outcomes, while important, can be considered in the future when these fundamental issues are addressed.

A significant omission from Amendment 49 is a mechanism to provide incentives to undertake residential development. The delivery of residential development within the Fremantle CBD is essential to create a vibrant and sustainable CBD and provide the catalyst for an improved urban environment and enhanced amenities that would support the development of desirable non-residential uses.

Comment:

Whilst a residential component to development within the city centre is targeted, Amendment 49 focuses primarily on the delivery of Office land uses. The East End area is primarily targeted for residential population to serve the city centre.

Submission noted. No modifications to the Amendment are recommended.

The office floor space requirement is too high...

The requirement for 15% of net lettable area to be office on large sites is unrealistic and will lead to either underdevelopment (in terms of built form) or no development. We recommend that this requirement be deleted or reduced.

Based on the office floor space requirements as set out in the draft scheme amendment and the DA concept for the Woolstores site, a 15% requirement would equate to circa 8,300 square metres of net lettable area.

In order to gain a better understanding of the market viability of office floor space on the Woolstores site and the impact that this would have on the commercial feasibility of any redevelopment proposal, EG Funds Management commissioned AECgroup to undertake an independent assessment of the potential delivery of commercial office floor space as part of any redevelopment.

According to AECgroup's projections, it is estimated that between 7,866 and 14,768 square metres of commercial floor space will be sought by the market in Fremantle LGA between the 2016 and 2020 period (in this regard it is noted that the redevelopment timeframe for the site is likely to be post 2016 based on lease arrangements associated with the existing development). This would represent the entire market for floor space in the LGA and not the share that could be supported on the site. On this basis it was also noted that it would be inappropriate for a single development to meet and supply the entire demand within a market. This is due to reasons of maximising tenant choice and competition and mitigating funding risks associated with exposure to market volatility.

Within the above context, AECgroup estimates that the Woolstores Shopping Centre site could support between 2,622 square metres and 4,923 square metres of commercial floor space. This equates to a range of approximately 4.7% to 8.9% of net lettable area in the preliminary DA concept. This would represent approximately one third of market demand between 2016 and 2020. AECgroup further noted that, in reality, the actual supportable office floor space on the site is likely to be at the lower end of the spectrum due to the boutique nature of the Fremantle office market, the established nature of residential areas within Fremantle's primary labour force catchment and the delivery of commercial office floor space on the site as a consolidated and discrete single stage component of any redevelopment.

A copy of the AECgroup report 'Potential Woolstores Shopping Centre Site Redevelopment – Commercial Office Assessment' (AECgroup, Version 1.2, March 2011) is attached at Annexure 2 to this submission.

In conclusion, whilst council's economic development aspirations are understood and appreciated, the broad-based application of the minimum office space requirement for larger sites as currently set out in Amendment 49 may result in redevelopment of the Woolstores site being unacceptably risky, impractical to finance and consequently unviable in terms of delivery.

Alternatively, it may mean that the redevelopment potential of the site is not maximised in order to keep the level of required office floor space to a viable level, in which case the cost of redevelopment versus the cost of refurbishment and long-term re-leasing of the existing building on the site would need to be seriously considered by the owner.

Comment:

Refer to report discussion on 'office', particularly the reference to this landowner submission.

Submission noted. No modifications to the 'office' provisions of the Amendment are recommended.

More height required...

There is an imbalance between the maximum discretionary height allowance of 7.2 metres and the extensive pre-conditions to achieve this. The extra development potential is insufficient to justify the additional costs associated with the pre-conditions, which will lead to either no development or sub-optimal development and bland architectural forms under as of right height allowances.

In addition, the allowance for Area 1 does not recognise the particular locational characteristics of the site and its relationship with large scale port infrastructure, or that the site previously accommodated one of the largest and most substantial developments in the CBD that presented a strong urban edge to the north.

We recommend that the discretionary height allowance be increased for Area 1 from 7.2 metres to 11.5 metres. This increase would facilitate innovation in design, the achievement of excellent development outcomes, particularly in terms of public spaces at ground level. This would ensure a more visually attractive, interesting and articulated built form outcome consistent with the preliminary DA concept, the height of which was supported by the DAC.

The preliminary DA concept that was generally supported by the DAC included narrow tower elements to an additional height of approximately 11.5 metres above the 28 metre height allowance, well set back from the street edge of the building. The additional height as depicted in the preliminary DA concept allowed for a greater provision of high quality public and semi-private open space on the ground plane of the development that was in effect compensated by the inclusion of taller narrow residential elements that extended to an overall height of 39.1 metres. This allowed for a realistic development yield, but even more importantly, provided for a far more articulated built form outcome, the additional height of which would not impact on the adjacent public environment at street level, but which would provide a much more interesting view of the site from an elevated point at distance.

If the proposed level of discretionary height is maintained then any redevelopment proposal will need to achieve a commercially viable yield within a constrained built form envelope. This is likely to compromise both the amount and quality of ground level open space, the opportunity for slender and attractive taller elements and the landowners intent to provide an articulated development when viewed from a distance.

In taking into consideration all of the above factors, the best development options to deliver affordable and low income housing are likely to be specific delivery models based around standalone subsidised housing projects [funded through cash contributions]. As part of the delivery model, consideration would need to be given to balancing a possible 'ghetto' effect with a 'salt and pepper' approach that would affect project viability and undermine quality. These issues in themselves require detailed consideration by council.

Comment:

Refer to report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended, however not as requested by this submitter.

Low income housing requirements need to be removed or more flexible...

The discretionary height pre-condition requiring a minimum of 10 per cent of the residential net lettable area for 'low income housing' where the net lettable area within the development for residential purposes is greater than 1,000 square metres is not supported. It will result in the additional height allowances not being used by developers and will not assist with the provision of low income housing. It may also mean that the delivery of more important strategic priorities is compromised.

Based on evolving practice elsewhere, council should not seek to resolve low income housing issues through mechanisms introduced through Amendment 49. On an interim basis council should allow the proposed dwelling mix requirements to address the issues of diversity and affordability, including the provision of low income housing, prior to undertaking a more holistic review.

In terms of delivering housing diversity and affordability, other local authorities have considered the following approaches:

Including mandatory variety in unit sizes consistent with the approach currently proposed in Amendment 49. This includes the City of Perth, which proposes to introduce a mandatory requirement for 25% of new units to be 60 square metres or less.

Using a developer contribution in return for plot ratio or other bonuses to introduce funding for allocated affordable housing. This mechanism is being considered by the City of Perth

in the Perth CBD. Importantly, it allows local authorities to use contributions to deliver affordable housing in perpetuity.

The issue of low income housing provision is of sufficient importance to the future development of the whole of Fremantle to warrant holistic consideration as a stand-alone issue. It should not, however, hold up or impact on the delivery of other more pressing strategic priorities for council.

Cash contribution mechanisms on face value seem to offer the greatest potential advantages to the council as a delivery mechanism. However, careful consideration needs to be given to ensuring that development viability is not affected by an ill-considered scheme. Considerations relevant to the provision of affordable and low income housing, that have a bearing on Amendment 49 and that should be considered by council as part of developing delivery mechanisms, include the following:

Analyses of the impact of affordable housing on surrounding land values have historically shown little or no impact. However, analysis has not been done for the impacts within a single infill development building, where, due to greater levels of resident interaction, impacts would likely be higher.

A potentially significant factor in delivering affordable and low income housing is the ability to encourage and incentivise innovation in construction, including new low cost construction methods. These options are not readily available where such development is required to take place within a single building envelope, denying the developer the capacity to offset costs.

Mandatory affordable housing requirements need to be at a level that does not impact overall project viability.

Any mandated requirement should be offset with development incentives, such as plot ratio bonuses. However, the offset must be comparable to the cost.

The use of not-for-profit equity vehicles to deliver affordable rental housing should be considered as are currently being trialled in Brisbane. Financial contributions equivalent to affordable housing provision could contribute to this model and allow affordable housing to be distributed more effectively.

Affordable housing must be considered within the context of all other local government priorities not simply to be added to the list as appears to have been done in Amendment 49.

Previous experience in South Australia (where the policy for mandated low income housing was pioneered) revealed that a requirement for the provision of 10-15% within new development destroyed overall project viability. It also had the effect of stalling supply and drove house prices up to the point where affordability issues worsened and became a broader based issue.

In taking into consideration all of the above factors, the best development options to deliver affordable and low income housing are likely to be specific delivery models based around standalone subsidised housing projects [funded through cash contributions]. As part of the delivery model, consideration would need to be given to balancing a possible 'ghetto' effect with a 'salt and pepper' approach that would affect project viability and undermine quality. These issues in themselves require detailed consideration by council.

The above issues have not been adequately considered or addressed by council as part of the preparation of Amendment 49. The scheme amendment does not recognise that there

is a real cost to any proposal when there is an enforced provision of integrated low income housing into a development.

Even without enforced integration of low income housing, apartment developments in Western Australia have encountered viability problems in recent years due to high construction costs and a relatively immature market compared to other locations. This has resulted in projects only being viable in the most ideal locations, generally those within the Perth CBD or inner city or other areas with special amenities such as coastal or river views.

The compulsory inclusion of low income housing into apartment developments will have the effect of reducing unit values to the extent that they will inevitably significantly affect or even completely compromise project viability. This is simply because potential purchasers of higher end or premium apartment products will expect reduced unit costs due to the potential for incompatibility and social cohesion issues associated with low income housing.

Taking into consideration the above issues, it is likely that the best approach will be to require a monetary contribution (cash in lieu, developer contribution etc) as a condition of development approval for the identified strategic sites or preferably from an even wider development catchment and to then use the funds for developing a mix of accommodation types on publicly owned or controlled land. Guidance may be sought from the East Perth Redevelopment Authority (EPRA) Development Policy 9 – Affordable & Diverse Housing on this issue.

Comment:

Refer to report discussion on 'low income housing'.

Submission noted. Modifications to the 'low income housing' provisions of the Amendment are recommended.

A minor change to minor projections...

The additional height allowance of only 4 metres for minor projections is insufficient to enable development expression through sculptural architectural elements within significant developments. We recommend that this allowance be increased to 8 metres.

The preliminary DA concept as generally supported by the DAC allows for sculptural architectural features to an additional height of approximately 8 metres. This allows these structures to reference nearby port structures and to contribute to the iconic status of both the site and the Fremantle CBD. Within the context of the allowable height and scale of development, sculptural architectural features of this height are appropriate.

Comment:

Refer to the report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions are recommended, however not to the height allowed for 'minor projections', as requested/

Conclusion

The intent of the council, and most of the initiatives contained in Amendment 49, are strongly supported by EG Funds Management. We believe that the proposed changes to Local Planning Scheme No. 4, with some critical modifications, will provide a strong incentive for the redevelopment process to commence on the identified strategic sites. The

finalisation of the scheme amendment is pivotal in order to modify the current situation where development allowances have been insufficient to incentivise the redevelopment process.

In making modifications to the scheme amendment proposal as a result of the public consultation process we request that council consider the implications of the issues raised in this submission. In order to achieve the desired redevelopment and revitalisation outcomes there is a fine balance between meeting all community aspirations and imposing an inappropriate level of intervention into what is an essentially commercial redevelopment process. The last thing that both landowners and the council want to see is the unintended consequence of project viability being compromised and the redevelopment process stalling for the foreseeable future. This would have the unfortunate effect of reinforcing and exacerbating the downward trend in the local economy and city vitality that has occurred over approximately the last 20 years.

On this basis, council is requested to consider the following modifications to Amendment 49:

The requirement for 15% of net lettable area to be for offices for large sites is removed from the scheme amendment proposal or reduced to a more realistic 5% minimum.

That the discretionary height allowance is increased for Area 1 only from 7.2 metres to 11.5 metres.

The discretionary height pre-condition requiring a minimum of 10 per cent of the residential net lettable area for 'low income housing' where the net lettable area within the development for residential purposes is greater than 1,000 square metres is removed from the scheme amendment proposal.

The additional height allowance of only 4 metres for minor projections is increased to 8 metres.

That the provision of residential uses be recognised as a strategic priority for council within Amendment 49 through the modifications suggested above.

We respectfully request that council consider the modifications to Amendment 49 that we have suggested in the finalisation of the scheme amendment.

We look forward to your consideration of the matters raised in this submission.

Comment:

Submission noted as discussed above.

| | |
|---|---|
| 112 | |
| Subject of submission: | Land owner |
| Address of property affected by Amendment: | Lot 390 Adelaide St – St John’s Church, and 2 Queen St, Fremantle (Site 4 of Amendment 49) |
| Submission: | |
| <i>We support the proposed amendment and agree with the reasons the Council have given for undertaking this Scheme Amendment. A greater number of people both living and working in the city centre will benefit Fremantle as a whole and the Church as well.</i> | |
| <i>The proposed development requirement in Area 11 is sensitive to St John’s in its location on the adjoining side of King’s Square.</i> | |
| <i>The proposed requirements in Area 6a and 6c where church property is located are also appropriate to this strategic area.</i> | |

Comment:

Submission noted. Refer to report discussion on 'building height' as modifications to the building height requirements for Area 6a and 6c are recommended.

| | |
|--|------------------------|
| 113 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I have read with great interest the comments regarding the City Centre urban renewal plans. I cannot believe that so many people want Fremantle to be unchanged - they don't like high rise and want to retain the Fremantle feel - what exactly is that? Rarely are there suggestions of what might be done. I think the plans give Fremantle a wonderful opportunity to showcase sustainable quality designed buildings that add value to the city - we have plenty of examples of bad buildings in Fremantle and I do not think these will be repeated.</i></p> <p><i>So count me in as a yes for Brad Pettitt and his plans.</i></p> | |
| Comment: | |
| <p>Submission noted. No modifications to the provisions of the Amendment are recommended.</p> | |

| | |
|--|------------------------|
| 114 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I support Amendment 49. It is positive for Fremantle. My argument is attached.</i></p> <p><i>I support Planning Scheme Amendment 49 – City Centre Strategic Sites.</i></p> <p><i>This amendment is good for Fremantle as it focuses on key sites that are in need of redevelopment to give Fremantle City Centre a renewed focus. This is 25 years overdue.</i></p> <p><i>Fremantle is not a historic single level city as some would have us believe.</i></p> <p><i>It is a city with some historic buildings that must be preserved, but which are mixed up with a jumble of poorly utilised and under-utilised site, with buildings of varying shapes and heights.</i></p> <p><i>It has many poor quality developments from 1950-1980 that now look terrible and are largely useless for owners and occupiers. Some have proved not tenatable.</i></p> <p><i>This mish-mash of poor development/buildings was allowed to be built with no proper planning or economic evaluation to ensure they fitted into a future vision for Fremantle.</i></p> <p><i>Planning Scheme Amendment 49 – City Centre Strategic Sites, seeks to prevent the mess we have today of happening again. It seeks to give Fremantle a specific plan to work towards; to build for a future that works in terms of history, planning, economics, liveability, workability.</i></p> | |
| Comment: | |

Submission noted. No modifications to the provisions of the Amendment are recommended.

| 115 | | FICRA | |
|--|--|---------------------------------|--|
| Subject of submission: | | Organisation/Association | |
| Address of property affected by Amendment: | | Nil | |
| <p>Submission:</p> <p><i>FICRA agree with the concept that regenerating the eastern portion of Fremantle's city centre is needed. However, FICRA does not support the proposed scheme amendment for the following reasons:</i></p> <ul style="list-style-type: none"> · <i>No design guidelines have been prepared to accompany this amendment.</i> · <i>Discretionary building height allowable for areas 1, 2, 4, 6a, 6b, 6c, 9 and 11 is too high.</i> · <i>In the absence of design guidelines, the design criteria for allowing all discretionary building height is too open-ended.</i> · <i>In the absence of design guidelines, the King Square precinct being included as part of this amendment.</i> · <i>'As of right building height' is too high.</i> · <i>No provisions requiring developer contributions for community facilities.</i> · <i>No provisions requiring a minimum residential component as part of new development in selected areas.</i> · <i>In the absence of an accompanying policy, no clear provisions for waiving residential car parking requirements.</i> · <i>No firm State Government undertaking to build a light rail system in Fremantle, essential for support of the proposed high density developments of this scheme amendment.</i> <p><i>FICRA recommends that Council defers the amendment whilst design guidelines are prepared.</i></p> <p><i>If Council still decides to adopt the scheme amendment then FICRA insists that the following changes are made:</i></p> <ul style="list-style-type: none"> · <i>Lowering discretionary building height allowable for areas 1, 2, 4, 6a, 6b, 6c, 9 and 11.</i> · <i>Lowering 'as of right' building height.</i> · <i>In the absence of design guidelines:</i> <ul style="list-style-type: none"> o <i>Include more detailed and less open-ended criteria for allowing all discretionary height.</i> o <i>Remove the Kings Square precinct from the scheme amendment area.</i> · <i>Include provisions that:</i> <ul style="list-style-type: none"> o <i>Require a minimum residential component in selected areas.</i> o <i>Provide clear, non-discretionary criteria for waiving residential car parking requirements.</i> <p><i>Finally, FICRA recommends that consultation practices are changed so that the community can be involved in these types of projects earlier in their lifespan.</i></p> | | | |
| <p>Comment:</p> <p>Refer to report discussion on 'building height', 'design' and 'parking'.</p> <p>Implementation of 'light rail' or other public transport initiatives are outside the scope of the Amendment.</p> | | | |

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 116 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I generally support the amendment and believe that Fremantle is in need of higher density Residential areas within the town site. These new buildings will be critical to the development of the East End and to the future of Fremantle. It is imperative that a design advisory committee (similar to that required for the Leighton Beach development) be an integral part of all new proposals. I support a nine-storey height limit only for the sites adjacent to the railway. I believe that a limit should be imposed on the number of storeys rather than a height limit. Developers should not be encouraged to squeeze more levels within the height – they should be encouraged to build good apartments with generous floor to ceiling heights. Finally High St Mall should once again be open to traffic to reconnect the city (and all its future residents).</i></p> | |
| <p>Comment: Refer to report discussion on 'building height' and 'design'. Traffic or pedestrian priorities for the High St mall are not under consideration as part of this Amendment.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | |

| | |
|--|------------------------|
| 117 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I agree that redeveloping the eastern end of Fremantle city centre is needed. I recommend putting Scheme Amendment 49 on hold until a set of Design Guidelines are adopted. In this regard, a set of Design Guidelines will: Ensure well designed, quality development. Add additional context and guidance to the open-ended design criteria for allowing discretionary height that will provide for more rigorous decision making, Assist in achieving a more bespoke outcome for the Kings Square precinct.</i></p> <p><i>I also recommend the following modifications To ensure balanced development and to sustain local business, add provisions requiring a minimum residential component as part of new development in selected areas. To avoid excessive building height, reduce discretionary building height allowable for areas 1, 2, 4, 6a, 6c, 9 and 11. To ensure that new development assists in contributing to new or upgrade community facilities/open space, add provisions requiring developer contributions for</i></p> | |

| |
|---|
| <p><i>community facilities.</i></p> <p><i>In absence of a policy and to assist in decision making, prepare clear, non discretionary criteria for waiving residential car parking requirements.</i></p> |
| <p>Comment:</p> <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> |

| | |
|---|---------------------------------|
| 118 | |
| Subject of submission: | Organisation/Association |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>I write as president of the Fremantle History Society to object to the proposed amendment to the current town planning scheme which will allow for high rise development within or adjacent to the historic centre of Fremantle. Fremantle is one of the most intact Victorian port cities in the world. It is the intactness of the street scapes and the human scale of the buildings that make locals and visitors feel comfortable and welcome.</i></p> <p><i>This does not mean the Society does not want to see development and change within the town. As a dynamic and changing community this is inevitable and even desirable. However change needs to be sensitive and it is difficult to see how the high rise solution being proposed will not diminish what we have and we therefore risk losing what we love about Fremantle. We need to move carefully, making good use of the development opportunities already present in Fremantle under its present Town Plan which is only five years old.</i></p> <p><i>Much can be done to improve and extend building stock and increase the number of people living within the city's boundaries and to extend the commercial opportunities by innovative and creative design and reuse of existing buildings without the proposed height levels. I urge the council to reconsider the amendment as it stands at the moment.</i></p> | |
| <p>Comment:</p> <p>Refer to report discussion on 'building height' and design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | |

| | | |
|---|------------------------|--|
| 119 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I do not agree with the height increase in the proposed amendment. Buildings of such height will destroy the uniqueness of Fremantle and its human scale. Fremantle requires medium density not high density development.</i></p> <p><i>I also do not agree with extra height allowances based on 'exceptional architecture'. Who is judging whether the architecture is exceptional and how will developers be stopped from downgrading the 'architecture' after they have received approval for a height increase? There are many examples of what is finally built not adhering to the original planning approval conditions and no legal ability to demand demolition.</i></p> <p><i>Fremantle's economic difficulties are complex and have little to do with height limitations on building development. The ideas behind the amendment are naive and ill considered. I have seen no research that validates the need for the amendment.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | | |

| | | |
|---|------------------------|--|
| 120 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I wish to object to the proposed increase in height limits in the proposed scheme amendment.</i></p> <p><i>I believe it is crucial to Fremantle's future to maintain its current, largely, low rise scale. This forms an important element in keeping the city attractive and helps give it its distinctive sense of place.</i></p> <p><i>I do not believe that high rise buildings will solve any economic problems that the city has but will instead bring their own set of problems.</i></p> <p><i>The city's economy depends on it being an attractive place to visit and I believe that high rise buildings can only reduce its attractiveness.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of the Amendment are proposed.</p> | | |

| | |
|--|-----------------|
| 121 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Revitalizing Fremantle is not served by increasing height restrictions. Fremantle has appeal as a city on a human scale which needs to be maintained. Revitalising the city is a separate issue to demolishing height restrictions which should NOT GO AHEAD.</i> | |
| Comment: Refer to report discussion on 'building height'. Submission noted. Modifications to the 'building height' provisions of the Amendment are proposed. | |

| | |
|---|-----------------|
| 122 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I support this amendment because it is specific and quite rightly focuses on the sites in Fremantle that are prime development. In our city we have too many under-utilised sites and too many cheap developments built in the last 50 years. Commercially, companies and government agencies are no longer interested in these sites, as they stand. Residentially, potential occupants just turn away from them. We need long-term planning combined with long-term economic goals to give central Freo a viable future. This amendment is all about our City, the people, and the existing elements worth saving. This is why it is so important.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|---|---------------------------------------|
| 123 | |
| Subject of submission: | Business Occupier (Site 7) (Occupier) |
| Address of property affected by Amendment: | 158 High Street, Fremantle |
| Submission: <i>My wife and I are appalled by the Fremantle City Council proposal to allow 9 story buildings in the centre of the City. We have lived or worked in the greater Fremantle area for 60 years and use Fremantle as our shopping site and work site . In the 1973 era we fought to save the City centre from over high development that would have put parts of the town into shaddow (sic) and cause excessive winds. The proposed plan is worse .We who have supported the City for over 60 years should not have our</i> | |

quality of life reduced by buildings that are inappropriate for the area. Around the centre Square four stories is appropriate with a fifth floor (sic) at a set back.

Do not destroy the character of the City and it's tourist appeal by dull, high rise structures. We need to protect what we have and let the developers move to someone else's area.

We object to the increased heights proposed in the scheme amendment for the reason it will (sic) damage the human scale of Fremantle, we people are important when considering building heights. Further there is the damage to our tourist trade if Fremantle looks like just another concrete city.

We object to the proposed height changes most strongly and look forward to the time when Councillors come up for re-election !

Comment:

Refer to report discussion on 'building height'..

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

| | |
|--|------------------------|
| 124 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>Urban redevelopment within City's possessing places of heritage significance can be achieved sympathetically through good design and restricting the height of new development to heights equivalent to the adjacent building fabric is not a guarantee to preserve the heritage significance of those places. There are many examples of new urban infill that contribute to the existing heritage values of those City's whilst exceeding existing heights.</i> | |
| <i>I support Amendment No 49.</i> | |
| Comment: | |
| Submission noted. No modifications to the Amendment are recommended. | |

| | |
|--|------------------------|
| 125 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>When I came to live in Fremantle its human scale was one of the main attractions.</i> | |
| <i>I sincerely believe that the impact of the proposed zone change has not been fully assessed.</i> | |
| <i>There is a perception that the consultation process has been flawed with too many self-interested participants.</i> | |

On this extremely important development for the City I would urge you to delay Amendment #49 for at least 6 months.

Let's start afresh. Don't rush this process. I am not against sound well-researched medium density development.

Please Team before making any decisions relating size and density take a good hard look at Arundel Court and Johnson Court. Both are prime examples of out-of-context developments.

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | | |
|---|------------------------|--|
| 126 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>Fremantle – we weep for her</i> <i>I reject the changes in amendment 49. It is only a few years since Town Plan 4 was completed. It would only require a new council to create a new amendment and undo current changes. Meanwhile Town Plan 4 could provide, with some incentives, considerable scope for the old human scale development.</i> <i>A number of claims have been made regarding support for the amendment. This is scandalous as there is no way links between the workshop data and the community can honestly be established. Also some City propaganda with so-called street scenes has the tallest structure a lamp post. I object to my funds being used to promote the use of highly suspect opinion shaping methods against Fremantle people.</i> <i>Also the claim that the amendment will not affect heritage buildings is false. There is no way four storey buildings could be placed on the other side of the Henderson street warders cottages without loss of impact. The figure is now four storeys after the officers' intervention.</i> <i>I stand for change but sensitive change. Not high rise reproduction of the tragedy of Perth.</i></p> | | |
| Comment: | | |
| Refer to report discussion on 'building height' and 'design'. | | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are proposed. | | |

| | | |
|---|------------------------|--|
| 127 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I wish to register my objection to the above Scheme Amendment being passed in its</i></p> | | |

present form.

The proposed Amendment will enable the construction of buildings completely out of scale with the rest of Fremantle, and will have a major reducing impact on the balance of the human-scaled heritage areas currently in Fremantle. The height allowance indicated for the Woolstores site is close to that proposed by the ING Group that was completely rejected by a public outcry a few years ago.

Further, without an indication as to what the requirements for "architecturally significant" structures may be included in the plan, development with its primary incentive being financial, and therefore built down to a budget rather than up to a standard will inevitable occur.

There is a very real danger of the Melbourne Docklands situation being replicated, leaving Fremantle with vast empty structures, creating wastelands that will impact further on the lacklustre environment that Fremantle is becoming.

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | | |
|--|------------------------|--|
| 128 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>We write to voice our objections to the proposed amendments to increase heights in the CBD as we believe they will be at odds with the existing scale of the buildings and destroy the unity and integrity of the streetscapes.</i> | | |
| <i>We are strongly opposed to the amendments.</i> | | |
| Comment: | | |
| Refer to report discussion on 'building height' and 'design'. | | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | | |

| | | |
|--|------------------------|--|
| 129 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <i>I object to changes in heights. By increasing the height it will have a negative impact on the feel of this wonderful city.</i> | | |
| Comment: | | |
| Refer to report discussion on 'building height' and 'design'. | | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the | | |

Amendment are recommended.

| | |
|---|------------------------|
| 130 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I object to the increased heights proposed in the scheme amendment as I feel they will damage the human scale of Fremantle. The benefits asserted by the proponents of this amendment have not been demonstrated. In my view, the amendment will guarantee third rate development. FCC has not shown that it can adequately manage to mandate "quality development" in the past and is unlikely to be able do so in this case, Appeals to SAT or other planning bodies by developers are certain, with approvals also highly likely, whatever the "quality" of design or desirability of development might be. Please go back to the drawing board on this one and think through what the community has consistently wanted: moderate scale developments, to harmonise with Fremantle's existing, human scale.</i> | |
| Comment: Refer to report discussion on 'building height', 'design' and 'Design Advisory Committee'. | |
| Submission noted. Modifications to the Amendment are recommended. | |

| | |
|---|------------------------|
| 131 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>Please note that as a resident, a ratepayer and a business owner within the City of Fremantle, I am fully supportive of the proposed Scheme Amendment No 49.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|---|------------------------|
| 132 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>We hereby object to the increased heights proposal to the scheme amendment No.49. We find these heights totally out of keeping with the heritage buildings that Fremantle is known and admired for. We also find it amazing that in today's day and age most Cities have found that multi high rise dwellings cause social problems, and usually these areas turn into anti social areas in a short space of time. Surely a change of this magnitude should be put to a people's vote for the City of Fremantle.</i> | |

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | | |
|---|------------------------|--|
| 133 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>On the occasions I venture into Perth city I am always thankful that I live in a friendly environment where buildings are on a human scale. Yes the height of Perth buildings, the traffic, the congestion is exciting for 10 minutes to an hour, but I would not like anything similar for friendly Fremantle. It does however have some beautiful open areas.</i></p> <p><i>A lot of planning has gone into the Fremantle amendments and they would appear to make good use of the proposed sites. However I personally enjoy the low heights of current buildings and would prefer changes to lower the proposed heights of future buildings.</i></p> <p><i>I would like to propose an idea that does not seem to be catered for which could improve Kings Square tremendously. The present Council offices and library could be relocated to a neighbouring site approved for medium density. The existing building could be demolished leaving only the town hall and church. This would leave a beautiful central garden area and promenade for the people of Fremantle.</i></p> <p><i>In the centre of Kings Square a reasonably big fountain powered by solar energy and possibly using recycled water could be overlooked by the surrounding higher buildings and provide a place of solitude, beauty, or vibrancy, depending on the time of day for residents, city workers and visitors.</i></p> | | |
| Comment: | | |
| Refer to report discussion on 'building height' and 'design'. | | |
| Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended. | | |

| | | |
|--|------------------------|--|
| 134 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>1. I am opposed to this amendment.</i></p> <p><i>a. I am a supporter of the underlying principles of the Fremantle Strategic Plan 2010-2015. However, amending the Planning scheme as proposed with Amendment 49 is not a proper way to approach meeting the objectives of the Plan.</i></p> <p><i>b. Planning authorities State and LG are bound by TP Reg 17,</i></p> <p><i>i. Hence I expect the following to be applied to all the points I have made in the paragraphs that follow.</i></p> | | |

i. ii. Each Point must be either upheld (with stated consequences for the proposal) or rejected (for stated proper quantifiable reasons) in accordance with Town Planning Reg 17

ii. iii. Each point cannot be altered nor paraphrased by your staff. Please present points to the decision making Council/Minister as I have written it. You are not authorised to paraphrase, edit, re-word nor interpret this point, nor group it into general categories.

2. Site selection:

a. Of the 12 sites (17 blocks) chosen by Council for future development, sites 1-7 seem to make the only coherent group.

b. A glaring omission is the sizeable Woolstores block. The latter meets all the same development criteria, (run down, neglected and underutilised) and is immediately adjacent to sites 1-7, mentioned in 2a. It has been a thorn in the side of the Council and its residents for 2 decades without any progress or prospect of providing the betterment Fremantle requires. It seems irrational to exclude it! It would be an obvious component of this new precinct in location and function.

c. Sites 9 and 11 might make a separate group;

d. Sites of 2, 10 and 12, don't form part of any group. Hence, I cannot see why Sites in para 2c & 2d are included in the proposed Amendment. They are physically separated from sites 1-7, could just as easily be functionally linked to other blocks outside this amendment, and hence be better placed in other precincts. It highlights the lack of an overarching Outline Development Plan.

e. Why isn't the remainder of site '9' facing Henderson St included? Doesn't it too fulfill the criteria run down, neglected, etc?

Further, does Fremantle really want such a large Police complex in the CBD? A significant part of this complex is of no benefit to the City, in the main being parking for their vehicle fleet? Rationally this ought to also be part of a City Central 'scheme'.

g. It also seems inexplicable to exclude the blocks between sites 10 and 12 from such a scheme?

h. These all add to the 'ad hoc' nature of this whole proposal.

3. Height

a. The proposed new maximum height of the 17 blocks, seems random at best. It is a ramshackle bunch of various heights. Some adjacent blocks have the same height, others different. These don't appear to be part of a plan, for function, design or architecture. I am not opposed to variation in building height, but this is arbitrary!

4. Context and Vision

a. The scale of the proposed Amendment covering a sizeable part of the City, 15%,

deserves context and vision. The purpose of the amendment, ie,

i. amending the development standards of Local Planning Scheme No 4 relating to the 12 sites is to provide sufficient new floor space to accommodate increased numbers of workers and residents at a density to support a sustainable future for the City and in an urban environment of vibrant, comfortable and human scaled public spaces throughout the inner east end area.

b. is insufficient, as it essentially is only about increasing floor space.

c. There is no information about 'accommodating increased numbers of workers and residents at a density to support a sustainable future for the City.' What facilities are required to accommodate workers, more particularly accommodating residents and their families? For example and certainly not a complete list,

i. what and where would families recreate,

ii. where would children from multistorey apartments play, say, under the watchful eye of a parent preparing dinner?

ii.

The only information about movement between blocks is at street level. This isn't about the interconnectedness of these 17 blocks of potentially 35m (9 storeys?).

d. Buildings of the heights proposed have explicit requirements for services, such as stairways, fire escapes, lift, escalators, fire walls, etc. As 17 separate developments there would be no integration or rationalisation of these as part of a coherent plan.

5. Outline Development Plan and process

a. An amendment of this scale ought not be the precursor to the overall context of change of this proportion. It might well be required as a subsequent component, to an overall 'Outline Development Plan' (ODP). Such an ODP process is normal practise in other Cities and Shires. It would follow on from broader long term Strategic Plans, such as the Fremantle Strategic Plan 2010-15. It would provide the functional, architectural and Town Planning vision in diagrams, 3D models, etc.

b. For such scale of change, the ODP, would take into account the needs of private, commercial and public transport, eg, would the existing street plan continue to suit the need and vision; how would pedestrianisation and cycling needs be met, light rail is on the horizon? What about the needs of through traffic, versus those of the increased residential and workers, could existing through routes be changed and rerouted to meet the greater needs of the City?

6. Fragmented, ad hoc approach to Town Planning

a. The proposed amendment is 'Ad Hoc'. Although in total the scale of the amendment is massive by Fremantle standards, this proposal treats it as 12 sites making up 17 owned blocks. As an analogy, the proposal deals with 17 jigsaw pieces, that fit together, but there isn't a unifying picture. In fact each owner might just as well have their own unique picture, ie, 17 jigsaw pieces each being part of 17 different pictures!

b. Although the 'General Information' for this proposal says this addresses "land use, built form, design and parking issue", it does so in a very adhoc fashion, and as such is a grandiose and dubious claim.

7. Beneficiaries of this proposal

a. From the betterment perspective, this proposed amendment, has the potential to bring a sizeable increase in value for the 17 blocks, without any commitment from the owners to develop, or to bring betterment for the people of Fremantle?

b. The Council's proposal as presented is merely a driver to increase the land owners' wealth. This is contrary to the normal process of Local Government, where it ought, and normally does seek betterment of developers, on Council terms on behalf of the community. The latter doesn't exist as part of an ODP or this proposal!

c. The idea that this approach will act as an inducement for owners to develop all these sites, shows tactically very poor judgement by Council. A far better approach would be to say to the 17 block owners, 'show the City your proposals for an overall combined development and timeframe' and we will consider permitting increased development provisions.

8. Betterment Valuation

a. Betterment is a key requirement of the Planning and Development Act 2005 (184-191), it isn't discussed in the proposal or any of the supporting documentation, nor at any of the public presentations and meetings. Has the before betterment valuation been done, and what is the expected valuation after development?

9. Housing Density

a. What does 'Low Income housing' mean?

b. There are too many variables in the amendment to determine what actual % of residential property will be Low income housing. It requires an explicit minimum for each block!

c. The same applies to other aspects of the overall design, eg, what % of housing will be like the Cockburn coastal highrise, bringing into the CBD high rollers with high expectations, and hence, high whinging when not to their liking, as has already occurred at developments adjacent to this area? Experience of other development in the CBD indicates they won't like noise from the harbour, the hotels, etc, the ingredients that make Fremantle different and vibrant. Are these likely to be owners happy to have parking limited to just one car and several bikes, of course not; and the developers know that and will appeal designs that don't cater for high roller needs, ie, a high density car ownership precinct.

10. No Design Criteria or Standards

a. At one of the public presentations one member of the 'Design Advisory Committee' raised the pertinent issue of establishing 'Design Quality', as there are no criteria or standards for that committee to apply. As it stands, design will be

arbitrary!

i. No criteria for the integration of the 17 blocks for Land use and Transport

ii. No criteria for the supply of community facility, services or space.

ii.

v.

v.

11. Vague promises instead of SMART objectives

a. The General Information document for the Amendment seems more about persuading residents to support Council. An airy fairy list of bullet points in the absence of a formal ODP and process. It actually uses the phrase 'Potential benefits'! Is this the best the Town Planners can do? Are we the residents of Fremantle just meant to live in vague hope of betterment? It isn't good enough, it is sufficient, it isn't acceptable.

b. Specific, Measureable, Achievable, Realistic and Timely Goals and Objectives are essential.

Comment:

The submissions received on Amendment 49 are being reported to the Council for consideration in accordance with clause 17 (1) of the *Town Planning Regulations 1967 (as amended)*.

The Elders Woolstores block (48-68 Cantonment St) was not included in the Amendment area as the existing planning controls relevant to the site were considered sufficient for the time being. Given the heritage significance of the site, and that at the time of formulating the amendment, a development application was being reviewed by State Administrative Tribunal for substantial redevelopment of the site, it was considered to be more appropriate to deal with this site as a separate matter – whether this would include amending the planning scheme or not. The Council is engaged with on-going discussions with the landowners of the Elders Woolstores site regarding redevelopment options.

The Amendment 49 sites were selected based upon their redevelopment potential as well as their geographic location. Certain sites within the general locality were not included for a number of considerations such as the heritage listing and whether there has been any recent major development (eg. properties between Areas 10 & 12). The Queensgate car park was not included as there are no immediate plans for redevelopment of this site. The 'police complex' was also not included as redevelopment was considered unlikely. The location of law and order facilities within the CBD is outside the scope of this Amendment.

Refer to report discussion on 'building height'.

Varying amounts of outdoor living area are required for Multiple Dwelling development under the Residential Design Codes. Public Open Space is required

only where subdivision is proposed. There are numerous areas of Public Open Space within the city central area (Fremantle Park, Esplanade, King’s Square, Bathers Beach to name a few). The 12 sites are already reasonably well connected by the existing road network. Amendment 49 proposes provisions aimed at generating better mid-block connection, particularly for pedestrians.

An ‘Outline Development Plan’ is not considered necessary for this current Amendment, however it should be noted that the City is currently in the early stages of preparing a Structure Plan in collaboration with other key authorities to guide broader city planning, including transport.

The ‘betterment’ provisions of the *Planning Development Act 2005* is concerned with circumstances where in making and carrying out a scheme, a local government expends money undertaking work which affects land in consequence of which its value increases. Amendment the Scheme in the manner of Amendment 49 involves no work affecting land in the relevant sense, and consequently s. 184 is not relevant in the circumstances. This interpretation has been confirmed by the City’s solicitors.

Refer to report discussion on ‘low income housing’.

Noted.

Refer to report discussion on ‘design’.

Submission noted. Modifications to the ‘building height’, ‘design’ and ‘low income housing’ provisions of the Amendment are recommended.

| | | | |
|--|----------------------------|------------------------|----------------|
| 135 | | | |
| Subject of submission: | | Private citizen | |
| Address of property affected by Amendment: | | Nil | |
| Submission: | | | |
| <p><i>I oppose LPS amendment 49 as presented. Like most residents of Fremantle, I support the revitalization of the inner East End of Fremantle and welcome the dialogue that is taking place at the moment on how this can be achieved. I look forward to a future with a greater variety of retail, inner city living, affordable housing as well as sage and accessible public spaces.</i></p> <p><i>I welcome the redevelopment of unsightly and impractical buildings such as those in the Point St precinct. However I question whether the vision that I share with the City of Fremantle can only be achieved by increasing the heights of a number of sites. I value the human-scale of the inner East End and therefore support development at a human scale of no more than 4 to 5 storeys. I agree with the Fremantle Society’s assessment of the maximum heights that can be accommodated on each of these sites.</i></p> | | | |
| Site Number | Description of Site | Approx metres | Storeys |

| | | | |
|-----|---|------|-----|
| 1 | Woolstores shopping centre | 22 | 6 |
| 2 | Gas & Coke site (Wilson's Car Park) | 18.5 | 5 |
| 3a | Point St. to Princess May Park | 11.5 | 3 |
| 3b | | 15.0 | 4 |
| 4 | Target Block | 19.5 | 5/6 |
| 5a | Cnr Adelaide & Point Sts | 15 | 4 |
| 5b | Point St behind 5a | 11.5 | 3 |
| 6a | Johnston Court & surrounds | 18.5 | 5 |
| 6b | Johnston Court block: Point & Josephson St. frontages | 15 | 4 |
| 6c | Johnston Court block: High & Queen St. frontages | 18.5 | 5 |
| 7 | Cnr High & Josephson Sts. | 18.5 | 5 |
| 8 | Oriana (cnr High & Queen Sts.) | 15 | 4 |
| 9 | Myer Block | 15 | 4 |
| 10a | Cnr Henderson & William Sts. (Spicers site) | 11.5 | 3 |
| 10b | William St. behind 10a | 15 | 4 |
| 11 | Kings Square South | 11.5 | 3 |
| 12 | Best & Less | 11.5 | 3 |

I also support the Fremantle Society's assertion that two-thirds of the residential, office and retail objectives of this scheme amendment could be met by developing space available under LPS4 to its full potential, as well as utilizing existing vacant space in the CBD.

Impact on the East End of Fremantle

Scheme Amendment 49 must be considered in the context of the whole of Fremantle and it is my view that the Council's objectives could be met through development in the East End as well as other precincts to the South and East of City Central. As a resident of the East End I support the revitalization that should result from the amendment of the Planning Scheme. I am concerned that if Amendment 49 covers all the strategic sites that have been identified, this will impact on the opportunity to develop in the East End.

Why the rush?

I understand the urgency of developing the Woolstores Shopping centre site and the Council-owned Point St sites. I suggest that Amendment 49 be applied to these two sites initially. Once development has take place, the City and the people of Fremantle will be in a better position to decide what is appropriate for the remaining strategic sites.

Comment:

Refer to report discussion on 'building height'.

The East End Scheme Amendment 38 was targeted primarily at increasing the residential population within the East End area, close to the city centre and existing public transport. Amendment 49 aims to revitalize the city centre, in part by requiring a substantial amount of the potential new development to be for Office land use, thus providing employment opportunities for residents, including those within the East End redevelopment area. The objectives of these two amendments are considered to be complementary rather than competing.

Submission noted. Modifications to the building height provisions of Amendment 49 are recommended.

| | |
|---|-----------------|
| 136 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I am supportive of the current initiative of the City of Fremantle to encourage renewal and revitalisation in the eastern part of the City's CBD.</i></p> <p><i>However I am opposed to Amendment 49. My views are contained in the attached dissenting report (presented to the Strategic Sites Working group) of which I was a co-author. I am aware that the heights proposed by the Council are now even more excessive than shown in the table on page 4 of the report.</i></p> <p><i>City of Fremantle: City Centre Strategic Sites Working Group Dissenting report on permitted heights in eastern CBD area, July 2011 Submitted to Council by CCSSWG members: Dr Ian Alexander, Community Representative Cr John Dowson, Council Representative & Mr Don Whittington, Fremantle Society Representative (former Councillor & Chair of Planning and Development Committee)</i></p> <p><i>We are strongly supportive of the current initiative of the City of Fremantle to encourage renewal and redevelopment of commercial premises in the eastern part of the City's CBD (the area bounded by Market St, Parry Street and Elder Place).</i></p> <p><i>We believe that high-quality retail, office and residential development in this part of the CBD will reinvigorate it socially and economically. However, we take issue with some of the proposals that have been agreed to by the Working Group, and use this report to propose an alternative approach. We also take issue with the CCSSWG proposals' preoccupation with building height, and their underplaying of broader urban design concerns.</i></p> <p><i>In order to meet the target additional floor space proposed by the City, proposals adopted by CCSSWG call for considerable increases in the maximum permitted (discretionary) heights of up to 10 stories, increasing from maxima of up to 6 in the vicinity of King's Square to heights of up to 10 levels on sites towards the railway station area.</i></p> <p><i>In our view, there is substantial doubt as to whether or not any changes to LPS4 are justified – two-thirds of the floor-space targets could be met if the full potential of additional development space available under LPS4 were taken up. This figure does not include the large amount of vacant space on upper floors of CBD buildings, space that could – given some incentives – also be used to fulfill growth targets.</i></p> | |

A more creative approach to the redevelopment of the eastern CBD is required, one that pays greater respect to the area's longstanding character. Such an approach would also provide incentives for redevelopment of currently underused non-heritage sites, and regeneration of vacant and underused space within heritage buildings.

In pursuing the objective of additional CBD floor-space, we understood that the amount of future development provided for – beyond that allowed under the current City LPS4 – would be considered by CCSSWG in context. This has not been done in any detail.

More consideration should have been given to the impact that the proposed intense development will have on:

*The intrinsic character of central Fremantle,
Its inherent human scale and related urban amenity,
Its heritage, social and community value,
Its predominantly low-rise profile,
The economic viability of the West End of the CBD, and
Traffic volumes and associated pedestrian amenity.*

The working group spent a large proportion of its meeting time considering the question of building heights. It scarcely discussed other important questions such as desirable building densities and forms.

We consider that the CCSSWG height proposals will unduly dominate heritage buildings such as:

*The Town Hall,
The Railway Station,
Victoria Hall,
Fremantle Post Office and
Other heritage buildings in Market Street.*

The proposals, if implemented, will adversely affect the human-scale of the eastern part of the CBD.

In this respect, we believe that the CCSSWG should have received advice from the City Architect. This would have made it possible to examine the proposals in the light of the ***City's Local Identity Code***. The code provides guidelines for development in harmony with the existing buildings in terms of scale, building form and design. At the very least, the CCSSWG should have been provided with an analysis of the impact the proposals will have on heritage buildings in and adjacent to the study area.

More attention should also have been paid to the existing planning scheme provisions and planning policies, documents that give detailed guidelines for appropriate development of the sites in question. In most cases, these have been ignored or pushed aside, on the erroneous assumption that they are a 'barrier' to redevelopment.

It is also the case that the CCSSWG did not meet widely with owners of

development sites in the study area, as called for by our terms of reference. At the one meeting where members attended a presentation from the owners of the Woolstores shopping centre site, there was little chance for proper discussion of the proposals in relation to the amenity of the city centre.

Conclusion

We are unhappy with the narrow focus of the CCSSWG proposals and the lack of detailed consideration of their impact on existing development in the CBD.

The proposals are not in sympathy with the prevailing human scale and character of the CBD, features that give the city its prized identity and attract thousands of visitors and tourists annually.

Moreover, the proposals fly in the face of many of the City's existing planning guidelines and policies, and appear to be a response to the supposed demands of the development lobby, rather than reflecting the needs of the community.

However, given the preoccupation with questions of building height, we propose the following modifications to the proposed permitted heights in the area (see Table 1 below). Our approach provides the greatest development opportunities on the Woolstores shopping centre site, and from there reduced heights to the city centre, in order to respect neighbouring sites. The concept is illustrated in the accompanying graphics, Strategic Sites Alternate Plan.jpg and Strategic Sites Alternate.jpg:

TABLE 1: CCSSWG AND DISSENTING HEIGHT PROPOSALS FOR CITY CENTRE STRATEGIC SITES

| CCSSWG HEIGHT PROPOSALS | | | | DISSENTING PROPOSALS | | |
|-------------------------|---------|------------|---------|----------------------|------------|-------|
| Site | Base | Additional | Total | Base | Additional | Total |
| D | 6/7 | +3 | 6/10 | 5 | +1 | 6 |
| E | 4/5 | +1 | 4/6 | 4 | +1 | 4/5 |
| F | 4/5/6 | - | 4/5/6 | 3/4 | - | 3/4 |
| G | 5/6 | +2 | 5/8 | 4/5 | - | 4/5 |
| H | 3/4/5/6 | - | 3/4/5/6 | 3/4 | - | 3/4 |
| I | 3/4/5/6 | - | 3/4/5/6 | 3/4 | - | 3/4 |
| J | 4/5 | | 4/5 | 4/5 | - | 4/5 |
| K | 4/5 | - | 4/5 | 4/5 | | 4/5 |
| L | 4 | +1 | 5 | 4 | - | 4 |
| M1 | 4/5 | +1 | 4/6 | 4 | - | 4 |
| M2 | 3 | 3 | 3 | 3 | - | 3 |
| M3 | 4 | - | 4 | 4 | - | 4 |
| N | 3/5 | - | 3/5 | 3/4 | - | 3/4 |
| O | 3 | - | 3 | 3 | - | 3 |
| P | 3 | - | 3 | 3 | - | 3 |
| | | | | | | |

We also believe that the City should urgently proceed with development of the Point Street site, following guidelines already approved by Council. This development will provide an example of what can be achieved at sympathetic scale and will act as a catalyst for appropriate future development.

Comment:

Refer to the report discussion on 'building height'.

The Local Identity Code was considered by the CCSS Working Group.

The tender and redevelopment of the Point Street property is a project being progressed by the City separately to Amendment 49.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

137

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I support the efforts of Mayor Brad Pettitt and the Council's efforts to revitalize Fremantle.

Therefore I support the provisions of Scheme Amendment 49#.

Comment:

Submission noted. No modifications to Amendment 49 are recommended.

138

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

I oppose LPS amendment 49 as presented. I do support the revitalisation of the inner East End of Fremantle and am pleased that it is being considered that is taking place at the moment on how this can be achieved. I look forward to a future with a greater variety of retail, inner city living, affordable housing as well as safe and accessible public spaces.

I welcome the redevelopment of unsightly and impractical buildings such as those in the Point St. precinct. However I question whether the vision that I share with the City of Fremantle can only be achieved by increasing the heights of a number of sites. I value the human-scale of the inner East End and therefore support development at a human scale of no more than 4 to 5 storeys, I agree with the Fremantle Society's assessment of the maximum heights that can be accommodated on each of these sites.

Comment:

Refer to the report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

139

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

As a cultural and social anthropologist and long-time resident of Fremantle, I have serious concerns about the proposed amendment 49 to the Planning Scheme on the following grounds.

- 1. The community consultation process has lacked transparency and has been flawed, limited, loaded and biased.*
- 2. The proposal threatens the very aspects of Fremantle that provides the basis for its wide appeal, namely its historical pastiche of sympathetic diversity and lacunae.*
- 3. The proposal is founded on the spurious premise that the transporting of a curious notion of 'a European' and pseudo European (Melbourne has been cited) model of high-rise high-density mixed land use:*
 - a. is unquestionably efficacious socially, culturally and economically for Fremantle; and*
 - b. can be transported to a Mediterranean climate, and onto topography such as that of Fremantle.*

4. Furthermore, the proposal erroneously assumes that:
- a. social and cultural engineering of this nature is superior to a more evolutionary, less invasive culturally appropriate approach;
 - b. high design standards can be expected when these cannot be mandated for, recent local development in the area inspires little confidence in this regard, and no guidelines have been offered as to how these standards are to be imposed should the proposal proceed;
 - c. the increased retail space to be provided under the proposed scheme will be highly sought after with little concern for quality or unique character. The experience in the America's cup 'bonanza' suggests otherwise as the majority of the longstanding culturally diverse small scale retailers were forced out of the CBD retail space market at that time by market forces and to making way for inferior retail and fast food chains and franchises prepared to pay the higher rents; and
 - e. an assumption that better use and development of the existing built environment and available space has been systematically explored and found not to provide a viable and more acceptable alternative.

In summary, I find the proposal unacceptable on cultural, aesthetic, amenity and process grounds. The European model in this environment is highly likely to end up producing a Dallas effect. Notwithstanding the East Perth and Subiaco toy towns (note: both located, not in, but peripheral to their CBDs) the proponents of this proposed scheme might like to consider why so much of the Perth CBD became in the post war period so culturally bereft outside business hours and looks set to remain so. The invasive vista and streetscape experience of the ilk of Johnson Court, the Port Authority building, Fremantle Hospital, Crane House and the South Fremantle/Coogee and the MacTiernan Leighton beach development should signal enough warning to reject this proposal as represented.

In particular I find it unacceptable and insulting to ratepayers that no informative and accurate portrayal in the form of fully developed scale model depicting the proposal in situ and in vista has been provided to the community. Without this, I suggest, neither council nor community are in the position to make informed decisions on a proposal with such far-reaching consequences for present and future generations.

Comment:

The community consultation process has been conducted in accordance with, and beyond, the requirements of the *Town Planning Regulations 1967*.

Refer to the report discussion on 'building height' and 'design'.

Submission noted. Modifications to the building height and design provisions of Amendment 49 are recommended.

| | |
|--|------------------------|
| 140 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I oppose LPS amendment 49 as presented. I do support the revitalisation of the inner East End of Fremantle and am pleased that it is being considered that is taking place at the moment on how this can be achieved. I look forward to a future with a greater variety of retail, inner city living, affordable housing as well as safe and accessible public spaces.</i></p> <p><i>I welcome the redevelopment of unsightly and impractical buildings such as those in the Point St. precinct. However I question whether the vision that I share with the City of Fremantle can only be achieved by increasing the heights of a number of sites. I value the human-scale of the inner East End and therefore support development at a human scale of no more than 4 to 5 storeys, I agree with the Fremantle Society's assessment of the maximum heights that can be accommodated on each of these sites.</i></p> | |
| Comment: | |
| <p>Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of Amendment 49 are recommended.</p> | |

| | |
|---|------------------------|
| 141 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>As a private citizen I shop and eat out in Fremantle I also walk around the City and if the human scale is destroyed it makes these things less pleasurable and less easy to do. Every building earmarked for redevelopment is a 1960s, 70s, 80's building which was built as part of a previous "revitalisation project". In their day they were seen by Council as excellent redevelopments - what guarantee do we have that the new buildings won't come down in 10 or 20 years time - This constant replacement of older buildings by "bigger & better" is not environmentally sustainable.</i></p> <p><i>High rise is not the answer to the City's woes. Some of the greatest and most beautiful European Cities in the world have buildings no higher than four or five stories in their hearts! Most Fremantle people would prefer the atmosphere of low rise Paris to the high rise of New York.</i></p> <p><i>There is masses of vacant retail space. The main reason the people I speak to use for closing is high rents. Not a wish for high rise.</i></p> | |
| Comment: | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of Amendment 49 are recommended.</p> | |

| | | |
|---|------------------------|--|
| 142 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>Site 7 on the Fremantle Scheme Amendment 49 has a proposed new height limit of 17.5m, with a possible extension to 21m based on a good design proposal. This site is the direct neighbour to the historic Fabrik and Joyce Factory residential strata groups. These buildings are a maximum of three levels high, but are principally two storey dwellings with communal courtyards. Site 7 is basically the only site in Amendment 49 that is adjacent to a residential development. The inevitable overlooking issues and visual impact produced by a 17.5m - 21m high development adjacent to these two courtyard developments is unacceptable and I strongly encourage the Planning Department to place a maximum height limit of 14m on Site 7.</i></p> | | |
| Comment: | | |
| <p>Refer to the report discussion on 'building height' and 'heritage'.</p> <p>Submission noted. Modifications to the building height provisions of Amendment 49 are recommended.</p> | | |

| | | |
|--|------------------------|--|
| 143 | | |
| Subject of submission: | Private citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>First I want to congratulate Council to tackle the issue of Fremantle City Centre and to concentrate on long-term goals rather than short term ones. In general I agree with the vision brought to us and appreciate the amount of work that went into the drafting of the amendment. I like the idea to revitalize Queen and Adelaide Streets and to have a link from King's Square to the railway station. However, I am not able to agree with the proposed height of the buildings in City Centre. One main reason I live in Freo is for the scale of its buildings. I understand the need to re-develop the CBD but buildings of more than four or five storey would be detrimental in my eyes to the character and ambiance of Fremantle. The height of future buildings should take into consideration historical buildings and the character of Fremantle. Lovely buildings around King's Square and Princess May Park will be dwarfed if adjacent buildings are too high. The exception could be a 6 storey height on the Woolstores site and adjacent Gasworks. I don't fancy Fremantle CBD looking (for example) like the newest development in Claremont. It would not be my choice to spend any time there walking the streets and shopping. So yes to greater density, yes to sustainable and green buildings, yes to more activity in the street and yes to a focus on the arts and creativity but not to the detriment of one important consideration that makes Freo so special to me: its scale.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> | | |

Submission noted. Modifications to the building height and design provisions of Amendment 49 are recommended.

| | |
|--|------------------------|
| 144 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I am in full support of the development and revitalisation proposed by Council. I have been a Fremantle resident since 1987. I attended East Fremantle primary, John Curtin SHS and Murdoch University. After working overseas for 6 years I returned to Fremantle for the lifestyle and the community. There are few places on earth you walk to the beach and then the river within 5 minutes, and have such a strong community with strong heritage and beautiful old buildings.</i></p> <p><i>I grew up on King St, which at the time (80's) was I thought was a pretty unkept and slightly 'daggy' area. It has been restyled and is now a stunning area. The old West End of Fremantle always appeared undesirable, unsafe and unkept. Now thanks to Notre Dame University it again looks stunning, somewhere I am proud to walk through and show visitors. With so much to offer, I am always frustrated that the gateway to Fremantle, the area planned for redevelopment within this proposal, is so under-used and looks so undesirable. Few new restaurants or bars have opened in the past few years, shops are closing.</i></p> <p><i>This week for the Sailing Championships has been a big eye opener to the potential Fremantle has to really stand apart from Perth and other sprawling suburbs. Sitting at the makeshift bar at Kidogo art gallery with feet in the sand watching the sunset was pure bliss. Bathers Beach was busy and buzzing unlike I have seen it in years. If this is what higher density and a larger population of residents can do for Fremantle, all I can say is 'Yes Please!'.</i></p> <p><i>Returning from Europe, many Perth Residents speak of the fantastic liveliness, buzz and fun that is generated from higher density areas. This can be recreated in Fremantle. Additional benefits would be added security through more people, more services such as transport and more opportunities for business. Thanks for taking this submission into account.</i></p> | |
| Comment: | |
| Submission noted. No modifications are recommended. | |

| | |
|---|---|
| 145 | Adele Carles MLA |
| Subject of submission: | State Member of Parliament (Private Citizen) |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>Dear Chief Executive Officer,</i></p> <p><i>Please accept this letter as my submission on Planning Scheme Amendment Number 49. I support the views expressed by the Fremantle Society in its detailed submission on Planning Scheme Amendment (No. 49).</i></p> <p><i>The Fremantle Society has accurately outlined the same concerns I have with the community consultation process which appear to be skewed towards the generation</i></p> | |

of predetermined outcomes. For example, the creation of a perception that the majority of Fremantle residents support the new building height regime - this perception is highly questionable. It is contrary to the widespread concern that has been expressed to me by my constituents and by community groups in Fremantle. In my capacity as Fremantle MP, local people have expressed the view to me that the increased building heights are excessive. Even several of my parliamentary colleagues have asked me why the Council would promote heights like these, which appear to be out of scale with the character of Fremantle.

I support the view that existing building space in Fremantle is under-utilised and could meet most of the objectives of population increase and revitalisation if the TPS could be amended to prevent 'landbanking' of these sites. The derelict Woolstores building is a prime example of this practice and its development could provide a win-win situation for heritage, population growth and revitalisation.

I am of the view that allowing significant building height increases in the designated sites would negatively impact on the human scale and heritage of Fremantle. It is this human scale that is so attractive to those of us who choose to live and work here and to the thousands of domestic and overseas visitors every year.

While I fully support the objective of increasing the local population and revitalising Fremantle, I do not believe that the proposed development regime will achieve these goals. Indeed, I feel it may prove corrosive of the current character and heritage values of Fremantle.

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of Amendment 49 are recommended.

| | |
|---|---|
| 146 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | <i>WE support the efforts of Mayor Brad Pettitt and the Council's efforts to revitalize Fremantle. Therefore, WE support the provisions of Scheme Amendment 49#</i> |
| Comment: | Submission noted. No modifications are recommended. |

| | |
|---|------------------------|
| 147 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I hereby voice my opposition to the plan to build up to 9 storey buildings in Fremantle.</i></p> <p><i>The hospital and Johnson Court add nothing to our skyline - more of the same height, even if in a different era, is unwise planning.</i></p> <p><i>Let the mistakes of the 70's on this city be lessons we can wisely learn from at this time.</i></p> <p><i>Boom times make people do funny things - putting quantity and money ahead of quality and investment, just for starters!!!!</i></p> <p><i>The guise of sustainability to mask this one is far too thin for even the average ratepayer!!</i></p> <p><i>I trust the Council will get real on this one, act and proceed with wisdom on this old town.</i></p> <p><i>Let Fremantle evolve gracefully - it's not a new subdivision!!!</i></p> | |
| Comment: | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of Amendment 49 are recommended.</p> | |

| | |
|--|------------------------|
| 148 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I support the proposed amendment to the scheme. It is time we had appropriate long term planning for the City of Fremantle.</i></p> <p><i>It is important that Fremantle has a sustainable future and does not just become a "dead" City where future generations do not (or cannot) work and live.</i></p> <p><i>This amendment provides some hope for an urban environment that allows an appropriate balance between the needs of residents and business.</i></p> | |
| Comment: | |
| <p>Submission noted. No modifications are recommended.</p> | |

| | |
|--|------------------------|
| 149 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>The City needs more residents and developments or it will continue to go backwards with further shops and businesses shutting down. The council should promote greater density in the city area and mixed use developments to add vibrancy to a dead area of the City.</i></p> | |
| Comment: | |
| | |

Submission noted. No modifications are recommended.

| | |
|--|------------------------|
| 150 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>There has been much made of Fremantle's decline as a commercial centre, with commercial and residential occupancy declining. I support the push for increased density. Our suburban sprawl and the reliance on cars is a threat to what little natural environment we have left on the Swan Coastal Plain and I commend Fremantle for its support of Road2Rail. I do not however think that amendment 49 is necessarily the proper response to Fremantle's decline.</i></p> <p><i>Redevelopment of the strategic sites that enables more affordable housing to a range of people is a return to Fremantle's roots. We were a worker's town, and were employed on the wharves, at Robb's Jetty, and in other industries as well as businesses and shops in the CBD. Competition from other centres such as Booragoon has had a big impact on Fremantle.</i></p> <p><i>It is not that Fremantle has fallen short, part of the problem is that there is more competition. Fremantle however has something special that other nearby centres lack. We have our historic streetscapes, small town feel, and attractive vistas. Increasing the population of the city centre may be part of the answer but allowing the tall buildings as suggested by the SSWG is likely to damage our greatest assets. Many of these strategic sites are close to our historic buildings. The buildings facing St John's square should be kept to 3 storeys so as not to detract from the square. This is our town centre and contains attractive old buildings as well as the Town Hall which should all be respected.</i></p> <p><i>Similarly, the buildings overlooking the grounds of FTI should not be taller than the Princess May Education Centre. Two sites that the working party suggested could go to 9 storeys (Target and the woolstores centre) should be kept at 4 to 5 so as to protect views to the port. The port is Fremantle's greatest heritage site. It is why Fremantle grew as it did and most of our historic West End was built to support the port activities. It adds another dimension to our vistas that no other municipality has.</i></p> <p><i>The City's documents show that there is vacant retail and residential space in the city. This needs to be investigated and incentives developed to bring them into use. Allowing tall buildings on many of the SS risks owners wanting to demolish existing buildings. This is not desirable. Many of these are attractive buildings and need only some renovation and "green" upgrading. I suggest that the council officers are a good representative building of its era and should be retained. Similarly the building which houses the Day Spa opposite Target. Demolition produces landfill, and construction, particularly in concrete, has a large carbon footprint.</i></p> <p><i>Another consideration is the good design required. Such things are very difficult to enshrine in guidelines since they are subjective. The new system of DAP review is untested as yet. We do not know how it will impact upon municipalities. It is quite likely that the city will be overrules anre [sic] the new height limits will be used to the</i></p> | |

full without the desired outcomes concerning design

Comment:

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to 'building height' and 'design' provisions of the Amendment 49 are recommended.

151

Subject of submission: Private citizen

Address of property affected by Amendment: Nil

Submission:

Council is to be congratulated for their desire to improve the vibrancy and sustainability of the Fremantle Town. Unfortunately the proposed amendments are not the way to achieve Council's admirable ambitions.

In general, the available documents are too vague to be of much use at all. Not only is detail lacking, but the statements that are made are couched in ambiguous language. If the new Planning Scheme is to have any real effect, it must be clear and detailed. And it must not admit of the vague language that leaves everything to the interpretation of the Council of the day; or worse yet the Development Appeals Panel. I cite some example below, but the whole series of information sheets is afflicted with vague and nebulous writing.

I realise the attraction of generic statements of intent in a policy document such as this. But in the end a designer has to work within a framework of explicit and understandable rules. People need to see what those rules are before they can voice their approval, or otherwise. If the intention is truly to listen to the opinions of the populous, and to get them to embrace a new Scheme, then that can only come by properly informing the people of exactly what is intended. And by making the text detailed and clear enough that what we get in the end is indeed what was intended.

Comment:

Amendment 49 contains clear, unambiguous requirements, such as the 'permitted' building heights and building setback requirements. Amendment 49 also contains more subjective terms deliberately to incorporate some flexibility into the provision, eg. '*Land uses at ground level ... shall contribute to generating interest and activity within the adjacent public realm*'. This is a deliberate approach to ensure that there is flexibility for the applicant and Council to consider alternative methods to achieve the objective. The same approach applies for the formulation and application of the discretionary criteria for the 'additional' building height. For further discussion, refer to the report section on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

Vacancy Rates

If the problem is perceived to be vacant floor space within the Town, as stated in the background to the General Information Sheet, then the answer is not to build new buildings. It is to start by effectively and imaginatively using the floor space that already exists. If there are reasons for the current underutilization, then address them. Perhaps some approved uses need to be changed or expanded to encourage other uses in the vacant spaces.

Maybe some landlords need to be encouraged to make use of what exists, rather

than waiting for the chance to make a killing by selling up or demolishing and redeveloping an underperforming asset. I advocate a carrot and stick approach, with penalties for not keeping up with maintenance and rewards for innovative and interesting uses of existing building stock. Council could perhaps reduce rates for owners who are working to improve the City. Maybe the reduction could be linked to overall economic performance.

Certainly many commercial tenants are complaining about excessive rents being asked. While one would expect a tenant to say this, Council should bear in mind the effect of Western Australia's "two speed economy". Owners can see the amount of cash flowing through parts of the economy, and rightly want to get some of it themselves. Unfortunately, most small businesses are not benefitting from the boom, and while seeing record profits from mining and banking on the business news might make landlords aspire to emulate their performance, the reality is that retail in Fremantle can't support those sorts of return on investment. So Council has to step in, to moderate the invisible hand of the market in order to produce a wanted social outcome.

Comment:

Refer to the 'background' section of the report for discussion on the working groups' methods and findings.

Submission noted. No modification to the Amendment is recommended.

Built Form

Information Sheet 03 on Built Form seems to be wholly devoted to the issue of height. While this is important, it is not the only issue to be addressed in considering the built form of Fremantle now and for the future. Height in and of itself is more or less irrelevant. What we need are good buildings. Great even. Something that people will hesitate to knock over in 25 or 50 years time.

Bulk, appropriate scale and surface treatment are all as important as height, maybe more so. This is not to say that getting the height right is not important; just that there are other things to consider as well. Design quality is the chief among them.

Fremantle is well provide with a Design Advisory Council, who have the professional training and experience to advise on the fraught topic of good and appropriate design.

But Council is proposing to "give due regard" to their advice. These are weasel words. What is due regard? Whatever the Council of the day wants it to be. I can understand why Council wants to give itself the leeway to approve just about anything, if Councillors are inclined to give a developer the advantage of their discretion. But that doesn't make it right. Even if the present Council is compose solely of paragons of virtue, probity and good taste, there is not guarantee that future Councils will be.

There need to be much stronger safeguards than "due regard". I realise that a power of veto could not be given to this group. But Council must develop a mechanism to ensure that the advice of the DAC is followed in all but the most exceptional of circumstances. Perhaps Councillors should be prepared to lay their jobs on the line if they wish to vote against advice. Such a vote could trigger a spill of positions and a bye-election for the newly vacant seats before any binding vote of Council was taken. In that way we could be sure that the electors of Fremantle knew who voted against their Advisory Council, and could get a chance to express their approval or otherwise of that vote.

On the subject of height, Information Sheet 02 appears to contradict itself. The text

suggests that the discretionary extra two stories must be within an envelope that is not visible from the adjacent streets, as it should. But the figure on page 4 (possibly fig 2, it is not numbered) clearly shows the new discretionary envelope to run straight up from the street, with no setback at height. This needs to be cleared up and an unambiguous statement of intent given.

Comment:

Refer to the report discussion on 'building height' and 'design', particularly the recommended modifications relating to the Design Advisory Committee.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

Sustainability

Reduce, Reuse, Recycle is the mantra of sustainability, and that applies to our built environment as well. I do not agree that the most sustainable building is always the one that is there already – after all, many older buildings are very energy inefficient. But in the vast majority of cases refitting, repurposing or renovating an existing building is far more energy efficient and environmentally responsible. But it can seem (and often be) harder. There is an attraction to starting with a clean site, and architects and developers feel it. So again, Council needs to provide a mechanism to encourage a desirable social outcome. Make it easy to renovate and harder to demolish & build. Reward imaginative reuse and repurposing. Develop design guidelines that make explicit the need to extend what we already have, rather than wipe it away.

Fremantle should be at the forefront of sustainable and energy efficient design. We are a low lying port city, in an already rain poor area of the world. The changes that we are wreaking on the Earth's climate will all be detrimental to our Town. On our own we can't stop them, but we need to make a principled stand and to do what we can. Fremantle should be demanding the highest level of energy efficiency and the lowest environmental impact that we can achieve. More disposable building that our children will want to demolish in 20 to 50 years time is not the way to do this.

Comment:

There are occasions where a re-fit of a building makes economic sense, for example the recent approval for the Myer building. However there are also occasions where the design of the existing building is simply incompatible with current building trends, requirements and regulations.

One of the discretionary criteria for 'additional' building height requires the development to demonstrate 'best practice in environmentally sustainable design'. For development that isn't seeking 'additional' building height, the City's current local planning policy 2.13 requires major development to meet a minimum 4 star Green Star rating or equivalent.

Submission noted. No modifications to the Amendment are recommended.

Cultural and Aesthetic Issues

The General Information Sheet asserts that the proposed sites are OK to build tower blocks on because: "... and the Meyer Building – each being 1960s to 1980s developments that have limited cultural significance" (pg 3). It was exactly that attitude in the 1970s that robbed us of the buildings of the 1920s in Perth and Fremantle. I contend that the Meyer building at least has great cultural significance in Fremantle. At least as much as a West End warehouse had in the 1950s. Just

because current aesthetic standards call it old fashioned or even ugly is no guide to the merit of the building.
Even the buildings that are acceptable culturally significant do not seem to be spared in this proposed amendment. The Town Hall, St John's Church, Victoria Hall and the Railway Station are all buildings that are widely considered as aesthetically and culturally significant. But the proposed amendments will allow very tall and potentially bulky buildings to dominate these icons. Any new developments on the proposed sites need to respect the existing built environment and these buildings in particular. That means there need to be rules governing the façade and setback facing these buildings in addition to the general rules. Large buildings should work up to their peak, stepping down towards existing significant buildings to acknowledge their prior presence. New developments need to articulate into the existing streetscape and skyline around significant sites, not impose their own aesthetic.

Comment:

The Myer building has not been recognised as being of cultural heritage significance by the City, the Heritage Council or the National Trust. Whilst some persons may be of the view that the building is of cultural significance, the current status is that is not recognised as such.

Refer to report discussion on 'design'.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 152 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>The proposed high rise zoned area can easily become precedent for the remainder of Fremantle. This City has a human scale environment. This is the major advantage which distinguishes itself from Perth and many other similar Cities. Increased density and a vital environment does not have to be Fremantle Hospital, Johnson Court, Arundel Court or boxes in backyards to rent out to short term overnigheters who love to party and do not positively contribute to the City.</i> | |
| Comment: Refer to report discussion on 'building height'. Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 153 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I do not believe that high rise is appropriate for Fremantle. It will change its character.</i> | |
| Comment: Refer to report discussion on 'building height'. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|--|------------------------|
| 154 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>High rise buildings will not interact with the established heritage buildings. If developers required to 're vitalise' they could renovate derelict properties such as the 'Fort Knox' building or even the old power station. I definitely oppose any zone changes that would effect any household or business in Fremantle.</i> | |
| Comment: Refer to report discussion on 'building height'. | |
| The 'Fort Knox' building has a valid planning approval to redevelop with some works having commenced on the site. The South Fremantle Power Station is owned by the State Government and outside the planning jurisdiction of the City of Fremantle. | |
| Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 155 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>1. Proposed Area included in Draft Planning Scheme Amendment The area proposed is concentrated in one area, all proposed sites adjoining one another, this is likely to result in undesirable 'Lego Land' type developments similar to those seen in Subiaco Central and Cockburn Central, with no soul, heart or character. This type of development does not encourage a community spirit and should be avoided. Glass, concrete and 'young professionals' already have plenty of areas in other Perth suburbs, surely Fremantle does not need to follow this path. The beauty and uniqueness of Fremantle has been it's community of people embracing alternative lifestyles, art, sustainability, this should be the foundation of developments into the future, not just additional volume.</i> | |

2. Encourage Development for Communities

Do any of the guidelines include requirement or encouragement for residential developments that build a community, I couldn't find any. How about communal living developments, or including communal gardens? This would be more in line with the Fremantle the locals know and enjoy.

3. Supposed need for additional Residential developments

The Land Use graphs show that between 1990 and 2007, Residential land use increased by perhaps 25%, obviously more residents alone cannot revitalise the city.

4. Alternative 'Revitalisers'

a. There has always been a focus on the Cappuccino strip and the Fremantle Markets for much of the Council's marketing of the city, these areas need no more promotion. What is needed is more marketing and support of events away from these areas - the King's Square markets should be encouraged to occur as often as possible, the colour and vibrancy encourage visitors to spend more time, and money. They support the existing Fremantle and C Shed markets rather than being in competition. Festivals, such as the Street Performers Festival, should expand into new areas - properly supported by marketing and facilities (e.g. shade!).

b. A properly run information booth at the Train Station, especially during events such as the Fremantle Festival and the ISAF 2011. It's not enough to just provide a brochure. What about some suggestion on what is happening 'today' ... a map with suggestions highlighted. Knowledgeable staff who can give some detail on the activities offered. I was in Fremantle on Saturday 3 December - no one seemed to know that the Norfolk Lanes Festival was on. What about banners and signs pointing to the days activities? Construction road signs on the approach to the city are all very well, but then what...?

Comment:

1. The Amendment area sites were identified as being capable of supporting new development. Generally these sites are within the eastern portion of the city central area.

2. Multiple dwelling development requires communal living areas under the R-Codes. Nevertheless, it is not the intention of the Amendment to create communal living developments.

3. The residential population within the City is currently at about 830 persons. This is far less than the required population considered to sustain an activity centre. Under State Planning Policy 4.2, a strategic metropolitan centre should have a 'desirable' density of R30-R45. The targets adopted by the working group (increase residential population to 3,320) are at the lower end of the 'desirable' density figure from SPP4.2.

4. The City engages and facilitates in various other forms of community events. These efforts will continue irrespective of the outcome of Amendment 49.

Submission noted. No modifications to the Amendment are recommended.

| | | |
|--|------------------------|--|
| 156 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| <p>Submission:</p> <p><i>Point 1. <u>Survey and analysis:</u> Sections of the City Centre Zone are selected for rezoning to City Centre and Additional Use Bonuses. There is no survey of all lots/blocks in the CC Zone to establish which should be included. For comparison, the "Fremantle Malls" northwest of G is allow amenity area which is centrally located and should be considered for development bonuses, As the two storey cream brick structure houses some of the most rundown commercial uses in the CC Zone. Its adjacent parking area is selected: G "corner of Spicer St and Henderson St" (heritage listed). If the owner of this land chooses to redevelop, and presumably still house to house the parking bays therein, this begs the question, why should Fremantle Malls not be redeveloped & house its own parking? Any Scheme Review is expected to pointscore the capability, suitability and accessibility of each lot/block and rate their development potential accordingly. The survey and analysis is ad hoc.</i></p> | | |
| <p>Comment:</p> <p>The Amendment area sites were identified as being capable of supporting new development. The Fremantle Malls was not selected as it exhibits relatively recent development.</p> <p>Submission noted. No modifications to the Amendment are recommended.</p> | | |
| <p><i>Point 2. <u>Survey and analysis/hidden betterment objectives:</u> The survey and analysis is ad hoc. Betterment proposals are not explicit.</i></p> <p><i>Sections of the City Centre Zone are selected for rezoning to City Centre and Additional Use Bonuses. There is no survey of all lots/blocks in the CC Zone to establish which should be included. The inclusion of Area 2, currently a private "pay to enter" carpark, does not assess its suitability and capability. Its accessibility is very high, except from the west. Its location would support it becoming a town square/piazza surrounded by two or three storey mixed use development as an interface to adjacent Wesley Church, quality townscape, but Wesley arcade is not selected for development bonuses. The Amd Report claims that selected development sites do not impact nor abut Heritage sites...Area 2 certainly does. To grant development bonuses for 21 metre tall building height does not integrate it to Wesley Church. A spot rezoning would have to determine the exact footprint for the building on Area 2 to ensure good pedestrian links between Area 2 and the adjacent heritage site, depicting overshadowing and relative scale. The proposal seeks betterment from any future development: land for road widening from the frontage to Queen Street. This implies 'bus routes will always be utilising Queen Street..why not be forthcoming about the rationale to widen Queen Street? The orthodox 'bus route for any form of peninsula is around the perimeter, namely Marine Tce, Cliff and Mouat paired, along Phillimore/Elder and Beach, with parallel intermodal interchange along the train station, at grade. This would integrate transport planning consistent with 1.6.1(o). Betterment would be improved if Area 2 gave up land for a piazza/town square at its northeastern front, to complement a town square in front of Rail Station currently dominated by pedestrian obstructions and a terrible situation for 'bus drivers, they must stop for pedestrians on a zebra crossing on Elder Place, again at a zebra crossing amongst the pedestrian labyrinth in front of the station.</i></p> | | |

The proposal for Area 2 is inconsistent with LPS No4.Aims 1.6(l) (o) and (s) and Objectives of the Zones (b) (iii). The Amendment should be refused until it attains the high standards expected for individual 'spot' rezonings. It will not achieve a good result for pivotal Area 2.

Comment:

Wesley Arcade was not selected as it is currently undergoing an extensive re-fit, and given the close proximity to the heritage listed Wesley Church, it was considered the existing provisions of the Scheme were sufficient.

Bus routes already use Queen St. The reasoning for the road reserve widening is that this portion is narrowest section of Queen St and widening the reserve would enable better traffic and pedestrian facilities (wider footpaths, bicycle lanes etc).

Amendment 49 is considered broadly consistent with the above mentioned aims of the Scheme, where those aims are applicable. There are provisions aimed at reducing private vehicle use and provisions aimed at providing good pedestrian and universal access. Refer also to the recommended design principles to be included in the Scheme.

Submission noted. No modifications to the Amendment are recommended.

Point 3. Survey and Analysis:

The survey and analysis is ad hoc.

The selection of Area 1 ahead of other sections of the CC Zone, and derelict parts of the Mixed Use Zone to the north, is evidence of incomplete survey and analysis.

Sections of the City Centre Zone are selected for rezoning to City Centre and Additional Use Bonuses. Area 1 Woolstores is selected without a suitability and capability analysis. This new building is one of few which blends into the Phillimore/Elder/Beach streets streetscape, an issue completely overlooked in the Amd Report and text. Would the WAPC and Hon Minister approve a Scheme Review of central Perth which turned its back on St George's Tce, a Scheme Review of central Albany which neglected the impact on Stirling Terrace? Never. The main road into Fremantle, for the future, and the one with the best streetscape, is Phillimore/Elder/Beach. Whilst the service delivery area is visually polluting, this could be screened by landscaping without demolition. The aims of the Amd to get an arcade/walkway through the Woolstores development on a NW/SE access is consistent with Scheme objectives and CC Zone objectives, however to provide development bonuses (for the one recent development which is complementary in scale and design to the magnificent boulevard) just to obtain an arcade is the opposite of sustainability. The lack of northern orientation of the Woolstore: CofF (sic) permitted it, or perhaps insisted it, to back onto the best street in Freo, is fixable by minor development of the existing building. To knock down a perfectly functional building for the sake of obtaining and arcade through it is inconsistent with 1.6.1 (k) and 4.2.1(b) (i).

Comment:

Refer to the report discussion on 'design', particularly the recommended inclusion of the design principles into the Scheme.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

Point 4: Sub-standard Scheme Amendment drafting

The wording of Scheme Text proposals are inexact and open to discretionary interpretation.

"Exceptional Design Criteria" "distinctive architecture" "interesting"

The use of these terms in the Text is poor drafting. What the Council considers exceptional is only guided by the photographs on "Information Sheet 03" which is NOT part of they (sic) text.

The central area of Fremantle is too important to leave to the capricious vagaries of three different planning authorities. An ODP is always required for Residential Development Zones, all over W.A.

The City Centre deserves a three-dimensional ODP to depict exactly how each new structures will eventuate. Council's existing LPS No.4 Aims and Objectives for each zone, plus multiple subservient policies, promote best practice design, yet we have seen Landcorp's quite unexceptional block of flats at North Fremantle Station, very ordinary design of new carparks and shops in Collie Street, etc etc.

A subsequent Development Application (DA) which looks like those superimposed on "Sheet 03" Cantonment Street and Adelaide Street will presumably be accepted as interesting, distinctive and exceptional by Council. At appeals stage, SAT may decide something else is interesting, distinctive or exceptional. (SAT allows any residential appeal in the State's Residential zone, if the applicant meets the minimum Acceptable Development provisions...all the design for climate objectives on p. 33 of the R Codes are just 'filler' according to SAT, so a building only has to stand up to be distinctive to them). If an applicant decides their DA should be dealt with by a DAP, its members will have their opinions, and approve other designs. This is very poor Scheme design by CofA (sic), which employs many planners and urban designers, (although you wouldn't think so reading Amd 49.)

Comment:

Refer to report discussion on 'design'.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

Point 5. Betterment objectives: Phillimore/Elder/Beach Streets

The survey and analysis is ad hoc. Betterment proposals are not explicit.

Sections of the City Centre Zone are selected for rezoning to City Centre and Additional Use Bonuses. Adjacent Mixed Use zone (which encourages Residential uses under 4.2.1 (e) (i); to the northeast of the CC zone, is similarly close to rail station and logical 'bus routes of the future, and is highly capable of redevelopment to meet those objectives. The streetscape of this arterial road is far less amenable than it should be. The proposed Text requires the lots fronting Queen St to relinquish land for road widening. Section 184 of the P&d Act does permit betterment. It would be more constant with the Act to have all lots endowed with development bonuses to be subject to Betterment. The funds could be used for a comprehensive program to improve access: Beach street south of the James St intersection (which deserves a roundabout), realignment of the road beside the rail line,

extension of Pioneer Park and trees along its south side, and consequent widening of the verge/footpaths along north facing properties. Mixed uses in those lots could benefit from potential "cafe strip" surveying the port and passing ships. Such townscape/public realm improvement/Local Area Improvement Scheme would be expected in any inner city Scheme review in Sydney, Launceston or Hobart....why is Fremantle ignoring its best north facing development opportunity?

The existing 5 storey development opposite the Australia Tavern at corner of Beach Street and Parry St is a model of height and design which would be respectful of the beautiful buildings in Phillimore street further south. It could be a model of what is "distinctive" and desirable.

The proposal for Areas 1 and 4 should be extended to adjacent blocks in Mixed Use Zone to the northeast as far as James St. It is inconsistent with LPS No4.Aims 1.6(i) (f) and (o) and Objectives of the Zones City Centre (b) (i) and Mixed Use(e) (ii) to leave them out. The Amendment should be refused until it attains the high standards expected for individual 'spot' rezonings. It will not achieve a good result for pivotal Area 1, nor the related areas to the north mysteriously left out of the proposal.

Comment:

Future structure planning to be undertaken with the Fremantle Union will investigate ways to improve accessibility within the City, including how better to link the Port area to the city centre. These broader initiatives are outside the scope of the current Amendment.

The Elders Woolstores site is subject to discussions between the City and landowner about future redevelopment. The sites north of Parry St are part of the East End Amendment area.

Submission noted. No modification to the Amendment is recommended.

Point 6. Heritage Site included: Planning Blight Area 6b

The survey and analysis is ad hoc. Sections of the City Centre Zone are selected for rezoning to City Centre and Additional Use Bonuses. Heritage lots with existing good quality structures must not be included. Including 19-25 Point Street described as "intact row of two storey terrace houses" is inconsistent with 1.6.1 (c) (f) and (v) and with 4.2.1 (b) (iii).

The proposal for Area 6b is inconsistent with LPS No4.Aims 1.6(c) (f) and (v) and Objectives of the Zones 4.2.1 (b) (iii). The Amendment should be refused until it attains the high standards expected for individual 'spot' rezonings. It will not achieve a good result for Area 6b.

Comment:

Refer to the report discussion on 'building height'.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

Point 7 Transit Oriented Development and City vitality, growth

The aims of the Amendment include revitalisation of City centre with more people.

The train only goes both tom (sic) Perth. Freo's hinterland is mostly to the south, new

*stations at Hamilton Hill and Bibra Lake are essential for those who live in City Centre to get to work there, and residents in this hinterland to get to Freo.
The development is not T.O.D. without a through line to Freo hinterland.*

Comment:

Public transport is outside the scope of the current Amendment. The Amendment sites are all within 800m of the train station which is considered to be a walkable distance.

Submission noted. No modifications to the Amendment are recommended.

Point 8 P.O.S. Audit

The aims of the Amendment include revitalisation of City centre with more people. The existing P.O.S. has not been audited as part of the Amendment. This would be required with any similar proposal in any other part of the State. The Council must satisfy this orthodox planning requirement prior to the rezoning of CC zone to include development bonuses. The amendment is poor in relation to planning for children's active open space requirements. Pioneer Park is small, and cannot accommodate active child play areas. Any audit would require its extension. Inconsistent with 1.6.1 (b) (e) and (g). How can the Hon .Minister approve Fremantle's proposal when every other town in WA must satisfy this requirement?

Comment:

It is not a requirement to audit the existing public open space as part of a local planning scheme amendment that essentially changes the development standards on a select number of sites.

Submission noted. No modifications to the Amendment are recommended.

| | |
|--|------------------------|
| 157 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>Site 7 on the Fremantle Scheme Amendment 49 has a proposed new height limit of 17.5m, with a possible extension to 21m based on a good design proposal.</i></p> <p><i>The site is the direct neighbour to the historic Fabrik and Joyce Factory residential strata groups. These buildings are a maximum of three levels high, but are principally two storey dwellings with communal courtyards.</i></p> <p><i>Site 7 is essentially the only site in Amendment 49 that is adjacent to a low rise residential development. The inevitable overlooking issues and visual impact produced by a 17.5m – 21m high development adjacent to these two courtyard developments is unacceptable to the owners and occupiers and I strongly encourage the Planning Department to place a maximum height of 14m on Site 7.</i></p> | |
| Comment: | |
| <p>Refer to the report discussion on 'building height'.</p> <p>Submission noted. Modifications to the building height provisions of Amendment 49 are recommended.</p> | |

| | | |
|---|------------------------|--|
| 158 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| <p>Submission:</p> <p><i>I commend the Council for embracing the need to reinvigorate the city centre of Fremantle I welcome more residents and businesses into the inner city I support mixed use high density redevelopment of selected sites I urge Council to take a leaf out of cities such as Copenhagen by reducing the emphasis upon private motor vehicles in favour of increased bicycle access and public transport. Where parking for private vehicles is needed, a shift towards underground parking (despite cost challenges) will pay off in the longer term, both aesthetically and commercially.</i></p> <ul style="list-style-type: none"> • <i>While on the subject of parking, Council could be more creative in encouraging shoppers by (for example) providing for a free first hour (as does Subiaco in certain car parks).</i> <p><i>Emotions have run hot over building heights. Many of these concerns may well dissipate if future redevelopment contains bold yet sensitive architecture – where the use of setbacks, open space, and green areas is congruent with building design, colour schemes and building materials</i></p> <p><i>Having said that, I have a personal aversion to residential high-rise over 5 stories (whether the result is Johnson Court or Crawley Towers). Studies have come out that question the effect of high rise on human health and wellbeing while others take issue with the claim that high rise can be energy and cost efficient. Below is an extract from a February 2011 article written by Lynne Blundell in an online newspaper, The Fifth Estate [see http://www.thefifthestate.com.au/archives/20345].</i></p> <p><i>“.....as urbanisation rates explode around the globe, governments and urban planners increasingly see more high-rise as the answer to reducing urban sprawl and creating more sustainable cities. Australia is no exception with both federal and state government policy targeting high density development, particularly along transport nodes.</i></p> <p><i>But questions are being raised about the sustainability of this approach – questions about the amount of energy used by tall buildings and the energy embodied in their materials through to the social impacts of living and working in them. If high-rise is the way we are heading we need to do it much better say researchers.</i></p> <p><i>Green Building Council of Australia and World Green Building Council chair, Tony Arnel, challenged the high density vision for our cities when he told the G'Day Conference in the US recently that high-rise buildings were not more sustainable than the suburban home.</i></p> <p><i>Arnel, who is also Victorian Building Commissioner, quoted an Allen Consulting report done for the Victorian Building Commission that has found there is “no conclusive evidence that vertical living was more sustainable than conventional homes.”</i></p> <p><i>The study, says Arnel, suggests buildings above three storeys begin to use more energy due to the need for lighting in common areas, lifts, security and the lifestyle of residents. Certainly this is backed up by our earlier story where we reported that a NSW Energy Australia study found a high-rise apartment uses 30 per cent more power than a typical detached house, much of it in common areas such as foyers and car parks. On the question of water use, Sydney Water statistics show multi-unit dwellings account for 14.3</i></p> | | |

per cent of Sydney Water's consumption compared to 45.7 for single dwellings
A recent energy and water audit by Willoughby Council of the common areas in 25 Sydney multi-unit buildings showed that high-rise buildings generated four times as much CO2 as villas/townhouses and three times as much as low and medium-rise buildings. The council undertook the audits as part of its Climate Clever Apartments program and the buildings included townhouses and low, medium and high-rise apartment buildings....."

Apart from health and sustainability issues we might also ask whether high rise leads to social exclusion or can it promote social connectiveness? Considerable research exists in this area. A paper by C. Henderson-Wilson given to the 2008 Australasian Housing Researchers Conference covers this ground (and is a good source of references). This is an area councillors may wish to ponder.

Finally, unlike a certain newspaper, I am appreciative of Council's effort to engage the community. I attended both the Victoria Hall presentation and the walk around the site. Many who have voiced strong opinions did not appear to be present on either occasion. On top of this, the Information Sheets and other publicity have given residents and ratepayers ample opportunity to have their two bob's worth. Fremantle is worthy of a change and I am confident the impetus behind the Scheme Amendment has the potential to evolve into a more dynamic and people-friendly inner city.

Comment:

Amendment 49 contains 'incentive' provisions aimed at encouraging public transport use and reducing the number of private vehicles within the city centre. Refer to the report discussion on 'parking'.

Refer to report discussion on 'building height' and 'design'.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 159 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I fully support the general theme of the amendment. The City Centre should contain as much Office space as possible above all else, several stories perhaps up to 10 with parking and shop at ground floor level. Single developments should contain sufficient m² area to attract larger companies and govt departments. Office workers make a valuable contribution to the local economy.</i></p> | |
| <p>Comment: Refer to report discussion on 'office'.</p> <p>Submission noted. No modifications to the Amendment are recommended.</p> | |

| | |
|--|---------------------------------|
| 160 | Shelter WA |
| Subject of submission: | Organisation/Association |
| Address of property affected by Amendment: | Nil |
| <p>Submission: Shelter WA <i>Shelter WA is an independent community based organisation committed to the principle of accessible, affordable, appropriate and secure housing for every person. Shelter WA focuses on people who have low incomes or who are otherwise disadvantaged in the housing market. This includes people who are homeless or who are at risk of homelessness. Our role is to give an informed voice on housing policy issues based on sound research, close collaboration and consultation with housing consumers and community based organisations working with housing and related issues. We promote housing options for people on low incomes, including social housing (public housing and community housing), affordable housing provided through the private sector and affordable home ownership.</i></p> <p>Introduction <i>Shelter WA recognises that planning plays a central role in the supply and availability of affordable housing. Clear planning mechanisms are needed to ensure that increased supply is affordable for low and moderate income households. Without specific provisions for additional dwellings to target these households, we run the risk of increasing density without increasing the social and economic mix needed for the health and vitality of our communities.</i></p> <p><i>Long term residents, families and generations who remain stable in a location over a long period of time have many benefits for communities and local regions. Diverse dwelling types and sufficient affordable housing options across all tenures (i.e. home-ownership, private rentals, social housing, crisis and supported accommodation) are required to accommodate people at different points in their lives or 'housing careers'.</i></p> | |

As the population of Perth increases, affordable housing will be needed for a range of household types and sizes. Key workers, including nurses, police officers and teachers, as well as tradespeople, shop assistants and hairdressers need affordable housing close to where they work. Households with complex housing needs such as a child with a disability or responsibility for in-home care provision to frail older relatives also require some place to live that is safe, well-located, in close proximity to health services and affordable. Similarly, ageing parents caring for an adult child with disabilities, a parent with children seeking to rebuild their lives after a relationship break-down or following domestic violence all need safe and secure accommodation. These families are unlikely to be able to find appropriate and affordable accommodation near essential services or adequate public transport in the current private rental market.

Local governments can use specific planning mechanisms to facilitate the development of affordable housing within their jurisdictions.

In this submission Shelter WA will refer to proposed initiatives as outlined in the City of Fremantle Strategic Plan 2010-15 and the Planning Scheme Amendment No.49.

Shelter WA welcomes the opportunity to comment on Fremantle City Central Urban Renewal Planning Scheme Amendment No. 49 in relation to the City of Fremantle's Strategic Plan 2010–2015.

Shelter WA supports the City's Strategic imperative for Urban Renewal & Integration and its aim to develop an "affordable and diverse housing policy" over the next three years. The strategy's aim for "more affordable and diverse (mixed use) housing for a changing and growing population" is commended for increasing housing diversity, removing barriers to the provision of affordable housing, and increasing density close to public transportation and other amenities.

Absence of Inclusionary Zoning in LPS 4 Amendment No 49

The Fremantle City Central Urban Renewal Planning Scheme Amendment No.49 requires further proactive measures to facilitate and encourage the provision of affordable housing, particularly in the Fremantle City Central Urban selected sites.

Given the decreasing inner city population (830 residents) and the City's goal to increase to 3,300 residents – "residential density in the city centre is about half what it is in Fremantle suburbs" Shelter WA urges the Council to increase residential allocation of affordable housing to 15% and consider include inclusionary zoning? (LPS4 Scheme Amendment Report p.3)

"The amendment proposes that 10 per cent of the total residential net lettable area be provided as „low income housing" as one of the performance criteria for additional discretionary building height." LPS4 Scheme Amendment Report p.11

The WA Department of Housing's Affordable Housing Strategy 2010-2020: Opening Doors to Affordable Housing recommends "Placing a minimum 15% affordable housing quota on all government land and housing developments to be targeted to low-to-moderate income households. (p10. AHS)

Whilst Shelter WA understands the “Council’s target to achieve Primary Centre status under the WAPC’s Directions 2031 strategy” by aiming to achieve “an additional 70,00sqm of office net lettable area within the city” we urge Council to also articulate what percentage of the total dwellings will actually be set aside for affordable housing options.

Discretionary additional height (p.12) Clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements)

Local Planning Scheme No. 4 Amendment No. 49 is to be acknowledged for the initiative of the City in expanding residential and density zoning within this site. The City of Fremantle Strategic Plan 2010-15, and Policy SG47 – diverse and Affordable Housing Policy, state the City’s intentions of responding to housing affordability issues within the City, and increasing the amount of affordable and diverse housing options. However, the only reference to affordable housing allocation within the proposed Amendment No. 49 occurs in Clause 12.12 Schedule 12, which relates to discretionary additional height conditional approvals. We would urge Council to consider increasing the allotment of low income housing from 10% to 15% and adopt the recommendations as outlined in the Department of Housing’s fact sheet for local government

(<http://www.housing.wa.gov.au/aboutus/aboutthedept/StrategicDirection/Pages/default.aspx>).

It would also be useful to define what is meant by “low income housing”, and whether it is intended for purchase or rental. Furthermore, it would be helpful to outline how it will be maintained as low income housing in perpetuity, and how it will be managed in order that it is of benefit to low-moderate income individuals or families.

In addition to providing incentives to developers to build more affordable housing, as proposed in Amendment No. 49, there are several mechanisms that Local Government Authorities can adopt to ensure the affordable housing needs of its populations will be met. For instance, inclusionary zoning, whereby a portion of new units (15%) in a specified area or in developments with a specified number of units must be reserved as affordable housing. This can be done in a number of ways, for instance in partnership with community housing providers and/or in partnership with the Department of Housing through cost price sale to those government or non-government growth providers.

CITY OF FREMANTLE STRATEGIC PLAN 2010-2015 - Development of a City of Fremantle Affordable Housing Policy

Shelter WA supports the development of an Affordable and Diverse Housing Policy as outlined in the City of Fremantle Strategic Plan 2010-2015 page 8.

Shelter WA has extensive experience in research and policy, and valuable resources which can support Council in the process of developing its Affordable Housing Strategy. We look forward to the opportunity to collaborate and provide feedback during the consultation process.

We would suggest it may be advantageous to expedite the development of the City of Fremantle’s Affordable and Diverse Housing Policy, given State land use and planning amendments currently under way in response to the WA Government State Affordable Housing Strategy 2010-2020.

CONCLUSION

Shelter WA commends the City of Fremantle for its vision in expanding its use of residential zoning in the proposed Amendment No. 49. As outlined in the submission above, however, Shelter WA would suggest a further extension of the planned amendments to increase the site's allocation for affordable and low income housing.

The City's intention to develop a local Affordable and Diverse Housing Strategy is also to be commended. Shelter WA supports the City's efforts and encourages them. The development of an Affordable Housing Strategy will provide the direction required to ensure affordable housing is a key feature in the future planning of the City of Fremantle. It also provides a clear message to developers and the public that affordable housing is a necessary component to the health and vitality of the future of the City of Fremantle.

Our communities are stronger when everyone is able to access housing which is safe, secure, and affordable.

Comment:

Refer to report discussion on 'low income housing'.

Submission noted. Modifications to the 'low income housing' provisions of Amendment 49 are recommended.

| | |
|--|------------------------|
| 161 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>I am a final year architecture student close to graduating and I have been working parttime for architects in Fremantle over the past 3 years. Additionally, I am a young person working, recreating, shopping and living in Fremantle. This background has given me an understanding of the shortcomings and successes of the port city. Through my studies, work and personal research in the field of architecture and urban design I see examples from all over the world of thriving cities and urban centres, and the role that architecture plays in this. I am most keen that my home town develops in a similar way.</i></p> <p><i>I am concerned and frustrated about the port city in its current state. These concerns are:</i></p> <ul style="list-style-type: none"> <i>- The lack of people out and about in Fremantle, particularly in places such as the West End, this affects the atmosphere and liveliness of the place, and limits the number and range of shops, cafes, bars, cultural facilities etc</i> <i>- The lack of small bars and decent, affordable places to eat.</i> <i>- The affordability of housing in Fremantle makes it difficult for young people to inhabit central areas, this makes it harder for them to access public transport, and to enjoy the pubs, cafes and other public amenities.</i> <i>- The disregard or lack of understanding towards how architects contribute to the built environment. Architects are held in much higher regard in places such as Europe, and the result seems to be quality in architecture, urban centres and cities.</i> <p><i>Below are the concerns, or rather the aspects of the City Centre proposal I believe need</i></p> | |

the most attention when it comes to designing any new development.

- *Increase in population in the immediate Fremantle area is crucial for injecting life and activity into the port city during the day and evening, it will mean the businesses and public amenities will thrive.*
- *Diversity in housing typology, demographics and affordability is key for a successful urban centre. In my experience, friends who either study or are working have found it difficult finding an affordable place to live in the area, often they are pushed to the outskirts of Fremantle where they are further away from public transport and shops.*
- *The success of urban centres is directly linked to medium/high density, when we think of any successful European urban centre, its density is high and it is alive with people, so in other words, the density is the thing that makes the place a success. For too long in Perth density has been viewed as a negative. And in Fremantle, density is often seen as a threat to the 'character' of the place, even though it is precisely the increase in density that created the character in the first place!*
- *The success of any new development will largely depend on the quality of new architecture. Too often in Perth new buildings lack the quality and interest of those found elsewhere in the world. Consultation with innovative architects, urban designers and the like through arenas such as "ideas" competitions could be beneficial. Lessons should also come from architecture in places such as The Netherlands, where buildings of often ordinary function, are pleasurable or even exciting to inhabit, use and look at.*
- *The advertising of proposals such as this one are directed to the public, particularly those who use or occupy Fremantle, which is obviously appropriate. However I think it should also be directly advertised to faculties at universities whose field is related to the proposal, such as the architecture faculty at UWA. This means it is more likely that student and professionals working there will provide quality feedback to Fremantle council.*

In summary, I support the increase in density and new development in Fremantle, however I am concerned about the resulting built form and I hope there is wide and varied consultation and employment of professionals that work in fields related to the proposal. I look forward to the improvement of Fremantle.

Comment:

Submission noted. No modifications to the Amendment are recommended.

The Amendment was advertised in local and state newspapers as well as mailed to key agencies and organisations. The City acknowledges the suggestion to advertise amendments to educational establishments such as UWA and will consider this for future planning initiatives.

| | |
|---|------------------------|
| 162 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>Site 7 on the Fremantle Scheme Amendment 49 has a proposed new height limit of 17.5m, with a possible extension to 21m based on a good design proposal.</i></p> <p><i>This site is the direct neighbour to the historic Fabrik and Joyce Factory residential strata groups in which I am an owner/resident. These buildings are a maximum of three levels</i></p> | |

*high, but are principally two storey dwellings with communal courtyards.
Site 7 is essentially the only site in Amendment 49 that is adjacent to a low rise residential development. The inevitable overlooking issues and visual impact produced by a 17.5m - 21m high development adjacent to these two courtyard developments is unacceptable to the owners and occupiers and I strongly encourage the Planning Department to place a maximum height limit of 14m on Site 7.*

Comment:

Refer to the report discussion on 'building height' and 'heritage'.

Submission noted. Modifications to the building height provisions of Amendment 49 are recommended.

| | |
|---|------------------------|
| 163 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I support the move for increased density and height for Fremantle for the areas stipulated in Amendment 49. Having lived in many successful and bustling European cities, it is an educated and sensible direction for a progressive city to take if it is keen on surviving in an ever changing world.</i></p> <p><i>The only concern I have is in the quality of buildings and assessment in order to gain the extra height. Today we have proactive, intelligent Councillors and hopefully a good panel of assessors (DAP). But what if it changes? We need to put in place now a strong policy to make the quality of the development paramount. The quality of architects, builders and developers to ensure the best buildings, which will hopefully, this time, stand the test of time.</i></p> <p><i>With this, Fremantle will prosper today and into the future.</i></p> | |
| Comment: | |
| Refer to report discussion on 'design'. | |
| Submission noted. Modifications to the 'design' provisions of the Amendment are recommended. | |

| | |
|---|------------------------|
| 164 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>As a long-time Fremantle resident and ratepayer, I have lived worked and played in Fremantle for thirty years and like many in our community have strongly participated in local civic matters. I value the opportunity of the extended consultation phase to adequately deal with the complex matters of this major local scheme amendment proposal for our City's future. Though my comment is necessarily limited, as is the case for most community commentators, by lack of capacity to articulate the matters in an area of considerable expertise, to this end I have drawn on expert commentary</i></p> | |

for some support.

I do believe increased vibrancy of residential, cultural and commercial sectors can be beneficial to Fremantle's future sustainability and would wish to support the intent of the proposed Scheme Amendment 49 (SA49). However, I have strong concerns that the proposal before us today delivers little certainty for achieving its stated objectives and most importantly has the potential to (inadvertently) achieve instead, a loss of Fremantle's special character built on its 'human scale'.

Fremantle's heritage buildings, public spaces and urban form embody the character and story of today's City adding to the quality of life for workers, visitors and residents alike. The benefits of Fremantle's historic environment are not theoretical but real enhancing the familiar whilst sustaining the sense of place which differentiates Fremantle from other places.

It is said that conservation and sustainable economic growth are complementary objectives and the challenge for Fremantle planners today is to reconcile the need for sustainable economic growth with the need to protect its unique layering of natural and cultural historic environment.

Making places work better means that in Fremantle conservation and sustainable economic growth should be seen as complementary rather than conflicting objectives. Fremantle's heritage buildings, its public spaces and unique urban form already contribute greatly to its attractiveness and this contribution can be further enhanced. Taking a piecemeal approach to revitalisation plans for Fremantle is not the smartest approach whereas taking an integrated holistic approach here would maximise the inherent potentials on offer.

Earlier Council's investment in both physical and the cultural fabric of several assets can be seen to have paid dividends with case studies such as FAC & Moores building pointing today's planners to models for future potential.

Fremantle's Existing Strengths

Fremantle is still a resilient City with existing diversity in the small business sector, a strong educational sector is developing and Fremantle has a stable legal sector and a steady health services sector. Fremantle has experienced sustained growth in a number of areas including the architectural profession and the fashion industry. The existing diversity in these and other such sectors should be supported by Council rather than the current major focus on retail, in a shrinking retail market. Fremantle business leaders need to understand the reality that the old retail model is a diminishing sector and Fremantle needs to move on. Fremantle's economic sustainability has historically been premised on the working Port with movement of people and goods and our community needs to work smarter to promote these unique strengths in our future planning. Proximity to ocean lifestyle and enhanced recognition as a tourist destination associated World Heritage listing are modern additions to the mix. However, fixing the permeability of the intersection points of arrival and embarkation at Quayside, Railway station and Bus port etc is an essential must-do to improve the visitor and resident experience of Fremantle's cityscape.

Comment:

Broader planning initiatives will be pursued by the City, Council and Fremantle Union over the coming 12-24 months through the preparation of a Structure Plan. This work will include addressing the permeability and linkages of the city centre to the railway station and Port area.

Submission noted. No modifications to the Amendment are recommended.

Scheme Amendment 49

The purpose of a scheme amendment is to rectify problems with the existing scheme in this case Local Planning scheme 4 (LPS4). The perceived problems with LPS4 which SA49 seeks to rectify is a lack of enthusiasm by the development industry to invest in Fremantle. It is argued that any particular site has an ideal building envelope when considered in relationship to its location, and that social/business considerations do not alter that ideal. SA49 does not make the case for increased building envelope on planning grounds, rather on commercial and residential vibrancy grounds alone. This may in point of fact be a valid reason to reject SA49 outright, but is at least reason to make good planning procedure the overarching element of SA49 consideration.

Comment:

Refer to the 'background' section of the report.

Submission noted. No modifications to the Amendment are recommended.

Revitalising Fremantle

A major driver for SA49 is predicated on stimulation of business and commercial vibrancy in Fremantle via stimulation of significant growth in availability of residential, retail and office floor-spaces. Effective revitalisation projects elsewhere have succeeded by adopting a more multifaceted comprehensive approach to developing the contextual constituents of vibrancy with people in place as key. An expert report produced during SA49 workshops contends that;

urban design needs to draw together the many strands of place-making - environmental responsibility, social equity and economic viability, for example - into the creation of places of beauty and distinct identity.

and;

successful cities are usually the product of an evolutionary process; in Fremantle this evolutionary process has resulted in its special character and its history being intertwined. What the City has inherited from the past provides the context that largely determines patterns of local life and other factors that make it different from other places.

I support revitalisation (restoration) of central Fremantle as a suitable goal for Council but achieving this will be dependent on achieving high-quality urban places. For that to happen, good quality design principles need to be entrenched in the local planning system and capable of binding individual buildings and spaces into sustainable communities.

In my view important preliminary steps toward the restoration of Fremantle can be taken by considering the public realm, the space between buildings (Gehl) because that is the realm that can make a great city.

Fremantle's public realm fails in large part due lack of street vibrancy and particularly so in the areas under consideration in SA49. A primary step should be the identification of key public domains that are failing Fremantle with consequent actions made to address these through appropriate methodologies including changes to the local planning scheme, where required, premised on creating a great city realm, not on enhancing development potential.

The three areas Council has expressed desire to expand on are retail, office and residential. Unfortunately, offering developers relaxed controls alone cannot guarantee any success.

Retail

Fremantle currently has an over-supply of retail space and significantly increasing the quantity of retail available will not address these problems on the contrary only the age of the oversupply will be changed. Reasons for falling demand in retail are the same locally as worldwide generally, being directly linked to customer activities in a depressed world market economy. Unlike other retail sectors around the world Australia's is predominantly a ground floor function with smaller proportion on first floors. Substantially increasing building bulk and scale cannot guarantee significant impact on the quality of retail experience in Fremantle unless business has the financial wherewithal to take it up. In a highly competitive market economy the key to revitalising Fremantle retail is more likely to be by making the city a great place to be with streetscapes that entice one to linger longer.

Office

*For several decades the Fremantle business sector has been seeking more 'modern large-scale' office spaces. I [sic] For Fremantle to get on the road to prosperity I believe it is this sector which needs the strong focus. A key large private or government presence would stimulate ancillary office demand, retail **and** residential. Council needs to actively attract that presence and, if required, amend the scheme for identified suitable site(s).*

As a key lever to economic recovery office space must be the primary focus, therefore removing the modest obligation to provide 15% on larger sites (as predicated) is entirely counter-productive. The rationale provided that of avoiding market flooding is not supported as the alternative use would be residential with Fremantle declining further into essentially a dormitory suburb with local centres.

Residential

Fremantle needs more people living in and around the CBD, however the market is currently not right for this to happen, especially for high-end apartments. South Beach Village and the Leighton sites both have an over-supply with weak take-up, with North bank renewal about to enter the market plus commencement of Dalgety Woolstores development. It is fair to conclude that whilst none of the competed developments are in the ped-shed of Fremantle Station, there is still an over-supply for the immediate take-up area.

Amendment 49 Expected outcomes

*Predictors for results of Amendment 49 will be dependent on the following issues:
Development in Western Australia is expensive and funding is in short supply.*

The eastern portion of Cantonment Street will languish until the Elders Woolstores is developed.

Adelaide Street strategic sites will increase in value if SA49 is adopted though most long-term landowners may continue doing nothing only land-banking their asset.

Council owned sites are impacted by financing constraints.

Myers/Queensgate is one major site that may be redeveloped in the short to medium term, with or without SA49.

The Woolstores shopping centre is the other major site with the potential to capitalise on AS49 in the short to medium term, currently it is single storey with 2 stories of car-parking.

Commercial areas around Kings Square, Cantonment and Adelaide Streets are currently starved of the oxygen of foot traffic by physical barriers at the Railway station forecourt. All foot traffic being directed to Market Street making it the determined soul who accesses Queen Street; what in point of fact should be seen as the natural entry into the heart of Fremantle. It is crucial that simple but crucial impediments such as these be addressed as a matter of urgency if Fremantle is to succeed in stimulating a revitalised commercial city centre.

Taking a different tack!

Comment:

Refer to report discussion on 'design'.

Amendment 49 incorporates the adopted targets of the Economic Development Strategy by requiring ground floor uses on key streets to be uses that *'shall contribute to generating interest and activity within the adjacent public realm'*. Whilst typical retail uses at ground floor would most likely achieve this requirement, there is discretion within the requirement for Council to consider other uses (eg. Office) that provides appropriate design measures to achieve the requirement. In this regard, the Amendment provisions provide a degree of flexibility to cater for current market trends – such as the current downturn in traditional retail trade.

Refer to report discussion on 'office'.

Whilst the current market conditions may be difficult for apartment development, the Amendment will create a situation where residential development may occur at a time in the future.

As mentioned above, broader planning initiatives are intended over the next 12-24 months to address the connectivity concerns within the city.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

CABE: 7 codified principles

The Commission of Architecture and the Built Environment(CABE) codified 7 Principles having been mentioned briefly by PSC Chair at several SA49 consultation

presentations, it appears particularly pertinent for me that one cannot surpass this particular plank for re-building Fremantle's future primary city status upon. The CABA case being; successful places tend to have central characteristics in common, these being analysed to codify seven principles/objectives of good urban design to which all development ought contribute, as follows;

Character

A place with its own identity

Continuity and enclosure

A place where public and private spaces are clearly distinguished

Quality of the public realm

A place with attractive and successful outdoor areas

Ease of movement

A place that is easy to get to and move through

Legibility

A place that has a clear image and is easy to understand

Adaptability

A place that can change easily

Diversity

A place with variety and choice

In the context of consultation into Scheme Amendment 49 Kelsall Binet has drawn on historical analysis to assert that;

central Fremantle had diversity at all levels. While each area accommodated a mix of uses, it is also apparent that each had a definable character, accommodating a number of principal uses that interacted positively with other uses within the area and with the compatible but different predominant uses in adjoining areas. The earlier diversity remains legible in the urban fabric; take as an example the West End, where generally shops, banks and hotels were located in High Street, warehouses occupied the area to the south of High Street and shipping company buildings clustered around Phillimore Street to the north.

proposing that;

*dividing Fremantle into precincts of distinct characters would offer greater potential for new higher density development in certain precincts as opposed to others, either because of the established character of some precincts or because of the limited cultural significance of others. It would permit increased density only where it was considered appropriate on the basis of the history and contemporary identity of individual precincts and would preclude wholesale indiscriminate increase in urban volumes. **The City benefits from being an amalgamation of interdependent precincts.***

and asserting;

if employed imaginatively this approach could also contribute to the City's overall legibility, and hence vitality, in ways that would not be possible in a more monotonous cityscape.

Comment:

Refer to the report discussion on 'design'.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

Responses to proposed Scheme Amendment 49;

Support

Support a Scheme Amendment planning proposal for Fremantle which would embody, and articulate clearly the application of the CABA codified 7 principles of good urban design to specific sites in central city Fremantle.

Support in principle only

Support in principle as of right basic height amendments to the local scheme proposed for most sites only conditional on developer adherence to strong enforceable contextual good urban design guidelines enacted within local scheme Amendment (hereafter referred to as; design guidelines).*

As part of Council's initiative to revitalise the eastern sector of Fremantle's city centre, SA49 does have some potential to create the conditions for attracting redevelopment, however, without supporting documents such as a set of design guidelines it unfortunately appears the cart is put before the horse.

SA49 could help improve current circumstances by providing more options and potentially reducing a substantial aspect of the cost of construction-parking. There is the potential for additional cost saving through a smoother approval process, but unfortunately these positive potentials are let down by the negative potential of lack of certainty through the absence of design guidelines.

SA49 includes some rules about some aspects of proposals, but the undefined design criteria produces a significant degree of uncertainty for all parties which is exacerbated by absence of a set of design guidelines.

SA49 does represent a part of the equation for achieving good development that leads to people-friendly places in the eastern part of Fremantle's city centre, though many other options come to mind some of which Council has or is engaging with in a manner which currently seems tangential to the planning process rather than integral.

Comment:

Refer to the report discussion on 'design'.

Submission noted. Modifications to the 'design' provisions of the Amendment are recommended.

No support

No support for proposed additional height amendments in SA49 as proposed.

Proposed height allowances in SA49 are too high, whilst many of the sites eligible for additional discretionary height may comfortably accommodate some additional height these, however, should all be subject at the outset to the rigor of a design

guideline based planning approach.

No support for SA49 in its current form as too superficial to achieve quality design work.

No support for SA49 without design guidelines, without place making planning and without developer contributions plan

No support for SA49 as it stands risks not achieving the desired vibrant precinct mix of retail, office and residential uses due to its strong reliance on market fluctuations to determine the risk benefits for residential versus retail/office development profitability.

No support for SA49's primary planning focus must be office space as a potential key lever to economic recovery, therefore recommendations in the report for removing the modest obligation to provide 15% on larger sites are entirely counter-productive and cannot be supported. The rationale provided of avoiding market flooding is not supported as alternative use would be residential with Fremantle declining further into essentially a dormitory suburb with local centre provision.

No support for SA49 in its current form because development proposals in excess of \$7 million will be determined by state government run DAP's not local Council.

The challenge for the current generation of Fremantle's community and planners is to reconcile the need for sustainable economic growth in the future with the need to protect the unique natural and culturally specific historic environment of Fremantle.

Comment:

Refer to the report discussion on 'building height', 'design and 'office'.

Amendment 49 has been drafted with the Development Assessment Panel and State Administrative Tribunal processes in mind, and the recommended modifications to the various aspects of the Amendment have considered this concern.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 165 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: <i>I support the efforts of Mayor Brad Pettitt and the Council's efforts to revitalise Fremantle. Therefore, I support the provisions of Scheme Amendment 49#.</i> | |
| Comment: Submission noted. No modifications to the Amendment are recommended. | |

| | |
|---|------------------------|
| 166 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>I think that new scheme amendment allows heights that are too big for Fremantle. I think the maximum height should be 6 storeys; no more, but less is good. I love Fremantle and I think that the human scale and height already have makes it a very friendly place to be in. I think that chunky, monsetrous [sic] highrise will be discouraging to visitors and will ruin the skyline. I won't want to be here any more. If you want more people in town to 'revitalise' Freo, then clean up all the rundown, empty buildings such as the massive graffitied woolstores, and put in apartments and offices there. Use what you already have. U don't need to ruin parts of Fremantle just to bring more people in There are better and less expensive ways, like I just said</i></p> | |
| Comment: | |
| <p>Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of Amendment 49 are recommended.</p> | |

| | |
|---|------------------------|
| 167 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <p><i>We demand/strongly disagree the high rises in fremantal [sic]. I think it is a very bad idea and will ruin Fremantle even though I live in claremont I still disagree, Because I go there a lot.</i></p> <p><i>It will be environmentally bad</i></p> <p><i>Cost lots of money</i></p> <p><i>It's a very bad idea</i></p> <p><i>Please DON'T Do it.</i></p> | |
| Comment: | |
| <p>Refer to report discussion on 'building height'.</p> <p>Submission noted. Modifications to the 'building height' provisions of Amendment 49 are recommended.</p> | |

| | |
|--|------------------------|
| 168 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>As a resident of Fremantle I have been reading the ongoing debate about planning and height in Fremantle for months.</i> <i>While I feel no closer to understanding the implications of decisions of the proposed scheme amendment, I am concerned that the state government would have more power over planning decisions in Fremantle than the council. Developers could then press ahead with plans that don't fit with what the council (and the residents) would like for Fremantle. I would love some innovative architecture in Fremantle and a mix of old and new. However, human scale and liveability needs to be retained.</i> <i>Developers don't always keep in mind what communities want. Clearly, agendas are different and our elected members should represent what the community wants.</i></p> | |
| <p>Comment: Development applications with a value greater than \$7 million are referred to the Development Assessment Panel (DAP) for determination. The DAP must determine the application against the provisions of the Local Planning Scheme and associated policies where applicable. The proposed planning provisions of Amendment 49 have been drafted with the DAP process in mind, to ensure that even if Council is not the determining authority, the local planning regime is robust enough to ensure the type of development envisaged by the Council.</p> <p>Submission noted. Modifications to the 'design' provisions of Amendment 49 are recommended.</p> | |

| | |
|---|------------------------|
| 169 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>I am writing you this email on behalf of the owners we represent in the CBD and myself in supporting the efforts of the Mayor Brad Pettitt and the Councils efforts to revitalise Fremantle.</i> <i>We support the provisions of the Scheme Amendment No 49.</i></p> | |
| <p>Comment: Submission noted. No modifications to the Amendment are recommended.</p> | |

| | | |
|--|------------------------|--|
| 170 | | |
| Subject of submission: | Private Citizen | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>I am writing to put in my objection to the proposed changes to allow for high rise development within Fremantle. Firstly I believe that, even with good design, the proposed heights will significantly change the streetscapes. Across the world, towns and cities whose streetscapes have remained intact and have been built to a human scale are the most successful heritage precincts for local residents and for commercial and tourism activities [sic]. The proposed [sic] heights will affect that scale immediately [sic] and irrevocably.</i></p> <p><i>Even if I thought the heights would not be a problem, I have little faith in the ability of legislation to ensure that high quality design will only be used for such projects. There are far too many examples of bad design in Western Australia.</i></p> <p><i>Development is a key and important part of maintaining and building a lively and dynamic community. Appropriate planning across the whole of the city will identify areas which are robust enough and suitable for development [sic] without the need for restrictions [sic] on heights and building bulk and scale. Developments in the centre of the city should be allowed, including additional floors, but these should be restricted according to the current scale of the street. I believe this is the approach the City should take allowing the centre of the city to retain its human scale while allowing for a more diverse mix of residential and commercial uses but not destroying the current look and feel of the town and allowing development in more appropriate [sic] areas away from the historic centre.</i></p> | | |
| Comment: | | |
| <p>Refer to report discussion on 'building height' and 'design'.</p> <p>Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.</p> | | |

| | | |
|---|--------------------------|--|
| 171 | Water Corporation | |
| Subject of submission: | Government agency | |
| Address of property affected by Amendment: | Nil | |
| Submission: | | |
| <p><i>The Water Corporation has no objections to the amendment.</i></p> <p><i>In general terms, an allowance has been made in the Water Corporation's long-term water and wastewater infrastructure planning to cope with the additional demand that will arise from the anticipated development yield in the area.</i></p> <p><i>It is likely that localized upgrades to water and wastewater reticulation-sized pipes may need to be undertaken by developers. The need and extent of any upgrades will be determined at the building stage having regard to the nature and scale of the development, anticipated water demands and wastewater flows.</i></p> <p><i>The central city area is situated within the Corporation's West Melville Gravity Water Scheme area. The city centre is generally well served by water mains. The Corporation has scheduled upgrades to the water distribution systems through the</i></p> | | |

area to cope with increased demands in central Fremantle into the future. A 300mm distribution main on Parry Street and High Street is planned for construction in approximately 2017. This upgrade may need to be brought forward, depending on the rate and scale of this and other redevelopment in the area.

Comment:

Submission noted. No modifications to the Amendment are recommended.

| | |
|---|------------------------|
| 172 | |
| Subject of submission: | Private Citizen |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>We support the proposal as put. Being the owners of 181 High Street Fremantle we consider that our property and indeed all properties on that side of High Street up to Parry Street should be included as part of the proposed changes proposed under Scheme Amendment No 49. It seems rather odd that the other side of High Street up to Parry Street has been included and a small portion only of the Southern side recommended within the amendment. It would seem that sensible Planning Practice would be for the whole of High Street to Parry Street to be included to balance the height and scope of usages proposed. Our building for example already has a multi level mixed use commercial and residential building on the eastern side. We consider that albeit we have vested interest in the proposed amendment being an adjoining land owner it would not be proper Planning to cut the Amendment off part way up High Street on the Southern Side whilst taking the North all the way to Parry Street. We should be pleased to discuss that matter further at your convenience.</i></p> | |
| <p>Comment: The properties along the southern side of High St (Nos 179-195 High St) were not included in the Amendment area due to either the heritage listing of the properties and subsequent limitations of future development, or that the property has been recently improved (No. 185 High St) and were therefore unlikely to be redeveloped in the near future. Submission noted. No modifications to the Amendment are recommended.</p> | |

| | |
|--|------------------------------|
| 173 | Department of Housing |
| Subject of submission: | Government Agency |
| Address of property affected by Amendment: | Nil |
| <p>Submission: <i>The Department of Housing welcomes the opportunity to make this submission to the City of Fremantle on the proposed Planning Scheme Amendment No. 49.</i></p> <p><i>Firstly, the Department would like to congratulate the City on its efforts to progress the urban renewal of the City Centre and address declining housing affordability in Fremantle.</i></p> <p><i>As you may be aware, in May 2011 the Government released the Affordable Housing Strategy. Under this:</i></p> <p><i>greater emphasis is given to encouraging more diversity in the size, nature, and choice of dwellings offered in the marketplace; and</i></p> <p><i>at least 15% of Government land and housing development supply will be dedicated to achieving affordable housing outcomes for low-to-moderate income earners.</i></p> <p><i>The Department supports density bonuses for developments that include affordable housing, and the application of dwelling diversity requirements for multi-unit developments across the Fremantle local government area.</i></p> <p><i>However, the Department notes that the proposed discretionary additional height criteria may be too onerous to suitably incentivise industry to pursue the intended opportunities offered under Amendment No. 49. Our experience shows that developers will make use of incentives to deliver affordable housing outcomes where regulation minimises complexity and maintains or increases their returns on investment.</i></p> <p><i>With specific reference to Amendment No. 49, the Department proposes that the development criteria be relaxed to allow density bonuses if the development site is greater than 3,000m², and 15% of total residential area is provided for affordable housing rather than 'low-income housing' as defined by the Local Planning Scheme.</i></p> <p><i>Affordable housing refers to dwellings which households on low-to-moderate incomes can afford while meeting essential living costs. Affordable housing includes social housing, community housing, other subsidised housing (such as NRAS) together with private rental and home ownership. Affordable housing includes 'low-income' housing, but also extends to moderate income earners.</i></p> <p><i>In line with the Affordable Housing Strategy, the Department strongly believes that the 10% low-income housing criteria be expanded to 15% and relate to affordable housing. Expanding the criteria will ensure that a diversity of housing tenures are available for low-to-moderate income earners. Again our experience shows that this will provide a more flexible commercial arrangement for developers and result in more projects getting off the ground in the difficult financial climate we currently face. This will also support the City's efforts to create a vibrant and liveable city.</i></p> | |

The Department is keen to support the achievement of the affordable housing outcomes of Amendment No. 49 and is happy to talk to potential developers about:

the Department possibly purchasing properties for the cost of construction;

- the Department acting as a direct equity partner with other private and not-for-profit institutions to offset costs, spread risk and ensure that the affordable product is appropriate to local needs;*
- the Department possibly purchasing presale properties, to de-risk development through assured sales and to reduce holding cost through pre-emptive returns;*
- developers produce dwellings with a market value roughly equivalent to the stipulated affordable price points; and*
- developers leasing affordable dwellings to a benevolent institution for a fixed period.*

The Department is currently implementing some of these initiatives in our developments at Pier Street, Perth and Stella Orion, Success. We would be more than happy to take you on a site tour in the new year.

Lastly, the Department recommends that Council form an affordable housing advisory committee to assist developers to address the proposed affordable housing criteria. The Department would be able to provide a senior representative to support such an initiative.

Comment:

Refer to report discussion on 'building height' and 'low income housing'.

Submission noted. Modifications to the 'building height' and 'low income housing' provisions of the Amendment are recommended.

| | |
|---|------------------------|
| 174 | |
| Subject of submission: | Private citizen |
| Address of property affected by Amendment: | Nil |
| Submission: | |
| <i>As a member of the Fremantle Society I endorse their submission on the City of Fremantle's Planning Scheme Amendment No. 49.</i> | |
| <i>Further to this, I have included my personal comments below:</i> | |
| <i>1. I agree on revitalisation of the City Centre and the opportunity to have exciting, harmonious exceptional architectural design to enhance the social fabric of Fremantle's inner city.</i> | |
| <i>2. I have found the information provided by the Council in advertisements in newspapers and on your web-site confusing. The survey technique implemented at the community forum was flawed by its simplicity and I would support a low weighting given to this feedback.</i> | |

3. I found it difficult to support the Scheme Amendment without a conceptual / visual plan on the heights proposed. I understand Council's reluctance to pre-empt the possible architectural designs, however a 3D model of the area to indicate the relationship of building heights to the streetscape and surrounding areas would have been really helpful. Or why not a design competition as a starting point to achieve a more creative process with the community.

4. The amendments could adversely impact the character of the Fremantle City Centre as not all heritage buildings are located in the West End. Many older historical cities retain their 'European-scale' centre and focus higher densities to the perimeters away from the centre. I believe an increased population in the centre of the city to achieve revitalisation while maintaining a visual relationship to surrounding streets and open space, is only possible with building heights of no more than 5 storeys.

5. I believe that Fremantle deserves the highest levels of exceptional design for any design up to 5 storeys.

6. There appears to be a lack of integrated planning for alternative modes of transport to the car. It is admirable for a Council to promote alternative modes and to stipulate a limit on car spaces; however it is unrealistic, even with a car share scheme. Unless there is a huge cultural shift in a car dominated city there will still be considerable demand for parking spaces for resident's visitors.

7. There doesn't seem to be a plan of management for implementing the whole strategic sites development. I would have preferred to see a staged development start with higher densities in the northern part of East End before committing to development in the more sensitive areas of the city centre. There needs to be some proof of Council's ability to achieve good architectural design.

8. Affordable, diverse, sustainable housing are admirable goals but again it will be market forces from the developers that tend to decide the outcomes.

9. I still need to be convinced that the Scheme Amendment No. 49 is not just a disguise for a developer's dream of ordinariness as seen across most of the Perth metropolitan area. Fremantle is such a very special place and the onus is on Council to get it right. Please consider the options very carefully.

Comment:

The feedback from the organized community events is presented for Council's consideration, as are all the written submissions.

Refer to report discussion on 'building height', 'design' and 'low income housing'.

Submission noted. Modifications to the 'building height', 'design' and 'low income housing' provisions of the Amendment are recommended.

| | |
|--|-------------------------------|
| 175 | Heritage Council of WA |
| Subject of submission: | Government agency |
| Address of property affected by Amendment: | Nil |
| <p>Submission:</p> <p><i>The City of Fremantle is supported in its program for urban renewal and the consideration for heritage within the City's plans is noted. The Committee recognises that there is a need to accommodate new development, including increased building height, and considers that this can be managed in conjunction with the protection of heritage places. Identifying long-term opportunities for development is of benefit for both renewal and conservation.</i></p> <p><i>The following comments are offered for the City's consideration as it continues to refine the amendment prior to final adoption:</i></p> <p><i>1. Impact on Register places</i></p> <p><i>The committee notes the proximity of a limited number of Register places to the renewal area. Most prominent is the Fremantle Town Hall (HCWA #1015), with the Warders Cottages (#878) near to area 10 and Victoria Hall (#935) adjacent to area 8. Whilst supportive of the general aims of the amendment, development that may impact a Registered place will be assessed on application. The Committee, on behalf of the Heritage Council, reserves the right to recommend refusal or conditional approval, despite compliance with the agreed text, if it considers that development will have an adverse impact on the cultural heritage significance of a Register place.</i></p> <p><i>The Office of Heritage is able to give assistance on development around Registered places and it is recommended that proposals are discussed at an early stage to identify potential issues.</i></p> <p><i>2. Impact on local heritage places</i></p> <p><i>The increase in development potential that gives an incentive for new development in the renewal area also serves to raise demand for development of, and around, heritage places in the locality. The committee acknowledges that the Design Advisory Committee and the provisions of LPS4 offer a degree of protection to local heritage places, however the city of Fremantle is encouraged to maintain its vocal support for heritage and continue to make clear that the push for renewal will not be at the expense of the broader aims of heritage conservation.</i></p> <p>Comment:</p> <p>Refer to report discussion on 'building height', particularly the recommended modifications regarding development on sites that abut heritage listed properties.</p> <p>Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.</p> <p><i>3. Boundaries and exclusions</i></p> <p><i>While it is likely that the amendment will result in development taking place in the short term, the city makes clear in its proposal that it is planning ahead for the projected needs of 2031 and beyond. It is suggested that to better plan for these long-term needs, less prominence is given to the condition, use, ownership or status</i></p> | |

of sites at the current time. Instead, development opportunities could be broader and more flexible with greater contiguity of lots, particularly when considering areas 5, 7, 8, 10 and 12.

The Committee acknowledges and appreciated the care taken to limit the extent to which heritage places are included in the renewal area. However, it has found that renewal can be a catalyst for conservation, provided that sufficient opportunity is given for development alongside retained heritage places.

The area to the south of William Street is an instance where excluding the heritage places may not be in the best interests of either renewal or heritage. Being constrained within the boundaries of area 12, new development is likely to seek to use all available space and add significant bulk to the lot. A similar outcome can be predicted for area 10, with potential for adverse impact on the State-Register Warders Cottages on Henderson Street.

If the renewal area were to be extended across all lots on William Street, new development has the potential to work in conjunction with the existing heritage, adding height where appropriate and allowing heritage to take a priority.

A similar restriction is found in area 8, with the boundary creating small and awkwardly-shaped areas. While there may be little demand to develop the lots between Holdsworth Street and High Street at present, Victoria Hall could be the focus of a future development that helps to secure its long term conservation if the area were extended to the North and East.

As an alternative to extending the areas, the City could consider whether the inclusion of Area 12 and the Eastern part of Area 8 in this Amendment is appropriate, in light of the practical development outcomes that are achievable for each site.

Recommendation 1:

That the City of Fremantle consider whether the boundaries of the renewal area could be revised to enable future development that includes heritage conservation and avoid small or difficult renewal sites (e.g. areas 12 and 8)

Comment:

Areas 8, 10 and 12 were selected due to their relative underinvestment and reasonable likelihood of redevelopment. The overall 'building height' provisions relating to these sites in Amendment 49 are not that far removed from the current Scheme provisions, however there are various land use and design provisions currently not in the Scheme that are considered appropriate.

Refer to the report discussion on 'building height' for the recommended modifications to Area 10.

Submission noted. Modifications to the 'building height' provisions of the Amendment are recommended.

4. Development incentives for heritage conservation

The inclusion of a discretionary bonus for building height in some areas provides an

opportunity to consider whether such a bonus could be earned though contributing to the conservation of a heritage place. Because the areas selected for this discretionary height allowance contain only one group of heritage place (four terraced houses at 19 – 25 Point Street, HCWA #986), the contribution may need to be indirect. Programs such as transfer of development rights provide a possible option, or, if the areas are extended as discussed above, the incentives could be restricted to conservation outcomes within the area.

Such incentives can support heritage consideration, but also allow the owners of heritage places to access the development potential of their sites whilst remaining the historic building. This provides a degree of equity and also reduces the pressure for demolition of heritage places.

Recommendation 2:

That the City of Fremantle considers whether there is opportunity for developers with the renewal areas to earn discretionary height bonuses, either directly or indirectly, through conservation of heritage places.

Comment:

Discretionary 'additional' building height is proposed in the Amendment subject to the development meeting 5 criteria, including green building design, exceptional design quality and low income housing. There are existing provisions in the Scheme for Council to vary development requirements where the development will facilitate the conservation of State registered place. The City does not consider implementing a transferrable development rights mechanism is appropriate in this instance.

Submission noted. No modifications to the Amendment are recommended.

5. Minimum development requirements

The Committee questions whether it is necessary to state minimum façade height, maximum side setback and maximum gap between buildings within the Scheme test. Development will generally be designed to optimum values so it is likely these conditions will be met by default. In some instances, however, whether prompted by a design concept or by the need to respect a nearby heritage place, some variation may be preferred.

It is acknowledged that the City Council has the power to vary Scheme provisions to facilitate heritage conservation, or if consistent with a local planning policy. It is suggested, however, that the minimum requirements may be better stated within design guidelines, noting where variation from the standards may be considered appropriate.

Recommendation 3:

That consideration is given to excluding minimum development requirements from the Scheme text and instead stated in the proposed local planning policy that will provide design guidelines for the renewal area.

The committee hopes this submission is of value and the Office of Heritage is happy to work with the City to further develop the amendment and ensure that it meets their long term requirements.

Comment:

Refer to report discussion on 'building height' and 'design', particularly the recommended modifications regarding development on sites that abut heritage listed properties.

Submission noted. Modifications to the 'building height' and 'design' provisions of the Amendment are recommended.

ATTACHMENT 2 – Creating Communities consultation report

**Fremantle City Central
Planning Scheme Amendment (No.49)**

Consultation Report
December 2011



CREATING COMMUNITIES AUSTRALIA
100 Jersey Street Jolimont WA 6014 | PO Box 544 Wembley WA 6913
TELEPHONE +61 8 9284 0910 FACSIMILE +61 8 9284 0912
info@creatingcommunities.com.au | www.creatingcommunities.com.au



Project Details

| | | |
|----------------------|-----------------|--|
| Prepared for: | Client | City of Fremantle Mr. Ian James Strategic Urban Designer |
| | Contact Details | lanj@fremantle.wa.gov.au |
| | Address | PO Box 807 Fremantle WA 6959 |
| | Phone | 08 9432 9823 |
| Prepared by: | Consultant | Creating Communities Australia Pty Ltd Allan Tranter, Director Andrew Watt, Senior Associate |
| | Project Team | Lia Ursich, Project Coordinator |
| | Address | 100 Jersey Street, Jolimont WA 6014 |
| | Phone | 08 9284 0910 |
| | Fax | 08 9284 0912 |
| | Email | andrew@creatingcommunities.com.au |

Copyright

The work is copyrighted. The Copyright Act 1968 permits fair dealing for study, research, news reporting, criticism or review. Selected passages, tables or diagrams may be reproduced for such purposes, provided acknowledgment of the source is included. Permission of any more extensive reproduction must be obtained from Creating Communities Australia on (08) 9284 0910.

Disclaimer

The professional analysis and advice in this report has been prepared by Creating Communities Australia for the exclusive use of the client for the purposes specified in it. This report is supplied in good faith and reflects the knowledge, expertise and experience of the consultants involved. The report must not be published, quoted or disseminated to any other party without Creating Communities' prior written consent. Creating Communities Australia accepts no responsibility whatsoever for any loss occasioned by any person acting or refraining from action as a result of reliance on the report, other than the addressee. In conducting the analysis in this report Creating Communities Australia has endeavoured to use what it considers is the best information available at the date of publication, including information supplied by the addressee. Unless stated otherwise, Creating Communities Australia does not warrant the accuracy of any forecast or prediction in the report. Although Creating Communities Australia exercises reasonable care when making forecasts or predictions, factors in the process, such as future market behaviour, are inherently uncertain and cannot be forecast or predicted reliably. Creating Communities Australia shall not be liable in respect of any claim arising out of the failure of a client investment to perform to the advantage of the client or to the advantage of the client to the degree suggested or assumed in any advice or forecast given by Creating Communities Australia.

HEDLAND +61 8 9140 2374 | PO Box 2997 South Hedland WA 6722
BUSSELTON +61 8 9755 4465 | PO Box 5271 West Busselton WA 6280
MELBOURNE +61 3 9681 8657 | 21 Walter Street Port Melbourne VIC 3207
ABN 74 087 567 664

Contents

| | |
|--|-----------|
| 1. Introduction | 4 |
| 2. Methodology..... | 5 |
| 3. Summary of Results | 9 |
| 3.1. Presentation and discussion evening..... | 9 |
| 3.2. Open Days and walking tours | 9 |
| 3.3. Community Workshops..... | 10 |
| 3.3.1. Group Session – SWOT Analysis..... | 10 |
| 3.3.2. Individual Session – Quantitative Feedback | 11 |
| 3.4. Summary of Results..... | 11 |
| 3.4.1. Individual Session – Qualitative Feedback on Interactive Questions | 15 |
| 3.4.2. Individual Response Sheets – comment, raise a question or suggestion | 15 |
| 4. Overview of Findings..... | 16 |
| 5. Appendices..... | 17 |
| Appendix A. General Information booklet..... | 17 |
| Appendix B. Detailed Information Sheets..... | 19 |
| Appendix C. Frequently Asked Questions..... | 22 |
| Appendix D. Local planning Scheme No.4..... | 24 |
| Appendix E. Public Submission Form | 26 |
| Appendix F. Website Advertising | 27 |
| Appendix G. Newspaper Advertising..... | 28 |
| Appendix H. Property owners, local residents and stakeholders mail out..... | 30 |
| Appendix I. Residents Mail Out..... | 32 |
| Appendix J. Media Releases..... | 34 |
| Appendix K. Open Day and Walking Tour Schedule..... | 36 |
| Appendix L. Community Workshop Agenda..... | 37 |
| Appendix M. Workshop Presentation..... | 38 |
| Appendix N. Workshop –SWOT Analysis..... | 47 |
| Appendix O. Workshop –Quantitative Questions..... | 51 |
| Appendix P. Workshop –Quantitative Results..... | 55 |
| Questions 10-31 | 64 |
| Appendix Q. Workshop –Qualitative Feedback..... | 68 |
| Appendix R. Presentation and discussion evening comments, questions and suggestions..... | 73 |
| Appendix S. Presentation and discussion evening questions from participants..... | 74 |
| Appendix T. Open Day and walking tour comment, questions and suggestions | 76 |
| Appendix U. Raw Data – including "non-responses"..... | 77 |

1. Introduction

The City of Fremantle has undertaken a planning process with the aim of regenerating the City Central area of Fremantle.

The City also recognises that there is an opportunity to significantly increase both the residential population and the provision of commercial floor space close to the Fremantle city centre, which is needed to create a more vibrant, attractive and sustainable neighbourhood.

In order to achieve positive and sustainable development, the City proposed an amendment to the existing Town Planning Scheme (Local Planning Scheme No. 4) to provide a more contemporary approach to urban planning, which would increase the area's population and foster a greater diversity of retail and commercial businesses in the local area. The development of this proposed Scheme Amendment (Planning Scheme Amendment No. 49) was informed by a range of research and planning investigating a range of social and economic factors that influence the sustainability of the city centre.

This report focuses on information provided and the consultation conducted with the community during the 56-day advertising period for the Scheme Amendment, which commenced on 12 October and closed on 7 December 2011.

2. Methodology

The methodology for community consultation and engagement with regards to the proposed Scheme Amendment was designed collaboratively by Creating Communities Australia (CCA) and staff from the City of Fremantle.

The aims of the consultation process were to provide community members with:

- Information to explain all aspects of the proposed Scheme Amendment.
- Opportunities to ask questions and clarify any information.
- Opportunities to provide feedback to the City of Fremantle.

A seven-step process was used for this consultation:

1. **Letters to Residents and advertising:** All residents, stakeholders and business owners received a letter and associated summary information about the Scheme Amendment and the associated consultation process from the Mayor of the City of Fremantle, Dr Brad Pettitt. Additional advertising was also provided via regular articles in the local newspaper.
2. **Comprehensive information package:** A series of information sheets were provided that included comprehensive details on the background, rationale, issues, benefits, and opportunities of the Scheme Amendment. The materials also included specific planning details, plus information on the consultation process and how community members could be involved in providing feedback. The pack was available in hard copy from the Council and also via the Council's website.
3. **Presentation and discussion evening:** This session was facilitated by consultants CCA. Presentations were provided by a range of speakers on the issues facing Fremantle. Councillor Andrew Sullivan provided a detailed presentation on the details of the Scheme Amendment. A discussion and question session was facilitated by CCA, with responses provided by the expert panel, Councillor Andrew Sullivan, Mayor Brad Pettitt and staff members from the City of Fremantle. Individual feedback sheets were provided, to enable participants to make a comment, raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session.
4. **Open days at Kings Square:** two open day sessions (Friday evening and Saturday) were facilitated by CCA and City of Fremantle staff. The sessions included a display of information relating to the Scheme Amendment, with City of Fremantle staff on hand to answer questions. Respondents could also complete feedback sheets at this session. Individual feedback sheets were provided, to enable participants to make a comment, raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session.
5. **Walking Tours around the sites:** A one hour guided walk around the subject sites was provided by the Mayor of the City of Fremantle, Dr Brad Pettitt and Councillor Andrew Sullivan and Planning staff members. The tours were conducted in the hour following the completion of each open day.
6. **Interactive Community Workshops:** Two interactive community workshops were facilitated by CCA. Councillor Andrew Sullivan provided a detailed presentation on the details of the Scheme Amendment. A range of opportunities were provided to participants to provide feedback through an interactive consultation session using group discussion, individual feedback and interactive "Keypad" technology. Individual feedback sheets were provided, to enable participants to make a comment, raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session.
7. **Formal submission:** Formal submissions forms were provided as part of the Information pack and a form for feedback.

Table 1 below provides specific details on the community consultation process.

Table 1: Community Consultation Process

| Tools | Description | Timing |
|---|---|------------------------|
| 1. Information Materials and Advertising of the Scheme Amendment | | |
| General Information booklet (refer to Appendix A) | Seven page information sheet with general details about the proposed Scheme Amendment. Key details included: <ul style="list-style-type: none"> • Background of Fremantle City Centre • Overview of the Scheme Amendment • Potential benefits of the Scheme Amendment • Key features of the Scheme Amendment • How to find out more information – including all details of the consultation sessions • How to provide feedback | 12 Oct – 7 Dec 2011 |
| Detailed Information Sheets (refer to Appendix B) | 11 page information sheets describing all key details of the proposed Amendment: <ul style="list-style-type: none"> • Land Use (3 pages) • Relationship to Heritage (2 pages) • Built Form (6 pages) | 12 Oct – 7 Dec 2011 |
| Frequently Asked Questions Booklet (refer to Appendix C) | Eight page booklet providing 22 frequently asked questions and answers relating to the proposed Scheme Amendment. | 12 Oct – 7 Dec 2011 |
| Local Planning Scheme No.4 (refer to Appendix D) | Nine page information booklet with details of the Council resolution to propose amendments to the Town Planning Scheme | 12 Oct – 7 Dec 2011 |
| Public Submission Form (refer to Appendix E) | Formal submission document to be utilised for feedback on the Scheme Amendment | 12 Oct – 7 Dec 2011 |
| Website Advertising (refer to Appendix F) | All information materials were placed on the City of Fremantle website for download at http://www.fremantle.wa.gov.au/cityoffremantle/Community_engagement/Community_Consultation_Projects_go_here/Scheme_Amendment_No_49 | 12 Oct – 7 Dec 2011 |
| Information for collection | All information materials were available at the City of Fremantle Council offices during the consultation period | 12 Oct – 7 Dec 2011 |
| Newspaper Advertising (refer to Appendix G) | The availability of the Scheme Amendment information and submission documents were advertised in the <i>Fremantle Gazette</i> on Tuesday, 11 and 18 October 2011 in the full-page Fremantle Council news section. | 11 and 18 October 2011 |
| Property owners, local residents and other stakeholders mail out. (refer to Appendix H) | A letter advising of the advertising of the proposed Scheme Amendment, including the availability of information materials was sent to all property owners in the affected area, plus stakeholders on the Council's data base who had previously been involved in consultation related to the West End and East End, or involved in relevant Council committees. Details of the presentation and discussion evening, open days, walking tours and interactive community workshop were provided. | 11 October 2011 |
| Mayors open letter – to residents (refer to Appendix I) | A letter from the Mayor, Dr Brad Pettitt encouraging residents of Fremantle to have their say on the proposed Scheme Amendment. Details of the presentation and discussion evening, open days, walking tours and interactive community workshop were provided. | 12 October 2011 |
| Media Release (refer to Appendix J) | Two media releases were sent via the City of Fremantle <ul style="list-style-type: none"> • Friday 7 October media releases provided information regarding the community engagement process about to begin with details of the presentation and discussion evening, open days, walking tours and interactive community workshop. • Friday 11 November media release provided information regarding the City of Fremantle running an additional community workshop | 12 Oct – 7 Dec 2011 |

| Tools | Description | Timing |
|---|--|-------------------|
| 2. Presentation and Discussion Evening | | |
| Presentation and Discussion evening conducted | <p>The Presentation and Discussion evening was held on Monday 31 October from 6:30pm – 8.45pm at Victoria Hall. Key features of the Presentation and discussion evening included:</p> <ul style="list-style-type: none"> • 68 respondents • The session was facilitated by consultants – CCA • Mayor, Dr Brad Pettitt provided an introduction and background to the rationale for the development of the Scheme Amendment. • Councillor Andrew Sullivan provided a detailed presentation of the details of the Scheme Amendment. • Display boards with a variety of information. Information packages were given to all respondents about the Scheme Amendment and further information regarding the community open days workshops was also provided. • Full copies of the information pack were provided to each participant • 3 panel members made presentations relating to city centre urban redevelopment: <ul style="list-style-type: none"> • Peter Newman, Curtin University Sustainability Policy Institute (CUSP) • Melinda Payne, WA Government Architect's Office and member of City of Fremantle Design Advisory Committee • Alan Kelsall, Local Heritage Architect and member of City of Fremantle Design Advisory Committee • A facilitated questions session, with 52 written questions being received from participants were groups according to theme and then presented to the panel of speakers and City of Fremantle representatives to respond to. • Individual feedback sheets were provided, to enable participants to make a comment, raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session. | 31 October 2011 |
| 3. Open Day and Walking Tours | | |
| Open Day and walking tour conducted (refer to Appendix K) | <p>Two open days and walking tours were conducted on:</p> <ul style="list-style-type: none"> • Friday 4 November 4:00pm – 7:00pm (Open Day) • Friday 4 November 7:00pm (Walking tour) • Saturday 5 November 11:00am – 2:00pm (Open Day) • Saturday 5 November 2:00pm (Walking tour) <p>These open days were conducted at Kings Square on both these dates with a one-hour guided tour around the subject sites.</p> <p>Key features of the open days included:</p> <ul style="list-style-type: none"> • The open days were jointly organised and facilitated by CCA and the City of Fremantle • Council staff were on hand to answer questions at the Open Days. • Mayor, Dr Brad Pettitt and Councillor Andrew Sullivan conducted the Walking Tours and responded to questions • Full copies of the information pack were provided to each participant • Display boards with a variety of information. • Submission forms for people to complete. | 4-5 November 2011 |

| Tools | Description | Timing |
|---|---|-------------------------|
| | <ul style="list-style-type: none"> Individual feedback sheets were provided, to enable participants to make a comment; raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session. | |
| 4. Community Workshops | | |
| Workshops conducted (refer to Appendix L) | Two Community Workshops were conducted with a visual presentation of the proposed Scheme Amendment provided by Council staff. | 14 and 21 November 2011 |
| | Originally only one workshop was advertised on the 14 November, but due to more registrations being received than places available, a second workshop was advertised and held on 21 November | |
| | Mayor, Dr Brad Pettitt provided an introduction and background to the rationale for the development of the Scheme Amendment. | |
| | Councillor Andrew Sullivan provided a detailed presentation of the details of the Scheme Amendment. | |
| | CCA staff facilitated feedback workshop sessions. | |
| | Key features of the workshop included: | |
| | <ul style="list-style-type: none"> Full copies of the information pack were provided to each participant Group discussion activities. Individual feedback on key aspects of the Amendment, using Turning Point, an interactive survey technology. Opportunity for written feedback to explain the reasoning for participant choices in the interactive survey Opportunity to complete individual feedback sheets to enable respondents to make a comment; raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the session. Opportunity for respondents to ask questions to the Mayor, Councillors and City of Fremantle staff in attendance. (Note sessions went over time to ensure all questions were answered) Opportunity to complete formal submissions. | |
| 5. Formal Submissions | | |
| Formal Public Advertising (refer to Appendix E) | The City of Fremantle advertised the proposed Scheme Amendment for formal advertising for an eight week period. | 12 Oct – 7 Dec 2011 |

3. Summary of Results

3.1. Presentation and discussion evening

The City of Fremantle Scheme Amendment presentation and discussion evening was held on Monday 31 October 2011 from 6:30pm – 8:45pm at Victoria Hall, 179 High Street, Fremantle.

- 68 people attended the presentation and discussion evening, (not including presenters and facilitators).
- Only one person took the opportunity to make a formal submission on the evening.
- Seven people completed an individual response sheet to make a comment, raise a question, make a suggestion or to request further information. Some of the main points included in the completed individual response sheets are:
 - Comments included parking, concerns about design, existing trees, consultation process
 - Questions related to the wind in Fremantle and effect of taller buildings, building heights and heritage of trees.
 - No suggestions were provided
 - Further information requested regarding examples of good design and overshadowing.

A full list of the comments, questions and suggestions are provided in appendix R.

52 questions were provided by participants. These questions were grouped by the facilitators from CCA, with similar questions not repeated. The questions were responded to by the presenters, Peter Newman, Curtin University Sustainability Police Institute (CUSP); Melinda Payne, WA Government Architect's Office and member of City of Fremantle Design Advisory Committee; and Alan Kelsall, Local Heritage Architect and member of City of Fremantle Design Advisory Committee, Mayor Brad Pettit, Councillor Andrew Sullivan and City of Fremantle staff.

- Key themes of these questions were:
 - Building heights.
 - Quality of building design.
 - Economic development.
 - Affordable and social housing.
 - Developers: incentive and cooperation.

A full list of the questions that were provided can be found below in appendix S.

3.2. Open Days and walking tours

The City of Fremantle Scheme Amendment Open Days and walking tours were held on the afternoon/evening Friday 4 November and Saturday 5 November 2011 in the entry corridor of the City of Fremantle offices, entering from King's Square.

- 24 people attended the open day on Friday 4 November from 4:00pm to 7:00pm, with two people attending the walking tour that followed.
- 14 people attended the open day on Saturday 5 November from 11:00am to 2:00pm, with seven people attending the walking tour that followed.
- Two people took the opportunity to make a formal submission on the day.
- Three people completed an individual response sheet to make a comment, raise a question, make a suggestion or to request further information. Some of the main points included in the individual response sheets were:
 - Comments related to heights and support for mix of commercial and residential space.
 - Questions related to building excellence and ensuring that the planning produces the outcomes the City of Fremantle want to achieve.
 - A suggestion was made regarding affordable housing.
 - No further information was requested.

A full list of the comments, questions and suggestions are provided in appendix T.

3.3. Community Workshops

The City of Fremantle Scheme Amendment Community Workshops were held on Monday 14 November and Monday 21 November 2011 at the City of Fremantle function room.

Originally only one workshop was advertised to occur on 14 November, but due to more registrations being received than places available, a second workshop was advertised and held on 21 November.

73 people attended both workshop sessions in total, with 47 attending the first workshop on 14 November (though there were registrations for 56) and 26 attending the second workshop on 21 November (though there were registrations for 31)

The intent of the workshops was to inform community members about the details of the proposed Scheme Amendment and to seek feedback on the proposed Amendment.

Feedback was collected via group work, individual feedback forms and an interactive electronic survey. (The full workshop agenda and City of Fremantle presentation is available in Appendix M)

3.3.1. Group Session – SWOT Analysis

The group session was facilitated by CCA staff. Tabled groups were asked to discuss and record the perceived the strengths, weaknesses, opportunities and threats related to the City of Fremantle's proposed Scheme Amendment 49.

The top four **strengths** identified by participants were:

1. Urban renewal / revitalisation.
 - Activation of the City Centre.
 - More retail, office and residential.
2. Increasing density / building heights
3. Residential diversity.

A comprehensive list of all strengths identified is available in Appendix N, Table 2.

The top four **opportunities** identified by participants were:

1. Minimising vehicle use.
2. Great building design.
3. Economic development.
4. Increased facilities and amenities.

Other opportunities mentioned by multiple groups were:

- Housing
- Diversity of uses and accommodation

A comprehensive list of all opportunities identified is available in Appendix N, Table 3.

The most commonly mentioned **weaknesses** identified by participants were:

1. Building heights
2. Building Design & Criteria
3. Housing/residential provision
 - Need for more low cost/affordable housing
4. Parking Provision
 - Waiving of parking requirements

Other weaknesses that were mentioned by multiple groups were:

- Lack of community facilities planning
- Transport impacts

A comprehensive list of all weaknesses identified is available in Appendix N, Table 4

The most commonly mentioned **threats** were:

1. Heights
 - Too low
 - Too high – loss of human scale
2. Building Design Guidelines
 - Lack of or openness of building design guidelines
3. Potential inactivation

Other threats mentioned by multiple groups were:

- Loss of Fremantle spirit
- Parking – lack of provision

A comprehensive list of all threats identified is available in Appendix N, Table 5.

3.3.2. Individual Session – Quantitative Feedback

At both workshops an individual session was held with participants that asked them to rate 24 different key features of the proposed Scheme Amendment. Interactive keypad technology, called Turning Point, was used during this session to efficiently generate data. This method was well received given it provided instant reporting of results and enabled participants to share their views anonymously.

A summary of the results from this session is included below. A list of questions asked is available in Appendix O, and detailed results are available in Appendix P.

NOTE: This data only includes those who responded. For full data, please see Appendix U, this includes percentage of "non responses", as part of the total response data.

3.4. Summary of Results

Demographics

Key demographic information of workshop respondents:

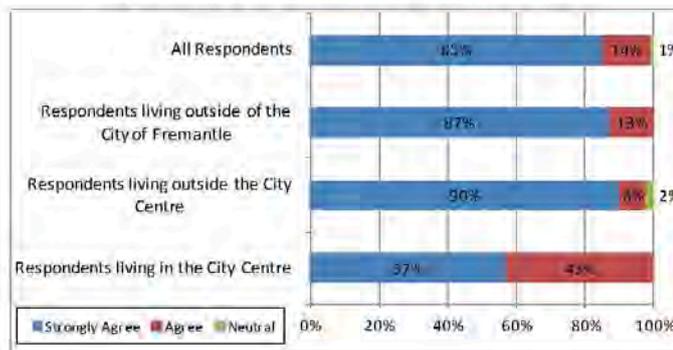
- The majority of respondents were males (58%).
- Most respondents were in the age brackets of 61 – 70yrs (27%) and 41 – 50yrs (22%).
- The majority of respondents lived in the City of Fremantle (79%); of these 10% lived in Fremantle's City Central area and 69% lived outside of the City Central area.
- 19% of respondents owned or had interests in a commercial or business property within the City Central Scheme Amendment area.
- 10% of respondents owned a residential property within the City Central Scheme Amendment area.
- The majority of respondents are members of a Fremantle community or business group (84%); of these 24% are members of the Fremantle Society, 24% are members of the City of Fremantle Precinct Group 24% are members of a Fremantle community or business group, and 12% are members of the Fremantle Chamber of Commerce.

Overall Level of Support

The vast majority of respondents (99%) indicated Fremantle's City Central area was in need of revitalisation. Of this:

- 100% of males and 97% of females strongly agree (85% combined) or agree (14% combined) that Fremantle's City Central area was in need of revitalisation.
- 99% of all age brackets strongly agree (85%) or agree (14%) that Fremantle's City Central area was in need of revitalisation. The remaining 1% was represented by 8% of the 51-60 age group being neutral.
- 100% of respondents who reside within the City of Fremantle's City Central area and outside of Fremantle agreed with this statement with 98% of those living outside of the City Central area agreeing and 2% providing a neutral response.
- 100% of respondents who own a residential property within the City Central Scheme Amendment strongly agree (86%) or agree (14%) that the City Central area of Fremantle needs revitalising.
- 100% of respondents who own or have interest in a commercial or business property within the City Central Scheme Amendment strongly agree (92%) or agree (8%) that the City Central area of Fremantle needs revitalising.
- 98% of respondents who are members of a Fremantle community or business group strongly agree (84%) or agree (14%) that the City Central area of Fremantle needs revitalising.

Figure 1: Does the City Centre of Fremantle need revitalisation?¹

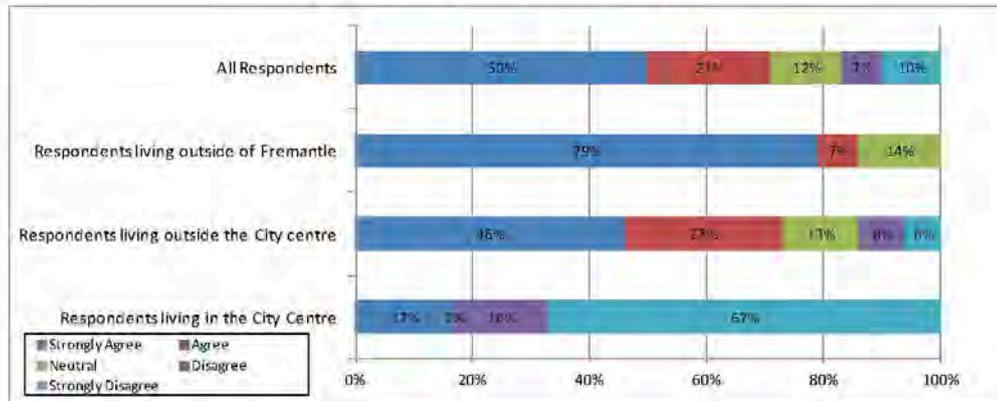


- The vast majority of respondents (71%) supported the Scheme Amendment. Of this:
 - 79% of male respondents strongly agree (61%) or agree (18%) with the proposed Scheme Amendment with 62% of female respondents strongly agreeing (38%) or agreeing (24%) to it.
 - Older residents were less supportive with 55% of 51-60 year olds agreeing or strongly agreeing (with 10% neutral), 67% of 61-70 years agreeing or strongly agreeing (with 11% neutral) and 57% of 70+ age group agreeing or strongly agreeing (with 29% neutral).
 - Respondents living outside of Fremantle strongly agree or agree with the proposed scheme amendment (86%).
 - 83% of respondents living within the City Central area strongly disagree or disagree with the amendment.
 - 40% of respondents who own residential property within the City Central Scheme Amendment area strongly agree (40%) with the proposed Scheme Amendment, while 60% strongly disagree.
 - 83% of respondents who own or have interest in a commercial or business property within the Scheme Amendment area strongly agree (66%) or agree (17%) with the proposed Scheme Amendment.
 - The strongest support for Scheme Amendment according to community group representation was from Chamber of Commerce members (85% strongly agree or agree) those not a member of any group (80% strongly agree or agree), and Fremantle Society members and those members of other Fremantle groups (Both 88% strongly agree or agree).
 - The least support from an identified group was from members of the City of Fremantle Precinct Group with 54% strongly agreeing or agreeing and 27% disagreeing or strongly disagreeing (9% neutral).

Graphed results of the above points are available in Appendix P.

¹ No respondent disagreed or strongly disagreed so these have not been included in the graph.

Figure 2: Overall I support the proposed Scheme Amendment



Level of Support for Specific Aspects of the Scheme Amendment

The majority of respondents agreed or strongly agreed with most aspects of the Scheme Amendment, as shown in Figure 3 (see next page).

There were no questions where the total number of respondents who disagreed outweighed those that agreed.

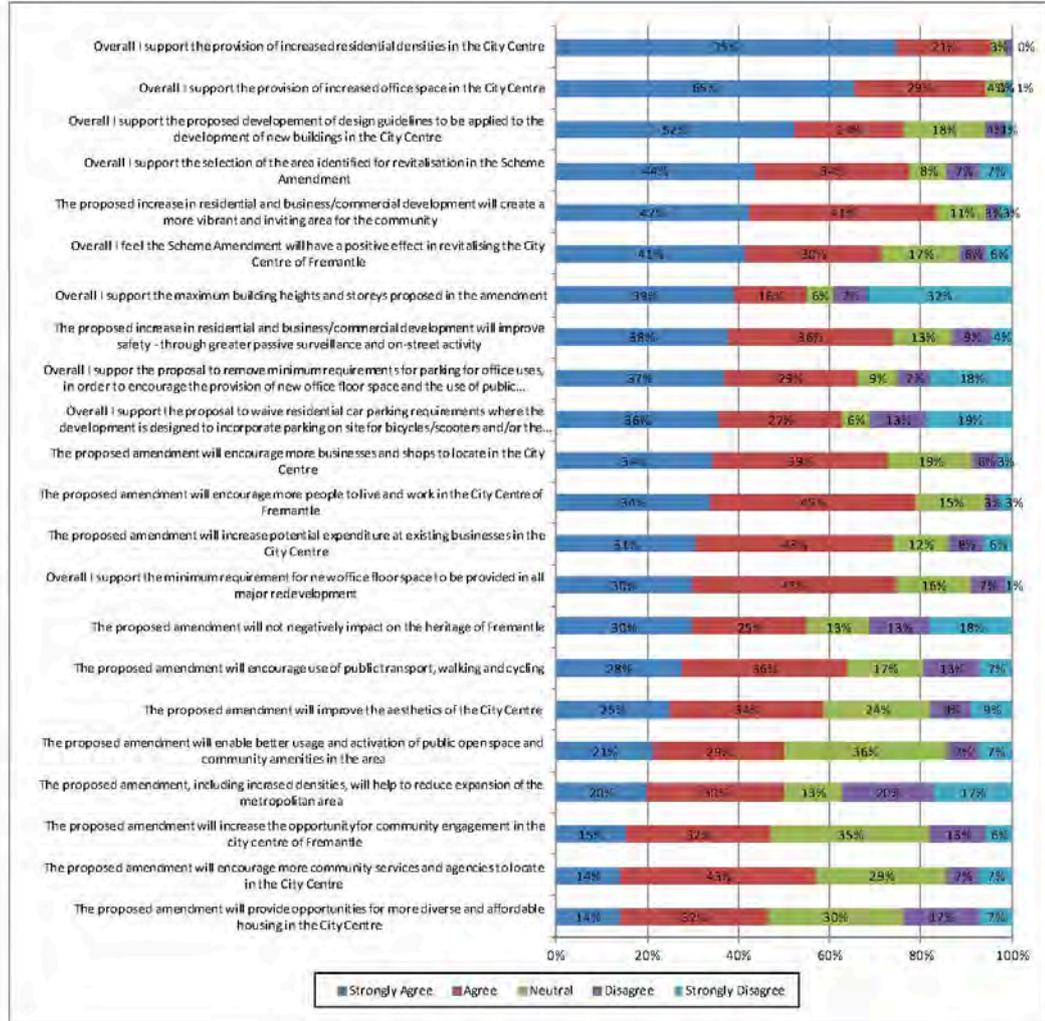
The top five most supported statements regarding the Scheme Amendment were:

1. Overall I support the provision of increased residential densities in the City Centre.
2. I support the provision of increased office space in the City Centre.
3. I support the proposed development of design guidelines to be applied to the development of new buildings in the City Centre.
4. I support the selection of the area identified for revitalisation in the Scheme Amendment.
5. The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community.

The five least supported statements were:

1. The proposed amendment will provide opportunities for more diverse and affordable housing in the City Centre
2. The proposed amendment will encourage community services and agencies to locate in the City Centre
3. The proposed amendment will increase opportunity for community engagement in the City Centre of Fremantle
4. The proposed amendment, including increased densities will help to reduce expansion of the metropolitan area
5. The proposed amendment will enable better usage and activation of public open space and community amenity in the area

Figure 3: Rating of Statements About the Proposed Scheme Amendment



3.4.1. Individual Session – Qualitative Feedback on Interactive Questions

The final session allowed individuals to provide written feedback on the proposed Scheme Amendment. Feedback forms were given to each attendee to explain their responses to the keypad interactive survey. It was not compulsory for the forms to be filled out, however they provided people with the opportunity to further detail their concerns or support for issues about which they felt strongly.

In total, 18 forms were returned between both community forum nights. Not all respondents completed every section on the form, rather people focused on areas of most interest or concern.

There were no general themes identified from the feedback, however comments reflected the following points:

- Respondents agreed that changes to Fremantle's City Central area needed to happen, however height stipulations were a concern.
- Respondents agreed that the City Central area has an un-safe atmosphere and with the proposed increase in residential and business/commercial development it should improve safety, with more people and less opportunity for anti-social behaviour and crime.
- Respondents see a need for community services and agencies located in the City Central area however, there would be a need for affordability and accessibility for consumers with the assistance from Council and state authorities.
- If parking was to be waived there would be a need for better public transport and more bike paths to be developed; (Respondents questioned about the provisions the PTA may have for this).
- There was a mixed reaction to the proposed maximum building heights:
 - Proposed height was too high.
 - Proposed height was not high enough.
 - Heights are great.
 - Overshadowing issues.
- There is concern around the potential for the "feeling" of Fremantle being lost.
- There is concern from respondents about the proposed amendment increasing the opportunity of community engagement in the City Centre with respondents commenting that big crowds often interact less and it depends on the people.

For detailed results, please see Appendix Q.

3.4.2. Individual Response Sheets – comment, raise a question or suggestion

As per previous sessions individual feedback sheets were provided, to enable respondents the opportunity to make a comment; raise a question, or make a suggestion. Council staff followed up the inquiries or requests, in the days following the sessions.

In total, 8 feedback sheets were returned between both community forum nights.

Some of the main points included in the completed individual response sheets are:

- Comments included lack of provision in street scaping and issues that need addressing before further development.
- Questions relating to affordability, protection of other areas from the proposed heights.
- Suggestions made about exceptional design examples and keeping the multiculturalism of Fremantle.
- No further information was requested.

4. Overview of Findings

Findings from the community consultation on the proposed City Central Scheme Amendment 49 indicate that the majority of respondents:

- Support the proposed City Central Scheme Amendment 49.
- Support the need for the revitalisation of the City Centre.
- Support increased residential densities in the City Central area.
- Support increased office space in the City Central area.
- Perceive that increases in residential and business/commercial development will create a more vibrant and inviting area for the community.
- Perceive that the Amendment will encourage more people to live and work in the City Central area of Fremantle.

Other key findings include:

- The majority of respondents support the removal of minimum requirements for parking for office uses (66%).
- The majority of respondents perceive that the proposed amendment will encourage use of public transport, walking and cycling (64%).
- The majority of respondents support the proposal to waive residential car parking requirements where development is designed to incorporate parking on site for bicycles/scooters and/or the operation of a formal shared vehicle ownership scheme (63%).
- The people that resided in Fremantle's City Central area were far less supportive of the amendment than those who lived outside of the area.
- While the majority of respondents (55%) with (6%) neutral, supported the implementation of a maximum building height, a number of people felt the proposed height was either too high or too low, and a number of other questions and concerns were raised with regards to this issue.
- Respondents were keen to ensure that Council would be able to deliver all aspects of the Scheme Amendment that they approved.
- There was strong support for the development of clear design guidelines to ensure quality development in the City Central area, though some participants were concerned that these guidelines were not provided as part of the Scheme Amendment and consultation process.
- Imposing a maximum building height was the most controversial issue raised, with opinions divided about whether it was too high or too low.
- Concerns were raised in open questions about parking, traffic and public transport issues, with concerns about adding to the congestion of Fremantle and the need to consider this in future planning.

5. Appendices

Appendix A. General Information booklet

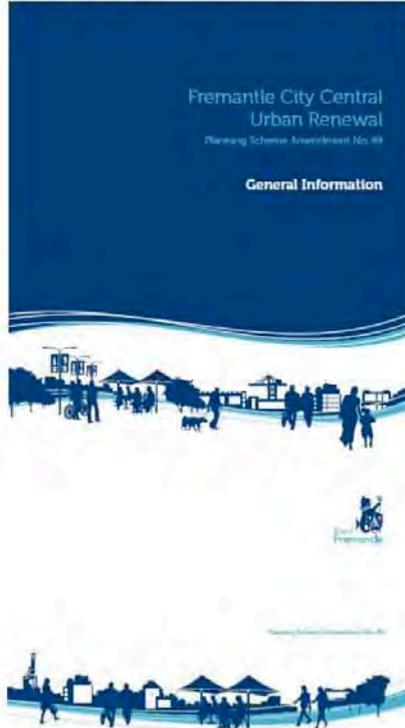


Figure 1 - Urban Renewal Scheme Amendment 88

The blue area identifies the strategic development zones which are subject to Amendment 88. The blue area also identifies the subject zones which are subject to Amendment 88. The blue area also identifies the subject zones which are subject to Amendment 88.

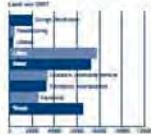
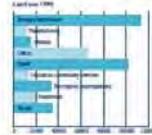
Subject areas that are subject to Amendment 88 are identified in blue. The blue area also identifies the subject zones which are subject to Amendment 88.



Background

Since 1990, Fremantle has experienced a period of rapid growth in population and employment. This has led to a need for a new urban renewal strategy to address the challenges of a growing city.

Since 1990, Fremantle has experienced a period of rapid growth in population and employment. This has led to a need for a new urban renewal strategy to address the challenges of a growing city.



Planning - Planning Schemes

The Urban Renewal Strategy is a key document that guides the development of Fremantle City Central. It sets out the vision and objectives for the area and provides a framework for the planning process.

The Urban Renewal Strategy is a key document that guides the development of Fremantle City Central. It sets out the vision and objectives for the area and provides a framework for the planning process.



Planned benefits of Amendment 88

Amendment 88 will bring a range of benefits to Fremantle City Central, including improved accessibility, increased public space, and enhanced environmental sustainability.

Realising a compact city vision

The compact city vision aims to create a more sustainable and vibrant city center. This is achieved through a mix of land uses, increased public space, and improved accessibility.

A safe and healthy environment

Amendment 88 will create a safer and healthier environment for Fremantle City Central. This is achieved through improved accessibility, increased public space, and enhanced environmental sustainability.

The city's heritage assets are protected

Amendment 88 will protect and enhance the heritage assets of Fremantle City Central. This is achieved through improved accessibility, increased public space, and enhanced environmental sustainability.

A high level of accessibility

Amendment 88 will ensure a high level of accessibility for all residents and visitors. This is achieved through improved accessibility, increased public space, and enhanced environmental sustainability.



Key features of the scheme amendment

Proposed Development Area
Planning Scheme Amendment No. 10 proposes to modify the Development Standards of a part of the City Centre Zone that has been designated as a 'Future Urban' zone.



Figure 1 - Amendment No. 10 subject area



The proposed amendment will allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys. This will allow for a mix of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed amendment will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.



How to find out more about it

Display sign

A copy of the information pack, including the proposed amendment, a Property Assessment Questionnaire and other information sheets can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Community Engagement

The information pack is available from the City upon request, either in person at the City Administration Building, or without charge by email to planning@fremantle.wa.gov.au

The following documents provide background information on Amendment 10 and can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Strategic and Development

- City of Fremantle Strategic Plan (2008-11)
- Local Planning Scheme No. 1
- City Centre Strategic Planning Study Report (June 2011)
- Future Development Strategy (2011-14)
- Local Plan No. 1 (2011)
- City of Fremantle Strategic Plan (2008-11)
- City of Fremantle Strategic Plan (2008-11)

A copy of the information pack, including the proposed amendment, a Property Assessment Questionnaire and other information sheets can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Community Engagement

The information pack is available from the City upon request, either in person at the City Administration Building, or without charge by email to planning@fremantle.wa.gov.au

The following documents provide background information on Amendment 10 and can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Strategic and Development

- City of Fremantle Strategic Plan (2008-11)
- Local Planning Scheme No. 1
- City Centre Strategic Planning Study Report (June 2011)
- Future Development Strategy (2011-14)
- Local Plan No. 1 (2011)
- City of Fremantle Strategic Plan (2008-11)
- City of Fremantle Strategic Plan (2008-11)

A copy of the information pack, including the proposed amendment, a Property Assessment Questionnaire and other information sheets can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Community Engagement

The information pack is available from the City upon request, either in person at the City Administration Building, or without charge by email to planning@fremantle.wa.gov.au

The following documents provide background information on Amendment 10 and can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Strategic and Development

- City of Fremantle Strategic Plan (2008-11)
- Local Planning Scheme No. 1
- City Centre Strategic Planning Study Report (June 2011)
- Future Development Strategy (2011-14)
- Local Plan No. 1 (2011)
- City of Fremantle Strategic Plan (2008-11)
- City of Fremantle Strategic Plan (2008-11)

A copy of the information pack, including the proposed amendment, a Property Assessment Questionnaire and other information sheets can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Community Engagement

The information pack is available from the City upon request, either in person at the City Administration Building, or without charge by email to planning@fremantle.wa.gov.au

The following documents provide background information on Amendment 10 and can be viewed on the City website: www.fremantle.wa.gov.au - City of Fremantle - Strategic and Development

- City of Fremantle Strategic Plan (2008-11)
- Local Planning Scheme No. 1
- City Centre Strategic Planning Study Report (June 2011)
- Future Development Strategy (2011-14)
- Local Plan No. 1 (2011)
- City of Fremantle Strategic Plan (2008-11)
- City of Fremantle Strategic Plan (2008-11)



Proposed development

The proposed development will allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

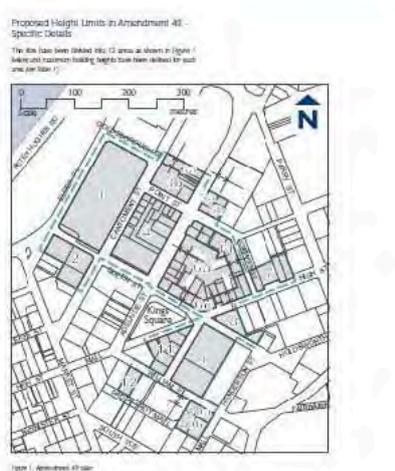
The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.

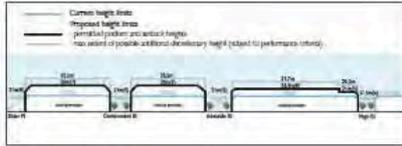
The proposed development will also allow for a range of building heights to be permitted in the zone, up to a maximum of 12 storeys.



City of Fremantle

Bulk Form: Information Sheet 03

The following figure illustrates the proposed increase in height levels for development sites between Lake Place and High Street compared to the existing height levels.



Current and proposed height levels for development sites between Lake Place and High Street.

Current height zones range from 14 to 15.5 metres above the datum, and proposed height zones range from 17 to 20 metres above the datum. The proposed height zones are approximately the same as the width of road streets in city central (which vary between 15 to 20 metres wide) which would mean a large height to street width ratio of around 1:1. This ratio is a generally accepted urban design standard that achieves a comfortable sense of enclosure for a person in the street, while also allowing good sight across the street.

While road and street are narrower at 13 to 15 metres wide, the 1:1 ratio exists in many places throughout the west central urban in comfortable scale. Low houses and walk streets (see Item 02) can appear close and empty when a very high height to width ratio (greater than 1:1) is more appropriate for an urban layout. The 1:1 ratio has been chosen as being the most appropriate for the streets of Fremantle.



Current view of 1:1 height to width ratio in the west end (Lake Place) and view west end (Cornhill Street) view.

City of Fremantle

Bulk Form: Information Sheet 03

Development examples (conceptual only)

These images show the current development on a selection of street city central streets, and a comparison conceptual image of what development in the same street could look like if they were designed in accordance with the height, form and width standards proposed in Attachment 03.



Adelaide Street - corner, Adelaide Street - pedestrian, Lakeside Street - corner, Lakeside Street - south side.

City of Fremantle

Bulk Form: Information Sheet 03

Productive urbanity

Images include the street and buildings that are developed to the street level on the western side of Cornhill and Adelaide Streets would not use any street area for anything other than the narrow strip of footpaths of roughly 7.5m wide when they are the only new footpaths to be added.

Possible additional height

The west end proposal that additional height may be approved subject to meeting a number of performance criteria. The possible additional height is limited to a maximum of 17 metres (see Appendix 1) and is subject to the site as indicated in Table 1.

The highest buildings and more intense development would be located closer to the railway station to take advantage of access to public transport and to reduce reliance on private vehicle use. However, the highest buildings would only be permitted to be developed to a maximum height of 16.7 metres, and would be subject to the Maximum Building Code and Planning 1984 street design.

A performance based approach is being considered to integrate building design and public space goals, as the location and proposed development is not primarily related to the height of a building. The possible additional height will result in a provision of a increased amount of usable public space and pedestrian amenity while still achieving a maximum density of 100 people per hectare (the objective of an increased city centre population). An additional key objective is the potential to achieve a mix of all of the following performance criteria:

- low environmental impact
- incorporated and produced environmentally sustainable design
- improved and enhanced amenity of adjacent public space
- provided improved pedestrian systems and pedestrian-friendly street layouts
- provided the required vehicle access to Queen Street as public land street used by the Council, and
- provided 100% environmental floor cover of urban built form, for people in the street.

The Council Energy Advisory Committee would provide advice to developers and their architects on how to achieve the performance criteria as well as advising the Council on the quality of design proposals. The sharing of these inputs both by Council and the Development Assessment Panel will be subject to any relevant recommendations from the Design Advisory Committee.

The proposed performance criteria for additional height variations are to be made a condition of any approval of development, rather than just additional height above. When considering a proposal for additional development height from a bulk form, members of the Council will consider the development's:

- ability to be located and oriented
- built form, scale, character and its relationship to adjacent buildings, streets and public space
- inclusivity and potential contribution to adjacent open space as a feature or focal point and
- the overall architectural quality of the building and its design and construction.

Proprietary Asset Questionnaire - Local Planning Committee (2012 Amendment #1) - City of Fremantle

| Question | Answer |
|---|--|
| 9. Why is a duty imposed to consider the interests of the public in the development of a site, and why is it necessary to require the applicant to identify the public interest in the development? | The public interest might refer to the wider community or to the public interest in the development of a site. The public interest is a broad concept that encompasses the interests of the community as a whole, as well as the interests of the public in the development of a site. The public interest is a broad concept that encompasses the interests of the community as a whole, as well as the interests of the public in the development of a site. |
| 10. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 11. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 12. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 13. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |

5

Proprietary Asset Questionnaire - Local Planning Committee (2012 Amendment #1) - City of Fremantle

| Question | Answer |
|---|--|
| 14. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 15. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 16. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |
| 17. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |

6

Proprietary Asset Questionnaire - Local Planning Committee (2012 Amendment #1) - City of Fremantle

| Question | Answer |
|---|--|
| 18. If the development is approved, when will the development start? | The development will start as soon as possible after the approval of the development. The development will start as soon as possible after the approval of the development. |
| 19. How will the development affect existing buildings? | The development will not affect existing buildings. The development will not affect existing buildings. |
| 20. How will the development affect the public interest in the development? | The development will not affect the public interest in the development. The development will not affect the public interest in the development. |
| 21. What are the main steps in the process of developing a site? | The main steps in the process of developing a site are: <ul style="list-style-type: none"> identifying the site; obtaining the necessary approvals; developing the site; completing the site. |
| 22. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |

7

Proprietary Asset Questionnaire - Local Planning Committee (2012 Amendment #1) - City of Fremantle

| Question | Answer |
|---|--|
| 22. How can the public interest be identified in a development? | The public interest can be identified in a development by considering the following factors: <ul style="list-style-type: none"> the nature and extent of the development; the location of the development; the impact of the development on the surrounding area; the benefits of the development to the community; the views of the public on the development. |



Appendix D. Local planning Scheme No.4

Approved by Council 24 August 2011 for advertising

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME
CITY OF FREMANTLE
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 49

RESOLVED that the Council, pursuant to Section 75 of the Planning and Development Act 2005, amend Local Planning Scheme No. 4 by:

- a) Amending clause 12.12 - Schedule 12 Local Planning Areas (Height Requirements) as follows:
Delete the words "(Height Requirements)" and replace with "(Development Requirements)".
- b) Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 - City Centre, as follows:
Re-word clause 1.3 'Specific Height Controls for Sub Areas' to read 'Specific Development Controls for Sub Areas'.
- c) Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 - City Centre, as follows:
Amend Sub Area 1 West End to read 'Sub Area 1.5.1 West End' and insert the modified map of Sub Area 1.5.1 West End:



- d) Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 - City Centre, as follows:

rearm.

c) New development at ground level adjacent to other streets and public areas not identified in a) and b) above may incorporate a mix of land uses and design measures to contribute to an interesting and diverse public realm.

Building Height and Setbacks

d) Clause 1.2 Matters to be considered in applying general and specific height controls does not apply to Sub Area 2.

e) Building heights shall be in accordance with the requirements set out in the table below:

| Area | Permitted Building Height (Metres) | Building height (Metres) which may be permitted subject to the development satisfying both of the following criteria: (i) The portion of building exceeding the Permitted Building Height being suitably setback from the street facade so as to not be visible from the street(s) adjoining the site; and (ii) The design of the portion of building exceeding the Permitted Building Height being integrative with the design of the overall building. | Minimum Facade Height (Metres) that fronts a public street(s) and/or public open space(s) |
|------|------------------------------------|--|---|
| 1 | 21 | 25 | 10 |
| 2 | 17.5 | 21 | 10 |
| 3a | 17.5 | 21 | 10 |
| 3b | 21 | 25.5 | 10 |
| 4 | 21 | 25 | 10 |
| 5a | 21 | 22.5 | 10 |
| 5b | 21 | 24.5 | 10 |
| 6 | 14 | 17.5 | 10 |
| 7 | 14 | 17.5 | 10 |
| 8c | 17.5 | 21 | 10 |
| 7 | 17.5 | 21 | 10 |
| 8 | 17.5 | 21 | 10 |
| 9 | 17.5 | 21 | 10 |
| 10a | 17.5 | 21 | 10 |
| 10b | 14 | 17.5 | 10 |
| 11 | 14 | 17.5 | 10 |
| 12 | 14 | 17.5 | 10 |

1.5 SPECIFIC DEVELOPMENT CONTROLS FOR SUBAREAS

Land Use and location specific design requirements

a) Notwithstanding the provisions of Table 2 - Zoning:

- (i) Residential uses will not be permitted in new buildings at ground level adjacent to Queen Street, Adelaide Street and Kings Square.
- (ii) Land uses at ground level adjacent to Queen Street, Adelaide Street and Kings Square shall continue to generate interest and activity within the adjacent public realm; and
- (iii) A minimum of 15% of the net site area within all new development on sites with a site area greater than 3000sqm shall be provided for Office use.

b) New development fronting Queen Street, Adelaide Street and Kings Square shall incorporate design measures to:

- (i) Provide continuous weather protection at ground level for pedestrians along these streets and public spaces; and
- (ii) Generate interest and activity within the adjacent public realm.

f) In addition to the building height requirements outlined in the table above and where the development site is 3000sqm in area or greater, Council may:

- (i) permit up to 7.2 metres additional building height in Areas 1, 2 and 4;
- (ii) permit up to 7.2 metres additional building height in Areas 5a, 5b, 5c, 9 and 11;

where the Council is satisfied that the proposed development satisfies all of the following criteria:

- (i) Exceptional design quality and distinctive architecture befitting its location including, but not limited to, the design addressing the relationship of taller components to lower levels (podium), the impact of the development on distant views, the visual permeability of the development, the compatibility of the development with adjoining buildings, the relationship of the development with the streetscape and the roofscape aspect of the design;
- (ii) Demonstrates best practice in environmentally sustainable design, incorporating into the building fabric measures to minimise energy consumption, water usage, emissions and waste;
- (iii) No significant adverse impact on the amenity of the surrounding public realm in terms of, but not limited to, building scale, shadows and potential wind tunnelling;
- (iv) Provide a high quality landscaped and publicly accessible pedestrian environment at ground level, including where appropriate:
 - East-west mid-block pedestrian links that are convenient, legible, attractive, safe and activated as an integrated component of any development concept and linked to a broader pedestrian network in the area. Ongoing public access arrangements are to be determined by and be to the satisfaction of the City and set as a condition of planning approval; and
 - The area of the required street setbacks to Queen Street for Areas 1 and 2, being transferred at no cost to Council for the purposes of a road widening;
- (v) Where the net site area within the development for residential purposes is greater than 1000sqm, a minimum of 10 per cent of the residential net site area shall be provided for low income housing.

The setback from the street facade required in (a) for any additional height above the Permitted Building Height does not apply in these areas if additional height is granted in accordance with (f).

g) In the front elevation of all new development the ground floor level must be no greater than 600mm above the level of the adjacent footpath and the first floor level must be at least 4.5 metres above the level of the footpath adjacent to the site.

| Area | Frontage to: | Minimum Street Setback (Metres) | Minimum Street Setback up to building height of 10m (Metres) | Minimum side and rear Setback (Metres) |
|-----------------|---------------------------------|---------------------------------|--|--|
| 1 | Queen St | 3.55 | 3.55 | N/A |
| 1 | All streets other than Queen St | N/A | 4 | N/A |
| 2 | Queen St | 5.35 | 2.35 | N/A |
| 2 | All streets other than Queen St | N/A | 2 | N/A |
| All other areas | All streets | N/A | 2 | N/A |

4) Amending clause 12.1 Schedule 1 – Dictionary of Defined Words and Expressions, as follows:

Deleting the following words from clause 2.3.1 (a):
 *Note: "Visible from the street" will be based on an assumed line of sight measured at a perpendicular angle from the streets adjoining the subject land, at an assumed point of 1 metre less than the street width and 1.5 metres above ground level.

j) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:
 Deleting the following words from clause 2.3.1 (g):
 "Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria:

- (a) The minor projection being no more than 4 metres above the highest part of the main building structure; and
- (b) The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.

For the purpose of this clause, "minor projection" will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools."

k) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:
 Deleting the following words from clause 2.3.1 (k):

"In development comprising of ten or more Multiple Dwellings, a minimum of 25 per cent of the total number of dwellings must have a maximum floor area of 60 square metres or less and no more than 40 per cent of the total number of dwellings may have a floor area of 120 square metres or more."

l) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:

Deleting the following words from clause 2.3.1 (p):
 "Notwithstanding (o) above, Council may waive car parking requirements for residential development under clause 5.7.3 in cases where the development is expressly designed and marketed as a zero parking development that incorporates such elements as the following:

- (i) Provision of parking on site for bicycle / scooters;
- (ii) Operation of a formal shared vehicle ownership scheme amongst the residents.

In any case where such development is granted planning approval the Council may require, as a condition of planning approval, provision to be made to include notification on the property title(s) that owners and/or occupiers will not be entitled to on-street residential parking permits."

Adding a definition for the new term "Visible from the street", to follow the definition of "Vehicle", to read:

"Visible from the street" will be based on an assumed line of sight measured at a perpendicular angle from the streets adjoining the subject land, at an assumed point of 1 metre less than the street width and 1.5 metres above ground level."

f) Amending clause 5.4 – Residential Development, as follows:

Adding a new clause 5.4.5 to read:

"5.4.5 In development comprising of ten or more Multiple Dwellings, a minimum of 25 per cent of the total number of dwellings must have a maximum floor area of 60 square metres or less and no more than 40 per cent of the total number of dwellings may have a floor area of 120 square metres or more."

g) Amending clause 5.8 – Variations to site and development standards and requirements, as follows:

Adding a new sub clause 5.8.1.3 to read:

"5.8.1.3 Excluding development within the Residential zone, Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria:
 (a) The minor projection being no more than 4 metres above the highest part of the main building structure; and
 (b) The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.

For the purpose of this clause, "minor projection" will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools."

h) Excluding development within the Residential zone, Council may waive car parking requirements for residential development under clause 5.7.3 in cases where the development is expressly designed and marketed as a zero parking development that incorporates such elements as the following:

- (i) Provision of parking on site for bicycle / scooters;
- (ii) Operation of a formal shared vehicle ownership scheme amongst the residents.

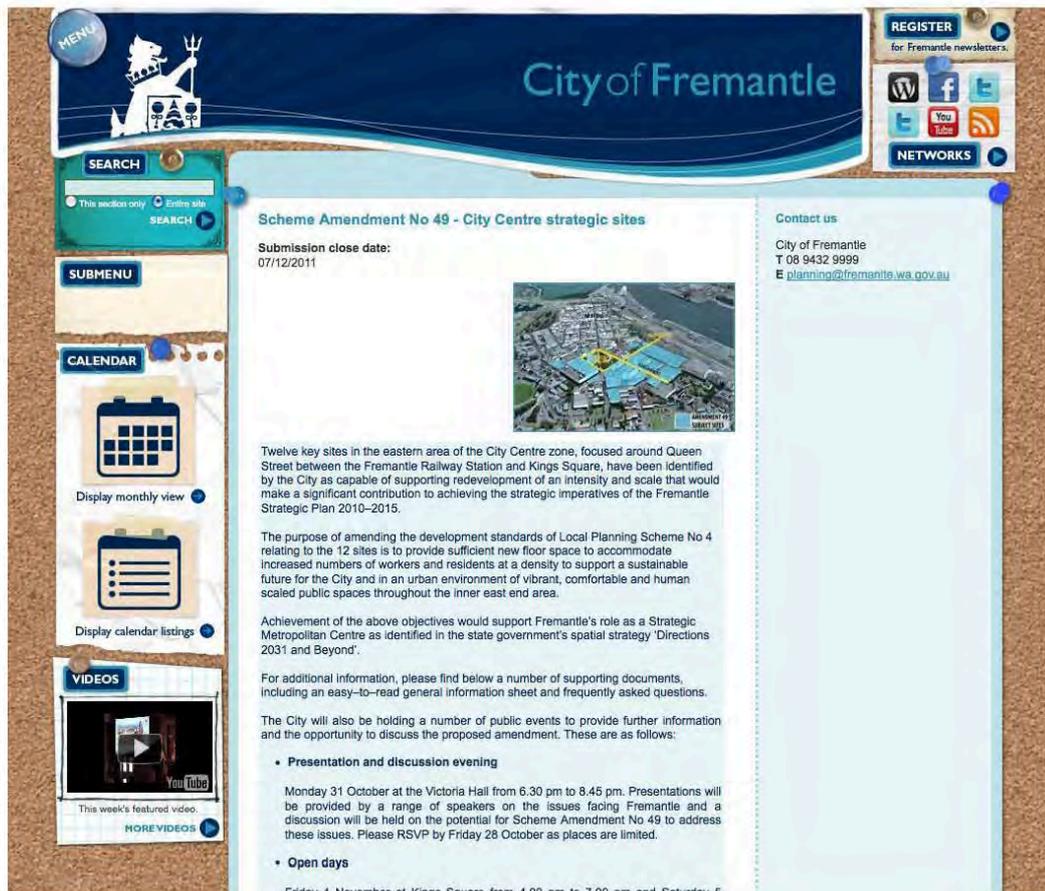
In any case where such development is granted planning approval the Council may require, as a condition of planning approval, provision to be made to include notification on the property title(s) that owners and/or occupiers will not be entitled to on-street residential parking permits."

i) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:

m) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:

Repeal the subsequent paragraphs from (h) to (j) inclusive of clause 2.3.1 to read in order from (g) to (o).

Appendix F. Website Advertising



The screenshot shows the City of Fremantle website interface. At the top left is a 'MENU' button with a logo of a figure holding a trident. The main header features the 'City of Fremantle' logo. On the right, there is a 'REGISTER for Fremantle newsletters' button and social media icons for WordPress, Facebook, Twitter, YouTube, and RSS. Below these are 'NETWORKS' icons.

The main content area is titled 'Scheme Amendment No 49 - City Centre strategic sites'. It includes a 'SEARCH' box with options for 'This section only' and 'Entire site'. Below the search box is a 'SUBMENU' section, followed by a 'CALENDAR' section with a calendar icon and options to 'Display monthly view' and 'Display calendar listings'. A 'VIDEOS' section shows a video player with the text 'This week's featured video' and a 'MORE VIDEOS' link.

The main article text reads: 'Submission close date: 07/12/2011'. It features an aerial photograph of the city center with 12 key sites highlighted in yellow. The text states: 'Twelve key sites in the eastern area of the City Centre zone, focused around Queen Street between the Fremantle Railway Station and Kings Square, have been identified by the City as capable of supporting redevelopment of an intensity and scale that would make a significant contribution to achieving the strategic imperatives of the Fremantle Strategic Plan 2010-2015. The purpose of amending the development standards of Local Planning Scheme No 4 relating to the 12 sites is to provide sufficient new floor space to accommodate increased numbers of workers and residents at a density to support a sustainable future for the City and in an urban environment of vibrant, comfortable and human scaled public spaces throughout the inner east end area. Achievement of the above objectives would support Fremantle's role as a Strategic Metropolitan Centre as identified in the state government's spatial strategy 'Directions 2031 and Beyond'. For additional information, please find below a number of supporting documents, including an easy-to-read general information sheet and frequently asked questions. The City will also be holding a number of public events to provide further information and the opportunity to discuss the proposed amendment. These are as follows:

- **Presentation and discussion evening**
Monday 31 October at the Victoria Hall from 6.30 pm to 8.45 pm. Presentations will be provided by a range of speakers on the issues facing Fremantle and a discussion will be held on the potential for Scheme Amendment No 49 to address these issues. Please RSVP by Friday 28 October as places are limited.
- **Open days**
Friday 4 November at Kings Square from 4.00 pm to 7.00 pm and Saturday 5

On the right side of the page, there is a 'Contact us' section with the following information: 'City of Fremantle', 'T 08 9432 9999', and 'E planning@fremantle.wa.gov.au'.

Appendix G. Newspaper Advertising



find yourself in
FREMANTLE NEWS
11 - 17 October 2011 www.fremantle.wa.gov.au

HMB Endeavour arrives tomorrow!
The HMB Endeavour will arrive in Fremantle on 11 October. The ship will be on display at the Fremantle Maritime Centre from 11 to 17 October. The ship is a replica of the original Endeavour, which was built in 1791. It is the only three-masted wooden sailing ship in the world. The ship will be on display at the Fremantle Maritime Centre from 11 to 17 October. The ship is a replica of the original Endeavour, which was built in 1791. It is the only three-masted wooden sailing ship in the world.

Pay your rates on time winner
A paying customer of Fremantle City Council has won a prize of \$10,000 for paying their rates on time. The winner is Mr. John Smith. The prize is a reward for paying rates on time. The prize is a reward for paying rates on time.

City Central community consultation to begin
The City of Fremantle is launching a community consultation process for the City Central area. The consultation will focus on the proposed development of the City Central area. The consultation will focus on the proposed development of the City Central area.

Council elections this week
The City of Fremantle is holding council elections on 11 October. The elections will elect members of the City Council. The elections will elect members of the City Council.

Planning notice
Planning and Development Act 2005
Local Planning Scheme amendment available for inspection
City of Fremantle Local Planning Scheme No. 8 Amendment No. 49 - City Centre storage sites
The City of Fremantle is seeking public input on the proposed amendment to the Local Planning Scheme No. 8. The amendment relates to storage sites in the City Centre. The amendment relates to storage sites in the City Centre.

Tangaroa blue marine debris removal activity
The City of Fremantle is organising a marine debris removal activity on the beach between 9 AM and 12 PM on Saturday 11 October. The activity will focus on removing blue marine debris from the beach. The activity will focus on removing blue marine debris from the beach.

Perth 2011 update
First international visitors arrive
The first international visitors have arrived in Perth for the Perth 2011 event. The visitors are from the United States and the United Kingdom. The visitors are from the United States and the United Kingdom.

Alcohol restrictions to ease during championships
The City of Fremantle is easing alcohol restrictions during the Perth 2011 championships. The restrictions will be relaxed to allow for a more festive atmosphere. The restrictions will be relaxed to allow for a more festive atmosphere.

Upcoming meetings
Ordinary council meeting
6:00 pm Wednesday 11 October 2011
The meeting will be held at the City Council Chamber. The meeting will be held at the City Council Chamber.

Prescott meetings - www.fremantle.wa.gov.au
• **Milton** - meeting on 15 October 2011, 7:00 pm, Levee 11, 1100/1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2

Appendix H. Property owners, local residents and stakeholders mail out

Reference No: 218/055
Enquiries: Planning Policy and Projects Team
Telephone: 9432 9805
Email: planning@fremantle.wa.gov.au

11 October 2011

«NAME»
«ADDRESS»
«SUBURB» «STATE» «POSTCODE»

Dear Sir / Madam,

**RE: LOCAL PLANNING SCHEME 4 - AMENDMENT NUMBER 49 – CITY
CENTRAL URBAN RENEWAL – INVITATION TO COMMENT**

You are advised that it is the intention of the City of Fremantle to amend its Local Planning Scheme No. 4 to modify the development standards relating to twelve key sites within the eastern area of the City Centre zone, focused around Queen Street between the Railway Station and Kings Square.

These sites have been identified by the City as capable of supporting redevelopment of an intensity and scale that would make a significant contribution to achieving the strategic imperatives of the Fremantle Strategic Plan 2010-2015.

The purpose of amending the development standards of the Scheme in relation to the twelve key sites is to provide sufficient new floor space to accommodate increased numbers of workers and residents at a density to support a sustainable future for the City and in an urban environment of vibrant, comfortable and human scaled public spaces throughout the inner east end area.

Achievement of the above objectives would support Fremantle's role as a Strategic Metropolitan Centre as identified in the State Government's spatial strategy 'Directions 2031 and beyond'.

A number of events have been organised to provide you with further information and the opportunity to discuss the amendment. These are as follows:

- **Presentation and Discussion Evening**
Monday 31st October at the Victoria Hall from 6.30pm to 8.45pm. Presentations will be provided by a range of speakers on the issues facing Fremantle and a discussion will be held on the potential for Amendment 49 to address these issues. Please **RSVP** by **Friday 28 October** as places are limited.

- **Open Days**

Friday 4th November at Kings Square from 4:00pm to 7:00pm and Saturday 5th November at Kings Square from 11:00am to 2:00pm; this provides an opportunity to drop in at your convenience to view the plans and ask questions on a one-to-one basis.

- **Walking Tours Around the Sites**

A one hour guided walk around the subject sites will follow each of the Open Days on Friday 4th November (commencing at Kings Square at 7:00pm) and Saturday 5th November (commencing at Kings Square at 2:00 pm).

- **Interactive Community Workshop**

Monday 14th November from 6:00pm to 8:15pm; information will be provided about the amendment and feedback sought from participants. **RSVP** is essential for the workshop and should be received by **7 November 2011**. You will be advised of the venue when RSVP is provided.

RSVP's for the Presentation and Discussion evening and Community Workshop can be made by telephone to Kayla Beall (Planning Administration Officer) on 9432 9805 or email planning@fremantle.wa.gov.au

Please also find enclosed an overview sheet which provides a summary of the amendment. Additional documents setting out and explaining the local planning scheme amendment, including a General Information Sheet and Frequently Asked Questions, are available for inspection at the Service and Information Centre of the City of Fremantle Administration Offices located at 8 William Street, Fremantle from Monday to Friday during the hours of 8.00am and 5.00pm or may be viewed on the City's website at: www.fremantle.wa.gov.au/City_of_Fremantle/Community_engagement

If you have any comment that you wish to make on this proposed amendment, please notify the Chief Executive Officer, in writing, on the enclosed submission form before the close of the advertising period on **7 December 2011**.

Please quote reference number 218/055 in any future correspondence relating to this matter. If you require any further information, please telephone on 9432 9805 or e-mail planning@fremantle.wa.gov.au

Yours faithfully

Paul Garbett
Manager Planning Policy and Projects

Enc: Information Sheet
Submission Form (Form 1)

Appendix I. Residents Mail Out



City of Fremantle
 ABN 74 680 223 485
 Town Hall Centre, 1 William Street
 Fremantle WA 6150
 PO Box 807, Fremantle WA 6959
 T 08 9432 9999 F 08 9432 4634
 TTY 08 9432 9277
 E info@fremantle.wa.gov.au
www.fremantle.wa.gov.au

Revitalising Fremantle - the chance to have your say on proposed planning scheme amendment

Dear fellow Fremantle residents

For some time now, your council has been investigating ways of significantly revitalising Fremantle's City Central. It has been a detailed and extensive process, but we are now at the point in this process where you, as a Fremantle resident, will have your chance to provide feedback on what is potentially the most significant urban renewal focus in Fremantle since the America's Cup.

I want to assure you that the proposal outlined in this letter is just that - a proposal. Nothing in regards to this proposal has been passed by council and your feedback will be a very important part in influencing the final outcome.

The vision

Before talking specifically about the proposal, I wanted to make you aware of council's overall vision for Fremantle. Our vision, which I hope you share, revolves around returning Fremantle to its traditional place as Perth's second city and building on Fremantle's standing as a great place to live, work, shop and recreate. We want to ensure Fremantle's City Central is vibrant all week long, not just on the weekend, and for residents and visitors to Fremantle to find safe at all times, day and night. Council also wants Fremantle to regain its status as a strong and accessible economic centre with a diverse range of successful retail and commercial businesses.

There is an ambitious vision with several components, but at the same time is a vision we think is achievable while retaining the unique character and diversity that has underpinned Fremantle's status as a significant urban centre.

As a resident and strong advocate of preserving Fremantle's famous character, diversity and rich heritage, I can assure you that protection of these traits is a key consideration.

The research

The City has conducted extensive research on many factors, both social and economic, that contribute to Fremantle's current state of affairs. This research identified some shortcomings that are stopping us from achieving the vision and as a result, several recommendations were outlined.

One of the clearest and most important recommendations to come from this research was that Fremantle's City Central needs more workers and more residents. To do this we have identified that City Central will require an additional 70,000 sqm of commercial office space, 20,000 sqm of retail space and the construction of 1,500 new dwellings.

To reach these targets we need to amend the Local Planning Scheme for selected sites within City Central to revitalise Fremantle through viable, well-designed commercial, retail and residential development.

This building space needs to be of a high quality to meet present, day and future requirements. Trying to simply reuse vacant space in some existing buildings will not meet the needs of businesses and future residents.

The benefits of this amendment are not just economic. They will also enable an increase in the number of diverse and affordable dwellings in the CBD while providing the planning foundation for sustainable and transit-orientated development that will help to address Perth's unsustainable urban sprawl.



Key elements of the development control scheme amendments

1. Encouraging medium-density 'European-style' development that is primarily four to seven storeys high at the street facade, with two storeys possibly being able to go to nine storeys. It will NOT be characterless high rise and certainly NOT buildings of unlimited height.
2. A focus on the underdeveloped parts of the city – in particular the unloved buildings from the 1960s, 70s and 80s including the Hayes, Coles, Woolstore and Westgate Hotel sites. Renewal of these areas with little or no heritage value will greatly assist the conservation of our heritage precincts. By ensuring ALL major new developments occur away from the city's important heritage areas such as the West End, no heritage buildings will be threatened by Fremantle's revitalisation plans.
3. Providing incentives to encourage high-quality, innovative and sustainable architectural design that can be the heritage of the future – developers with unimaginative and sterile design ideas would not apply!

Why is this important to you?

The Council wants to provide a good balance between providing vibrant, comfortable and human-scaled public spaces throughout City Central with the provision of sufficient new floorspace to accommodate more workers and residents. It's about providing a level of density capable of supporting a sustainable future for the city.

There has already been lively public debate surrounding these proposals and this is healthy given we are proposing a significant urban renewal focus. A lot of the debate has revolved around whether this type of urban renewal will rob Fremantle of its character that new buildings will detract from the visual landscape and public spaces or concern that some heritage buildings may be affected by development activities.

I want to again assure you that no heritage buildings will be threatened by Fremantle's revitalisation plans. In fact, the City of Fremantle will be aiming to make any new developments the heritage of the future.

Telling you so

The City of Fremantle is committed to consulting with the community. The scheme amendment is publicly advertised for 56 days (8 weeks), which is greater than the statutory requirement of 42 days (six weeks). The consultation phase was extended because council is keen for everyone to have the opportunity to consider the amendment and where appropriate, provide feedback.

The community consultation process commenced with advertising in local newspapers on 12 October. The advertising outlined the range of ways the City plans to inform the community about the proposed planning scheme amendments. It also provided information on ways the community can comment on the proposed amendments.

For those that haven't seen these advertisements, below is the proposed schedule of events that will take place in addition to the standard advertising and advice processes.

Schedule of events and activities

| | | |
|--|--|--|
| Presentation and discussion evening Presentations will be provided by a range of speakers on the issues facing Fremantle and discussion will be held on the potential for planning scheme amendments to address these issues. (RSVP's are essential as places are limited.) | Monday 31 October 6:30 pm to 8:45 pm Victoria Hall, 179 High Street, Fremantle | |
| Open days at Kings Square The opportunity to view the plans and to ask questions on a one-to-one basis. | Friday 4 November 4:00 pm to 7:00 pm (Kings Square) | Saturday 5 November 11:00 am to 2:00 pm (Kings Square) |
| Walking tours around the sites A one hour guided walk around the subject sites will follow each of the open days. | Friday 4 November (commencing at Kings Square at 7:00 pm) | Saturday 5 November (commencing at Kings Square at 2:00 pm) |
| Interactive community workshop Information will be provided about the amendment and feedback sought from participants. (RSVP's are essential for the workshop.) | Monday 14 November 6:00 pm to 8:15 pm (venue to be advised upon registration) | |

These events have been tailored so that everyone in the Fremantle community will have the opportunity to participate. Details of how to RSVP and to provide feedback are included in the attached Aims and Objectives overview sheet.

Why is this important to you?

The bottom line is that we cannot achieve the revitalisation of Fremantle without community involvement and support. This is an opportunity for positive change, but will only occur if it is a shared endeavour.

I encourage you to read the attached overview sheet which summarises the proposal, and to attend one or all of the various community events. I also encourage you to obtain a copy of the detailed information pack and to provide your feedback via a written submission.

Working together, I'm confident we can create a future for our community that is as dynamic and significant as its wonderful past.

Yours sincerely,



Dr Brad Pearce
Fremantle Mayor

Appendix J. Media Releases

From: Media Relations [Media@fremantle.wa.gov.au]
Sent: Friday, 7 October 2011 8:54:00 AM
Subject: Media release: City Central update: community engagement process to begin on planning amendments

City Central update: community engagement process to begin on planning amendments

The City of Fremantle has received the required State Government approvals and is set to begin the formal community consultation process on proposed amendments to the local planning scheme covering key sites in Fremantle's City Central.

The eight week community consultation process is scheduled to commence with advertising in local newspapers on October 12. The advertising will outline the range of ways the City plans to inform the community about the proposed planning scheme amendments and will include the dates and times of key activities. It will also provide information on ways the community can comment on the proposed amendments.

The City of Fremantle has a statutory requirement to publicly advertise the planning amendment for 42 days (6 weeks), in accordance with the requirements of the *Planning and Development Act 2005* and the *Town Planning Regulations 1967*. However, due to the significance of the proposed amendment, council decided to extend this statutory requirement by a further two weeks to 56 days (8 weeks).

Schedule of events & activities

In addition to the standard advertising and advice process, the community consultation process will incorporate:

- **Presentation and discussion evening** - Presentations will be provided by a range of speakers on the issues facing Fremantle and discussion will be held on the potential for planning scheme amendments to address these issues.
 - Monday 31 October, 6:30 pm to 8:45 pm, Victoria Hall, High Street, Fremantle
- **Open days at Kings Square** - the opportunity to view the plans and to ask questions on a one-to-one basis.
 - Friday 4 November, 4:00 pm to 7:00 pm (Kings Square)
 - Saturday 5 November, 11:00 am to 2:00 pm (Kings Square)
- **Walking tours around the sites** - a one hour guided walk around the subject sites will follow each of the open days.
 - Friday 4 November (commencing at Kings Square at 7:00 pm)
 - Saturday 5 November (commencing at Kings Square at 2:00 pm)
- **Interactive community workshop** - information will be provided about the amendment and feedback sought from participants. RSVP's are essential for the workshop.
 - Monday 14 November, 6:00 pm to 8:15 pm (venue to be advised upon registration).

How to RSVP

RSVP's for the community workshop can be made by phone to 9432 9806 or emailed to planning@fremantle.wa.gov.au

Background to planning scheme amendments

The planning scheme amendments, covering key sites in Fremantle's City Central, are a key

From: Media Relations [Media@fremantle.wa.gov.au]
Sent: Friday, 11 November 2011 4:25:19 PM
Subject: Media release: City to run additional community workshop on planning scheme amendment

11 November 2011

City to run additional community workshop on planning scheme amendment

Due to high levels of community interest, the City of Fremantle will run a **second interactive community workshop on Monday 21 November from 6.00pm to 8.15pm.**

The interactive workshop will provide an additional opportunity for local residents and other stakeholders to gather information, give feedback and ask questions regarding proposed amendments to the Fremantle Local Planning Scheme. The proposed amendments cover 12 key sites in Fremantle's City Central - focused around Queen Street, between the Fremantle Railway Station and Kings Square.

The interactive workshops form part of a series of community engagement activities - which have included a presentation evening, open days and site tours - designed to provide the community with detailed information regarding what is arguably the most important urban renewal initiative since the America's Cup.

"The workshop on 14 November is now fully-subscribed, so to enable people who missed out on a place to participate, council decided to run a second workshop with an identical format," said Fremantle Mayor Dr Dred Pettitt.

Dr Pettitt said that the interest in the interactive workshops was pleasing given the relatively poor turnouts to the previous community events: "To be honest, the level of interest in our presentation evening and open days was a little underwhelming, so I'm pleased to see the interactive workshop being so well-supported.

"I would encourage anyone with an interest in Fremantle's future to register for this second event," Dr Pettitt said.

How to RSVP

Advance registration for the event on 21 November is essential by contacting City of Fremantle Planning Administration on 9432 9999 or via email at planning@fremantle.wa.gov.au.

Background to planning scheme amendments

The planning scheme amendments, covering key sites in Fremantle's City Central, are a key component of the most important urban renewal initiative Fremantle has seen in over 25 years and are part of the City's strategy for ensuring Fremantle's long-term economic sustainability.

Twelve key sites in the eastern area of the City Centre zone, focused around Queen Street between the Fremantle Railway Station and Kings Square, have been identified by the City as capable of supporting redevelopment of an intensity and scale that would make a significant contribution to achieving the strategic imperatives of the Fremantle Strategic Plan 2010-2015.

The purpose of amending the development standards of Local Planning Scheme No 4 relating to the 12 sites is to provide sufficient new floor space to accommodate increased numbers of workers and residents at a density to support a sustainable future for the City and in an urban environment of vibrant, comfortable and human scaled public spaces throughout the inner east end area.

<http://dataworks:8080/dwmot/dataworks/stores/default/default/oris/docid/1601797/nav> 25/11/2011

Page 2 of 1

Achievement of the above objectives would support Fremantle's role as a Strategic Metropolitan Centre as identified in the state government's spatial strategy "Directions 2031 and Beyond"

FMS -

Appendix K. Open Day and Walking Tour Schedule

Purpose of Open Day:

- Inform community and key stakeholders about Local Planning Scheme Amendment No 49.
- Seek positive engagement with and feedback from community and stakeholders.
- Promote the potential benefits of the project.
- Identify any issues that relate to this Local Planning Scheme Amendment No 49.
- Positively promote the City of Fremantle.

Proposed Dates/Times:

Friday 4 November

- Set Up – 2:00pm – 4:00pm
- Open Day – 4:00pm – 7:00pm
- Walking Tour – 7:00pm – 8:00pm

Saturday 5 November

- Set Up – 10:00am – 11:00am
- Open Day – 11:00am – 2:00pm
- Walking Tour – 2:00pm – 3:00pm

Venue:

- Fremantle Town Hall, ground level, Kings Square.

Audience:

- General community members, business owners and residents.

Supervisors:

- City of Fremantle
 - Ian James, Strategic Urban Designer
 - Paul Garbett, Manager Planning
 - Brett Cammell, Senior strategic planning office
- Creating Communities Australia
 - Andrew Watt, Senior Associate
 - Lia Ursich, Project Coordinator

Appendix L. Community Workshop Agenda

The City of Fremantle Scheme Amendment Community Workshop Day was held on Monday 14 November and Monday 21 November 2011 from 6:00pm to 8:15pm in the Council Function Room. The intent of both of the evenings was to inform workshop participants about the details of the Scheme Amendment and to seek feedback from participants on the Amendment.

The key agenda items were:

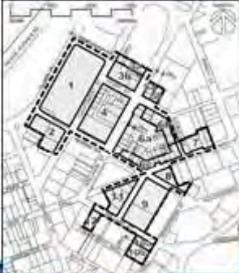
| Item |
|--|
| <p>1. Workshop Introduction</p> <ul style="list-style-type: none"> ▪ Purpose of the evening. ▪ Overview of the evening's agenda and processes for conducting the workshop. ▪ Introduction of facilitators/presenters. ▪ Housekeeping. |
| <p>2. Welcome & Introduction</p> <ul style="list-style-type: none"> ▪ Welcome. ▪ Overview of objectives and outcomes sought from the City Central urban renewal process <ul style="list-style-type: none"> ○ Overview of consultation process. ○ Presentation and discussion evening. ○ Information materials prepared and mailed. ○ Open Days. ○ Advertised process. ○ Feedback/Submission forms. ○ This workshop. ▪ Description of decision making process, including WAPC and Minister's role. |
| <p>3. Presentation - Presentation on the details of the Scheme Amendment 49</p> <ul style="list-style-type: none"> ▪ Description of key features. ▪ Provision of images. ▪ Specific detail on the amendment. ▪ Description of potential benefits. |
| <p>4. Workshop Session 1 - Group Activity</p> <ul style="list-style-type: none"> ▪ Description of role of feedback from this session in relation to all feedback received. ▪ SWAT Analysis. ▪ Group feedback sharing |
| <p>5. Workshop Session 2 - Individual Interactive Survey Feedback - Closed Responses</p> <ul style="list-style-type: none"> ▪ Closed question survey and discussion. |
| <p>6. Workshop Session 3 - Individual Feedback - Open Response</p> <ul style="list-style-type: none"> ▪ Discussion and noting of reasons for responses to key survey questions (For / against/ Undecided). ▪ Group feedback sharing (if time). |
| <p>7. Participant Statements and Questions</p> |
| <p>8. Conclusion</p> <ul style="list-style-type: none"> ▪ Where to from here? ▪ Participants invited to complete feedback submission form. |

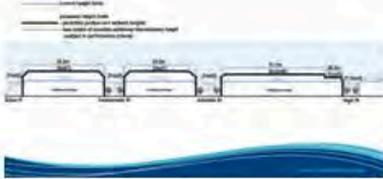
Appendix M. Workshop Presentation

| | |
|---|---|
| <p>City Central Urban Renewal Scheme Amendment 49 </p> <p>Community Workshop</p> <p>Monday 14 November 2011</p>  | <p>Welcome and Introduction</p> <p>Andrew Watt Senior Associate Creating Communities Australia Pty Ltd</p>  |
| <p>Agenda</p> <ul style="list-style-type: none"> • Mayor's Welcome and Introduction to the Workshop • Presentation - Presentation on the details of the Scheme Amendment 49  | <p>Agenda</p> <ul style="list-style-type: none"> • Workshop Session 1 - Participant Activity – SWAT Analysis • Workshop Session 2 – Interactive Survey – individual responses • Workshop Session 3 – Individual Feedback – Open responses  |
| <p>Agenda</p> <ul style="list-style-type: none"> • Participant Statement and Questions – SWAT Analysis • Conclusion  | <p>Mayor's Welcome and Introduction to the Workshop</p> <p>Brad Pettit Mayor City of Fremantle</p>  |
| <ul style="list-style-type: none"> • Background to economic and urban renewal drivers for city centre revitalisation • Overview of objectives and outcomes sought from the city central urban renewal process  | <p>Overview of consultation process</p> <ul style="list-style-type: none"> • Presentation & discussion evening, Victoria Hall – 31 October • Open days and site walks – 4th and 5th November • Advertising process • Submission forms • Tonight's workshop  |

| | |
|--|---|
| <p style="text-align: center;">Presentation of Proposed Scheme Amendment 49</p> <p style="text-align: center;">Andrew Sullivan Councillor City of Fremantle</p>  | <p style="text-align: center;">Amendment 49</p> <ul style="list-style-type: none"> • Based on recommendations from the City Centre Strategic Sites Working Group • Group established July 2010 • Comprised councillors, volunteer community members and Chamber of Commerce and Fremantle Society reps  |
| <p style="text-align: center;">Strategic Sites Working Group</p> <ul style="list-style-type: none"> • Purpose of the working group was to consider possible amendments to LPS4 to facilitate redevelopment of key strategic sites • Met more than 20 times over 12 months • Reported to Council in July 2011  | <p style="text-align: center;">Working Group process</p> <ul style="list-style-type: none"> • Identify strategic sites • Potential of LPS4 to meet strategic targets • Streetscape analysis: character and amenity of public spaces, shadows, etc • Access and 800m walkable catchment • Retail Model Plan • Liaison with property owners • Development principles  |
| <p style="text-align: center;">Strategic sites identified by the working group</p>  | <p style="text-align: center;">Amendment 49 sites</p>  |
| <p>The sites are clustered in the inner east end on key links between the rail and Kings Sq</p>  | <ul style="list-style-type: none"> • The sites are mostly 1960's to 1980's buildings that have limited cultural significance and generally considered suitable for redevelopment.  |

| | |
|--|--|
| <p>Kings Square and the strategic sites in the 1930's</p>  | <p>Buildings removed by late 1970's</p>  |
|  <p>By the 1980's the area had taken on a very different character, much of which remains today</p>  | <p>Listed heritage places</p>  |
| <p>Potential benefits of Amendment 49</p> <ul style="list-style-type: none"> • More people living and working in the CBD • A built form that enables increased floor space and a distinctive identity • A more diverse range of uses • Reinforcing a compact city centre • Protecting heritage places • Good accessibility  | <p>Amendment 49 contents</p> <p>Provisions to apply to the strategic sites</p> <ul style="list-style-type: none"> • Land Use • Building heights and setbacks • Other development standards • Car parking <p>Provisions to apply City wide</p>  |
| <p>Land Use</p> <ul style="list-style-type: none"> • City Centre zoning remains unchanged • This zoning permits a wide range of uses, including retail, offices, residential, educational, hospitality, etc • Specific provisions will be applied to encourage activated streets and public spaces  | <p>Land Use</p>  |

| <p style="text-align: center;">Queen and Adelaide Streets our new shopping streets</p> <p>Includes:</p> <ul style="list-style-type: none"> • Widening Queen St at the rail station end • Fully activated frontages • Primary retailing • Small – medium scale shop frontages • Continuous weather protection • Urban connection to rail station  | <p style="text-align: center;">Cantonment, Elder, Point, High Streets</p> <ul style="list-style-type: none"> • Mix of retail, residential and commercial • Frontages to provide interest, variety and surveillance  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------|------------------|--------------------|---|----|-----|---|----|-----|---|----|-----|---|----|-----|---|----|-----|---|----|-----|---|----|-----|---|----|-----|---|----|-----|----|----|-----|----|----|-----|----|----|-----|
| <p style="text-align: center;">Other land use requirements</p> <ul style="list-style-type: none"> • Larger lots must provide at least 15% office floorspace • A diversity of residential unit sizes required in larger developments, with at least 25% one bed or studio units  | <p style="text-align: center;">Built Form</p> <ul style="list-style-type: none"> • A medium density "European scale" • Amendment area divided in 12 sub-areas • Different height limits for each area  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | <table border="1"> <thead> <tr> <th>Sub-area</th> <th>Height Limit (m)</th> <th>Other Requirements</th> </tr> </thead> <tbody> <tr><td>1</td><td>12</td><td>10%</td></tr> <tr><td>2</td><td>12</td><td>10%</td></tr> <tr><td>3</td><td>12</td><td>10%</td></tr> <tr><td>4</td><td>12</td><td>10%</td></tr> <tr><td>5</td><td>12</td><td>10%</td></tr> <tr><td>6</td><td>12</td><td>10%</td></tr> <tr><td>7</td><td>12</td><td>10%</td></tr> <tr><td>8</td><td>12</td><td>10%</td></tr> <tr><td>9</td><td>12</td><td>10%</td></tr> <tr><td>10</td><td>12</td><td>10%</td></tr> <tr><td>11</td><td>12</td><td>10%</td></tr> <tr><td>12</td><td>12</td><td>10%</td></tr> </tbody> </table> | Sub-area | Height Limit (m) | Other Requirements | 1 | 12 | 10% | 2 | 12 | 10% | 3 | 12 | 10% | 4 | 12 | 10% | 5 | 12 | 10% | 6 | 12 | 10% | 7 | 12 | 10% | 8 | 12 | 10% | 9 | 12 | 10% | 10 | 12 | 10% | 11 | 12 | 10% | 12 | 12 | 10% |
| Sub-area | Height Limit (m) | Other Requirements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | 12 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">Building envelopes</p>  |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|---|
| <p>Building envelopes from Monument Hill</p>  | <p>Current and proposed building heights</p>  |
| <p>Current and proposed building heights</p> <ul style="list-style-type: none"> Proposed façade heights vary from 14 (3 storeys) metres to 21 metres (5 to 6 storeys) – similar to former woolstore fronting Elder Place. A 21 metre high façade on the western side of Cantonment St and Adelaide St would not cast shadow onto opposite footpaths at 12 noon on mid winters day. | <p>Street scale</p> <ul style="list-style-type: none"> Inner east end streets are generally wider (15 to 26m) than west end streets (10 to 15m) A 1:1 ratio of street width to building façade height is generally considered an ideal scale from an urban design point of view |
| <p>Street façade heights based on a 1:1 height to street width ratio</p>  | <p>Ground floor facades</p> <ul style="list-style-type: none"> 4.5m minimum ground floor height is required <ul style="list-style-type: none"> Appropriate street scale Flexibility for future changes of use  |
| <p>Conceptual examples of possible street scale</p>  | <p>Adelaide St</p>  |



| | |
|--|---|
| <p style="text-align: center;">Façade height limits</p>  | <p style="text-align: center;">Setback height limits</p>  |
| <p style="text-align: center;">Demolished woolstores approx 25m high</p>  | <p style="text-align: center;">Additional discretionary height limit</p>  |
| <p style="text-align: center;">Possible Additional height</p>  | <p style="text-align: center;">Additional discretionary height performance criteria</p> <ul style="list-style-type: none"> • An exceptional standard of design • Provision of 10% 'low-income' housing • No significant adverse effect on adjacent spaces • Best practice environmentally sustainable design • High quality and publicly accessible pedestrian environment at ground level, including: <ul style="list-style-type: none"> – East-west mid-block pedestrian links – Land for Queen St widening being transferred to the Council at no cost |
| <p style="text-align: center;">Design Quality</p> <ul style="list-style-type: none"> • Design Advisory Committee appointed by the Council under the authority of the Local Planning Scheme • All major developments will be assessed by the DAC and must meet a good standard of design • Proposals for additional discretionary height must be of exceptional design  | <p style="text-align: center;">Design quality</p> <ul style="list-style-type: none"> • Good design is far more than just appearance • DAC preparing design guidelines • CABE – Seven Principles of Good Design  |

| | |
|--|---|
| <p>Seven Principles of Good Design</p> <ol style="list-style-type: none"> 1. A place with its own identity 2. A place where public and private spaces are clearly distinguished 3. A place with attractive and well used outdoor areas 4. A place that is easy to get to and move through  | <p>Seven Principles of Good Design (cont'd)</p> <ol style="list-style-type: none"> 5. A place that is easy to navigate 6. A place that can change easily 7. A place with variety and choice  |
| <p>Parking</p> <ul style="list-style-type: none"> • Residential parking in accordance with the R Codes – average of 1 bay per unit • Potential to waive parking requirements for 'zero parking' residential developments • No parking required for office uses  | <p>Some provisions to apply city wide</p> <ul style="list-style-type: none"> • Diversity of unit sizes to be required in all major multiple dwelling developments • Waiving of parking for 'car free' residential • Minor projections above height limits permitted for plant rooms etc • Definitions amended  |
| <p>Background studies and reports</p> <ul style="list-style-type: none"> • City of Fremantle Strategic Plan 2010-15 • Directions 2031 • Strategic Sites Working Group report • Economic Development Strategy 2011-15 • Retail Model Plan • Drivers of Activity Centre Development in the Fremantle CBD, Feb 2011 • Targets for Office Development in the Fremantle CBD, April 2011  | <p>Written submissions close 7 December 2011</p>  |
| <p>Thank you</p>  | <p>Workshop Session 1 – Group Activity</p> <p>SWAT Analysis</p> <p>Group feedback sharing</p>  |

| | |
|---|---|
| <p>Workshop Session 2 Group Activity</p> <p>Individual Interactive Survey Feedback</p>  | <p>Workshop Session 3 Group Activity</p> <p>Individual Feedback Open Responses</p>  |
| <p>Participant Statements and Questions</p>  | <p>Conclusion</p> <p>Where to From Here?</p> <p>Brad Pettit Mayor City of Fremantle</p>  |
| <p>Where to from here?</p> <ul style="list-style-type: none"> • Submission close 7 December 2011 • Submissions assessed and amendment reviewed by officers (after 7 Dec 2011) • Council considers submissions and final amendment (early 2012) • Final amendment (if adopted by Council) referred to the WAPC and Minister for Planning for a final decision  | <p>Preparing your submission</p> <ul style="list-style-type: none"> • Information pack and submission form available from the City's website or in person at the City's Service & Information • Further queries? – Phone 9432 9805 or e-mail planning@fremantle.wa.gov.au • Submissions must be in writing and lodged by 7 December 2011  |

Appendix N. Workshop –SWOT Analysis

At the Community Workshops, CCA facilitated a group session where those that were attending were divided up into seven groups. They were then asked to discuss and record some strengths, weaknesses, opportunities and threats surrounding the City of Fremantle's Scheme Amendment (No. 49). After the group work section was completed, the issues raised were then discussed as a whole.

Table 2: Strengths of the Scheme Amendment (No. 49)

| Strengths: | Number of Times Mentioned |
|---|---------------------------|
| Urban renewal / revitalisation <ul style="list-style-type: none"> • Activation (more people, vibe, activity) - 10 responses • More retail, office, residential – 3 responses • Reinvigorated City Centre • More safety / passive surveillance • Attract more entertainment infrastructure • Mixed use • Transforming the ugly • Small scale retail outlets • Increase workforce / employment opportunities • Increase revenue | 22 |
| Increasing density/ building heights <ul style="list-style-type: none"> • Heights are good, no sky scrapers, better views – 3 responses • 4.5 metre ground floor height • Increased building heights • Like height with set back | 6 |
| Diversity <ul style="list-style-type: none"> • Residential – 2 responses • Low income housing – 2 responses | 5 |
| Links to public transport | 1 |
| Density | 1 |
| City of Fremantle taking the lead and selling Fremantle as a place to invest | 1 |
| Co-operation with other agencies – e.g. Fremantle Union | 1 |
| Insistence on good design | 1 |
| Positive opportunity to improve Fremantle | 1 |
| Increases environmental benefit of car parking | 1 |
| No parking provisions | 1 |
| Widening of some street as a handover to City of Fremantle (conditional on 7.2m) | 1 |
| Harbour | 1 |

Table 3: Opportunities around the Scheme Amendment (No. 49)

| Opportunities | Number of Times Mentioned |
|--|---------------------------|
| Public Transport and Parking <ul style="list-style-type: none"> • Cat routes to compensate for parking – 2 responses • Increase in public transport and its facilities – 2 responses • Convert current streets to car free – 1 response | 11 |

| Opportunities | Number of Times Mentioned |
|---|---------------------------|
| <ul style="list-style-type: none"> • Car sharing • More info on parking • Increased bike paths • Room for underground car park • Reducing reliance of local car use into the CBD • Decoupling parking from residential | |
| Design <ul style="list-style-type: none"> • Great design allowing for parking • Present opportunity to create landmark design • Character appraisal and guidelines • Create more attractive gateway for Fremantle i.e. wool stores visitors • King's square as genuine town square • Higher quality architecture | 7 |
| Cat bus down Queen Vic St | 2 |
| Making business more viable | 2 |
| Diverse population | 2 |
| Modern designed iconic buildings | 2 |
| Mixed housing tenure | 2 |
| Hotel / short stay accommodation | 1 |
| Redevelopment authority | 1 |
| Offer incentive/tax exemption etc for 5 star plus design | 1 |
| Growth will bring infrastructure requirements | 1 |
| Beach St redevelopment | 1 |
| Reduce traffic on Queen Vic St | 1 |
| Community hubs | 1 |
| Underground parking for all new buildings | 1 |
| Train stop at bridge | 1 |
| Guidelines around improved designs | 1 |
| Address traffic flow issues | 1 |
| Local street art | 1 |

Table 4. Weaknesses of the Scheme Amendment (No. 49)

| Weaknesses | Number of Times Mentioned |
|--|---------------------------|
| Building / Heights <ul style="list-style-type: none"> • Setbacks on upper floor contradict the requirement for good design – 2 responses • No building in Kings square should be higher than the Town Hall – 2 responses • Buildings should not be allowed to dominate the square and destroy its atmosphere – 2 responses • Height is too high / higher building – 2 responses • Higher buildings should be in centre not near water • Overshadowing • Height, bulk scale | 11 |

| | |
|--|----|
| <p>Building Design & Criteria</p> <ul style="list-style-type: none"> • Design Committee: must including others than experts i.e. community members, need to get it right, could end up with bad quality / bad design – 2 responses • As of right, to high for average or below average design – 2 responses • The design quality criteria should include some reference to existing west end architecture • Design should not override appearance • Best practice buildings design not specified for ESD, i.e. energy, water • High rise may detract from culture of Fremantle, needs right character • Not driven by good design • Attract only singles or over 55s in studio apartments | 10 |
| <p>Housing</p> <ul style="list-style-type: none"> • Not enough provision for community housing – 5 responses • Minimum requirement to low | 7 |
| <p>Parking Provision</p> <ul style="list-style-type: none"> • Waiving parking, parking requirements, no car parking, not enough – 3 responses • Address current issues • Real concern for zero residential parking | 5 |
| <p>Lack of Community Facilities Planning</p> <ul style="list-style-type: none"> • Lack of infrastructure • No live provision for cultural development theatre • Child care / children's places | 4 |
| <p>Transport Impacts</p> <ul style="list-style-type: none"> • Linkages – road, rail in and out of Fremantle • Increased traffic | 2 |
| WAPM (WA Planning Commission) | 1 |
| No provision for arts | 1 |
| Not enough incentive for developers to invest | 1 |
| Not enough security on streets | 1 |
| Lack of signage for parking | 1 |
| Existing rate payers will pay for new roads, cleaning etc required for new facilities | 1 |
| Condensing retail not apparent, Myer should go | 1 |
| Thoroughfare into Fremantle must be high street | 1 |
| No other option provided, only one option | 1 |
| No consultation to get this stage of presented option | 1 |

Table 5: Threats of the Scheme Amendment (No. 49)

| Threats | Number of Times Mentioned |
|--|---------------------------|
| <p>Building design guidelines</p> <ul style="list-style-type: none"> • Uniform, lack of design guidelines – weakness in interim whilst not in place, hard to refuse bad design, openness of design guidelines – 3 responses • Lack of uniqueness • Commercial block • No clear building design, can look great but in examples looks very boring • Concern that glass fronted buildings will affect urban landscape • Wind tunneling could discourage street activity / dining (al-fresco) • The strength of DAC is pivotal until quality is secured | 9 |

| Threats | Number of Times Mentioned |
|--|---------------------------|
| Heights <ul style="list-style-type: none"> • Heights to high, human scale not high rise, heights proposed are way too high, block height i.e. 5 storey's or more = loss of human scale - 3 responses • Heights to low, mini height too low, undermine development - 2 responses • Linked to provision for parking accessible to the public parking • May have high rise by no revitalisation • Heights shouldn't be driving the agenda | 8 |
| Potential Inactivation <ul style="list-style-type: none"> • Nobody comes • Finding people to fill it • Nothing happens • Will people buy in? • May still not be enough for development | 5 |
| Fremantle Spint <ul style="list-style-type: none"> • This development does not concur with the spirit of Fremantle • Loosing sense of "Freeness" • Potential to become like Subiaco (generic) | 4 |
| Parking <ul style="list-style-type: none"> • Too much parking, where will it happen? – 2 responses • Can street support parking (in and out) • Not being able to own a car | 4 |
| Government Approvals <ul style="list-style-type: none"> • Government legislation and regulation may conflict with city's planning • Whatever the City stipulates can be often to appeal to the DAP | 2 |
| Could turn into a ghetto | 1 |
| Needs more precise timelines | 1 |
| Large number of landowners getting involved | 1 |
| Ageing population | 1 |
| City wide amendments need allowance to arts | 1 |
| Rising prices | 1 |
| Limits diversity | 1 |

Appendix O. Workshop –Quantitative Questions

Table 6: Quantitative Questions

| Warm up Questions | Rating Scale |
|--|---|
| Q1. What is your favourite chocolate bar? | Snickers Kit Kat Mars Bar Violet Crumble Turkish Delight Picnic Cherry Ripe Crunchie None |
| Q2. What is your favourite drink? | Water Juice Cordial Soft drink Wine – white Wine – red Champagne Spirits None of the above |
| Demographic Questions | Rating Scale |
| Q3. What gender are you? | Male Female |
| Q4. What age are you? | Under 21 21 – 30 31-40 41-50 51-60 61-70 71+ |
| Q5. Where do you reside? | Within the City of Fremantle – in the City Central area Within the City of Fremantle – outside of the City Central area Outside of the City of Fremantle |
| Q6. Do you own a residential property within the City Central Scheme Amendment area? | Yes No |
| Q7. Do you own or have interests in a commercial or business property within the City Central Scheme Amendment area? | Yes No |
| Q8. Are you a member of the following groups? | Fremantle Society Fremantle Chamber of Commerce City of Fremantle Precinct Group Another Fremantle community or business group I am not a member of any Fremantle community or business group |

| Scheme Amendment Questions | Rating Scale |
|--|---|
| Q9. The city centre of Fremantle needs revitalising | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q10. The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q11. The proposed amendment will encourage more people to live and work in the city centre of Fremantle. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q12. The proposed amendment will increase the opportunity for community engagement in the city centre of Fremantle. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q13. The proposed increase in residential and business/commercial development will improve safety - through greater passive surveillance and on-street activity. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q14. The proposed amendment will enable improvements to the aesthetics of the city centre (e.g. street scaping; new buildings) | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q15. The proposed amendment will enable better usage and activation of public open space and community amenities in the area. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q16. The proposed amendment will provide opportunities for more diverse and affordable housing in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q17. The proposed amendment, including increased densities, will help reduce expansion of the metropolitan area. | Strongly Agree Agree Neutral Disagree Strongly Disagree |

| Scheme Amendment Questions (continue) | Rating Scale |
|--|---|
| Q18. The proposed amendment will increase potential expenditure at existing businesses in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q19. The proposed amendment will encourage use of public transport, walking and cycling. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q20. The proposed amendment will encourage more community services and agencies to locate in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q21. The proposed amendment will encourage more businesses and shops to locate in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q22. The proposed amendment will not negatively impact on the heritage of Fremantle. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q23. Overall I support the proposal to waive residential car parking requirements where the development is designed to incorporate parking on site for bicycles/scooters and/or the operation of formal shared vehicle ownership scheme amongst the residents. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q24. Overall I support the proposal to remove minimum requirements for parking for office uses, in order to encourage the provision of new office floor space and the use of public transport by employees. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q25. Overall I support the maximum building heights and storeys proposed in the amendment. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q26. Overall I support the provision of increased residential densities in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q27. Overall I support the provision of increased office space in the city | Strongly Agree |

| | |
|--|---|
| centre. | Agree Neutral Disagree Strongly Disagree |
| Q28. Overall I support the minimum requirement for new office floor space to be provided in all major redevelopment. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q29. Overall I support the proposed development of design guidelines to be applied to the development of new buildings in the city centre. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q30. Overall I support the selection of the area identified for revitalisation in the Scheme Amendment. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q31. Overall I feel the Scheme Amendment will have a positive effect in revitalising the city centre of Fremantle. | Strongly Agree Agree Neutral Disagree Strongly Disagree |
| Q32. Overall I support the proposed Scheme Amendment. | Strongly Agree Agree Neutral Disagree Strongly Disagree |

Appendix P. Workshop –Quantitative Results

Demographic Results (Questions 3 – 8)

- There was a higher proportion of male (58%) compared to female (42%) respondents.
- The majority of respondents were aged between 51 and 70 years of age (45%), with a further 37% aged between 31 and 50 years of age.
- The majority of respondents lived within Fremantle (79%), of these 10% lived in the City Central area and 69% lived outside the City Central area.
- A small proportion of respondents (10%) owned residential property within the City Central Scheme Amendment area.
- 19% of respondents owned or had interests in a commercial or business property within the City Central area Scheme Amendment area.
- 72% of respondents are a member of a community or business group in Fremantle, while 28% are not a member of any.

Figure 4: Q3. Gender

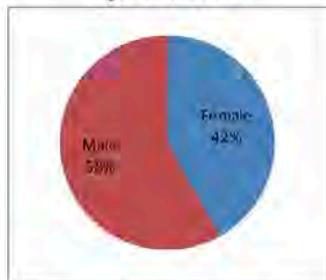


Figure 5: Q4. What is your age?

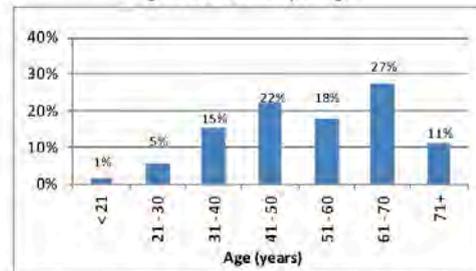


Figure 6: Q5. Where do you reside?

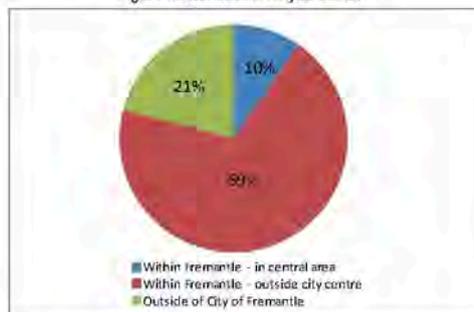


Figure 7: Q6. Do you own residential property within the City Central Scheme Amendment area?

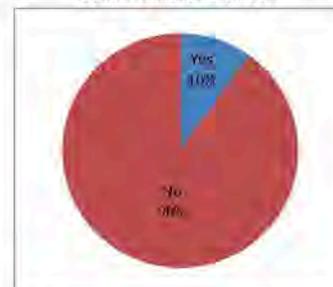


Figure 8: Q7. Do you own/have interested in commercial or business property within the City Central Scheme Amendment area?

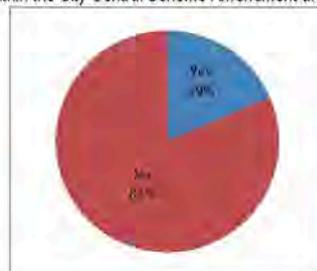
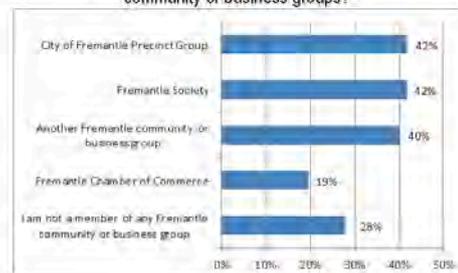


Figure 9: Q8. Are you a member of any Fremantle community or business groups?²



² Note respondents were able to select multiple groups so percentages do not total 100%.

Key Scheme Amendment Questions

The City Centre of Fremantle needs revitalising (Overall Results)

- The vast majority of respondents (85%) indicated the city centre of Fremantle needed revitalisation to improve the area:
 - Specifically all male respondents believed that the city centre of Fremantle needs revitalisation and 97% of females were also supportive. (Figure 11)
 - Based on age data shows that only respondents aged aged 51 – 60 years neither agreed or disagreed with this statement. (only 8%) (Figure 12)
 - Respondents living within the City Central area and also out side of Fremantle believe that the city centre of Fremantle needs revitalising; however 2% of respondents who live within Fremantle neither agreed or disagreed with this statement. (Figure 13)
 - 100% of respondents who own residential property within the Scheme Amendment area strongly agree (86%) or agree (14%) with this statement. (Figure 14)
 - 99% of respondents who own or have interested in a commercial or business property within the Scheme Amendment area strongly agree (85%) or agree (14%) with this statement, with 1% neither agreeing or disagreeing. (Figure 15)
 - The majority of respondents who are members of a community or business group in Fremantle believe that the city centre of Fremantle needs revitalisation. 4% of respondents who are members of the Fremantle Society and 3% of respondents who are members of the Fremantle precinct group neither agreed or disagreed with this statement. (Figure 16)

Figure 10: Q9. The City Centre of Fremantle Needs Revitalisation

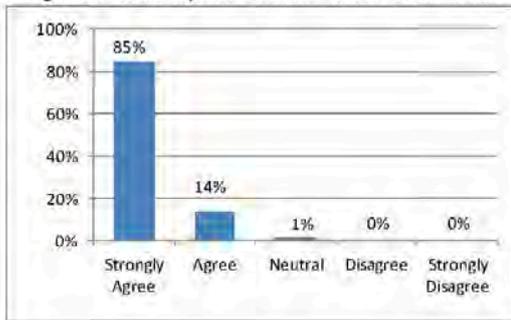


Figure 11: Gender Breakdown

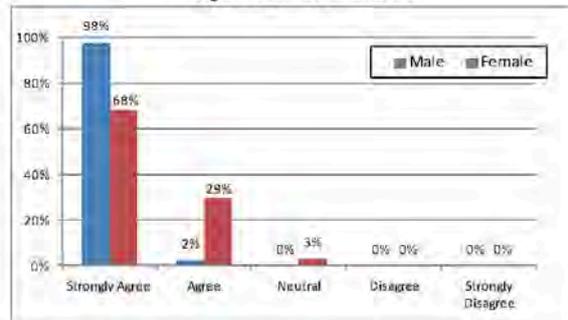
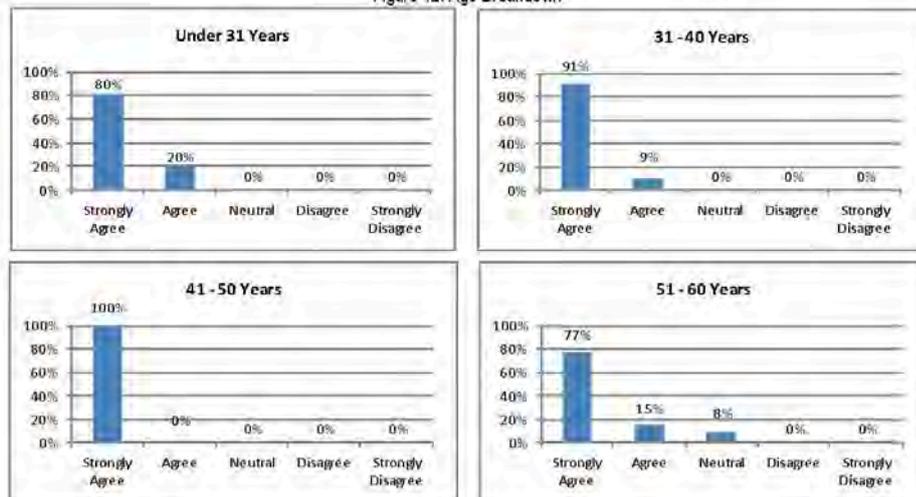


Figure 12: Age Breakdown



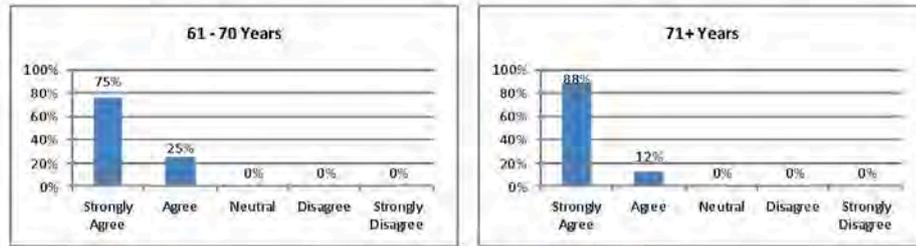


Figure 13: Residence Breakdown

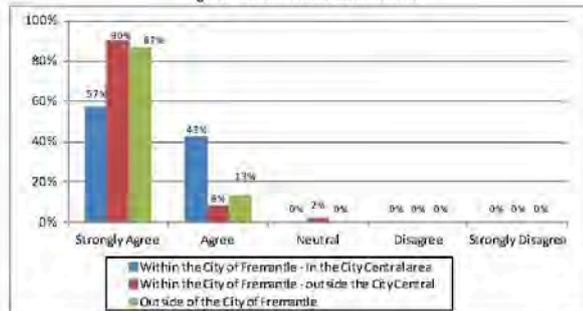


Figure 14: Own Residential Property within the City Central Scheme Amendment area Breakdown

Figure 15: Own or Interests in Commercial or Business Property within the City Central Scheme Amendment area Breakdown

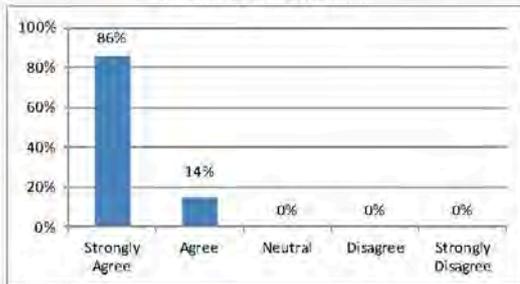


Figure 16: Community and Business Groups Breakdown²

² No respondent disagreed or strongly disagreed so these have not been included in the graph.

Support of the proposed Scheme Amendment (overall results)

- The vast majority of respondents (71%) supported the Scheme Amendment. Of this:
 - 79% of male respondents strongly agree (61%) or agree (18%) with the proposed Scheme Amendment with 62% of female respondents strong agreeing (38%) or agreeing (24%) it. (Figure 18)
 - Older residents were less supportive with 55% of 51-60 year olds agreeing or strongly agreeing (with 10% neutral), 67% of 61-70 years agreeing or strongly agreeing (with 11% neutral) and 57% of 70+ age group agreeing or strongly agreeing (with 29% neutral). (Figure 19)
 - Respondents living out side of Fremantle strongly agree or agree with the proposed Scheme Amendment (86%); (Figure 20)
 - 83% of respondents living within the City Central area stongly disagree or disagree with the amendment (Figure 20)
 - 40% of respondents who own residential property within the Scheme Amendment area strongly agree (40%) with the proposed Scheme Amendment, while 60% strongly disagree. (Figure 21)
 - 83% of respondents who own or have interested in a commercial or business property within the Scheme Amendment area strongly agree (66%) or agree (17%) with the proposed Scheme Amendment. (Figure 22)
 - The stongest support for the Scheme Amendment according to community group representation was from Chamber of Commerce members (85% strongly agree or agree) those not a member of any group (80% strongly agree or agree), and Fremantle Society members and those members of other Fremantle groups (Both 68% strongly agree or agree) (Figure 23)
 - The least support from an identified group was from members of the City of Fremantle Precinct Group with 54% strongly agreeing or agreeing and 27% disagreeing or strong disagreeing (9% neutral) (Figure 23)

Figure 17: Q32. Overall | Support the Proposed Scheme Amendment

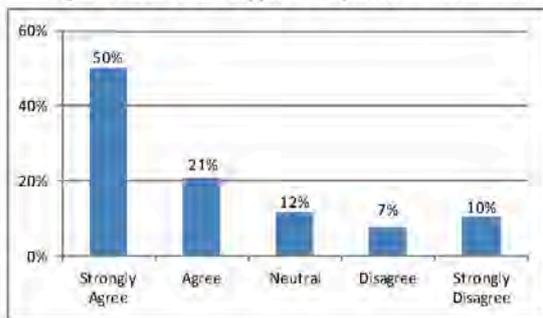


Figure 18: Gender Breakdown

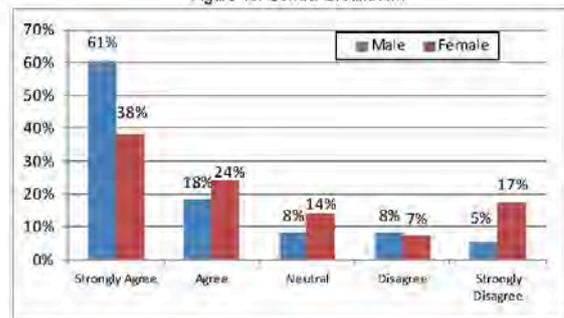
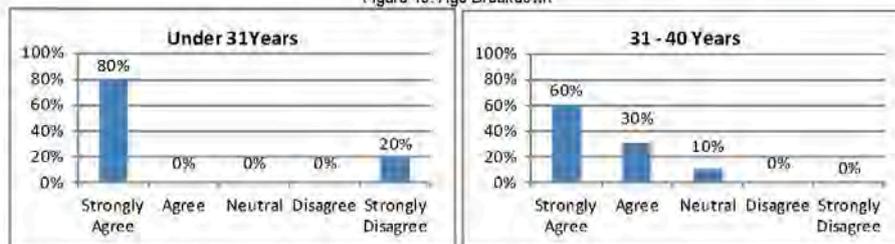


Figure 19: Age Breakdown



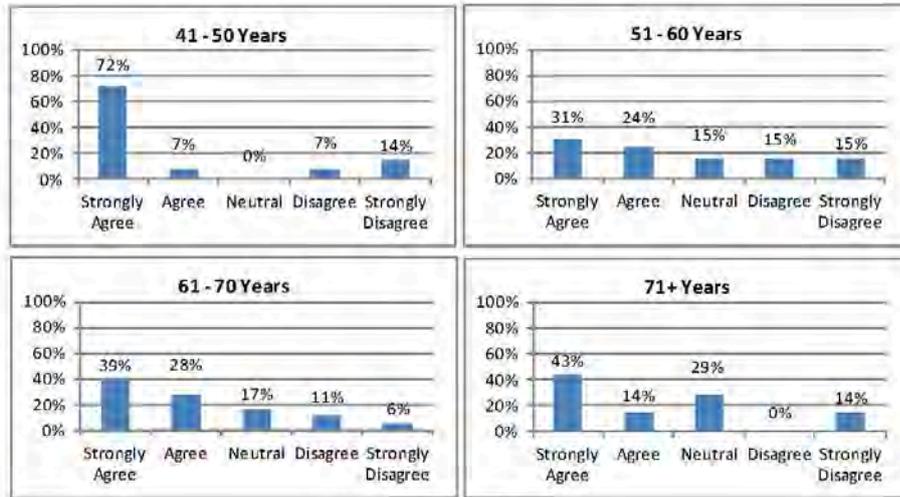


Figure 20: Residence Breakdown

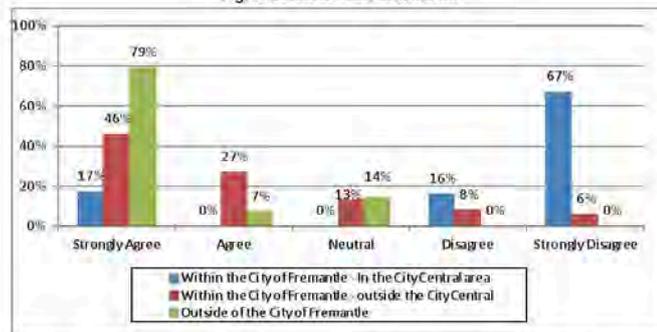


Figure 21: Own Residential Property within the City Central Scheme Amendment area Breakdown

Figure 22: Own or Interests in Commercial or Business Property within the City Central Scheme Amendment area Breakdown

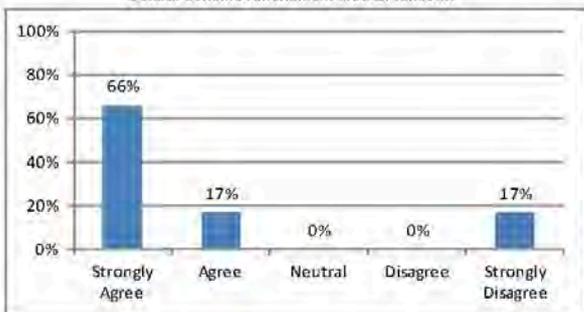
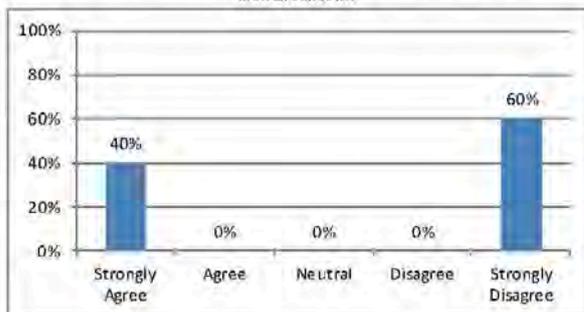
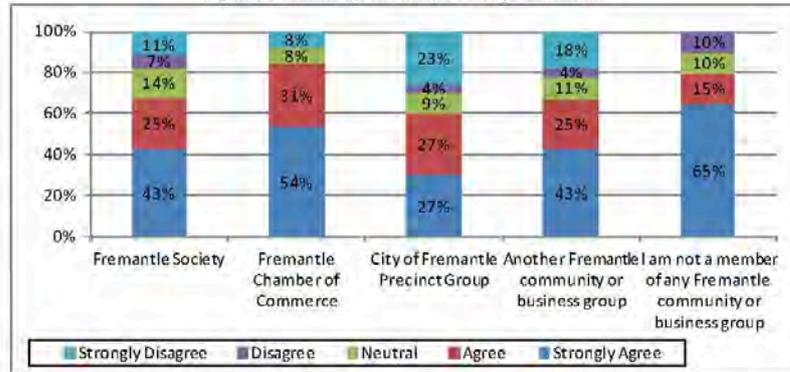


Figure 23: Community and Business Groups Breakdown



Support of the proposed maximum building heights (overall results)

- The majority of respondents (55%) supported the proposed maximum building heights. Of this:
 - 60% of male respondents strongly agree (50%) or agree (10%) with the proposed maximum building heights, with 50% of female respondents strongly agreeing (25%) or agreeing (25%) it. (Figure 18). 46% of females strongly disagreed with the maximum building heights.
 - Older residents were less supportive of the maximum building heights with 58% of 71+ year olds disagreeing or strongly disagreeing (with 14% neutral); and 60% of 61-70 years disagreeing or strongly disagreeing (with 10% neutral) (Figure 19)
 - The vast majority of respondents living out side of Fremantle strongly agree (67%) or agree (7%) with the proposed maximum building heights (74%), with 13% being neutral; (Figure 20)
 - 100% of respondents (only 6 people) living within the City Central area stongly disagree with the proposed maximum building heights (Figure 20)
 - 57% of respondents who own residential property within the Scheme Amendment area (7 people) strongly disagree (57%) with the proposed maximum building heights while 43% strongly agree. (Figure 21)
 - 85% of respondents who own or have interested in a commercial or business property within the Scheme Amendment area strongly agree (85%) or agree (0%) with the proposed maximum building heights. (Figure 22)
 - The stongest support for the proposed maximum building heights according to community group representation was from Chamber of Commerce members (78% strongly agree or agree) and those not a member of any group (52% strongly agree or agree) (Figure 23)
 - The least support from an identified group was from members of the Fremantle Society with 48% strongly disagreeing or agreeing(7%) and 22% agreeing and 19% strong agreeing (4% neutral) (Figure 23)

Figure 24: Q32. Overall I Support the Proposed maximum building heights

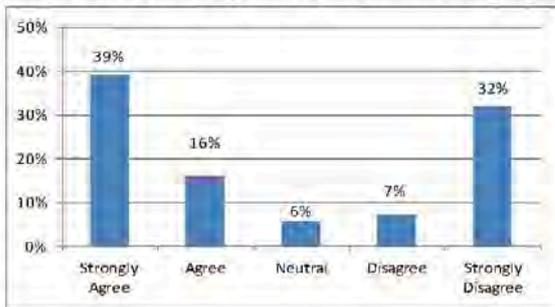


Figure 25: Gender Breakdown

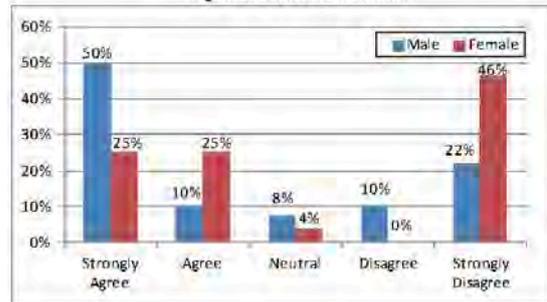
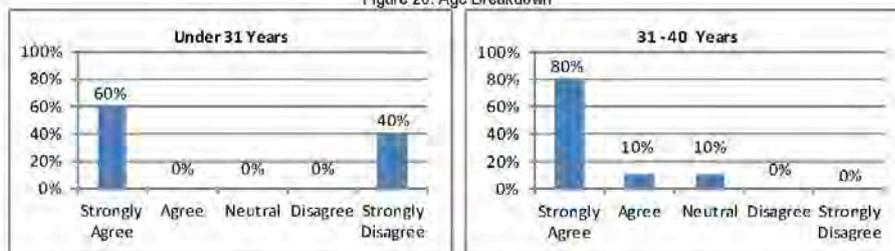


Figure 26: Age Breakdown



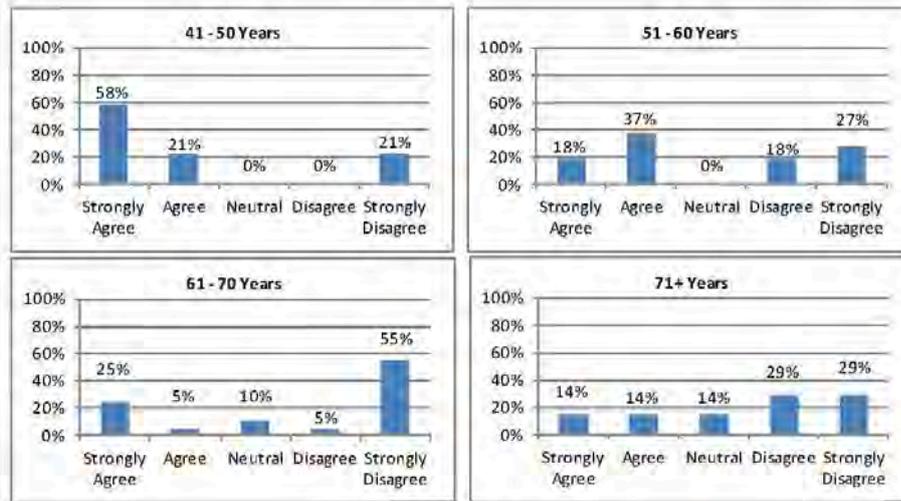


Figure 27: Residence Breakdown

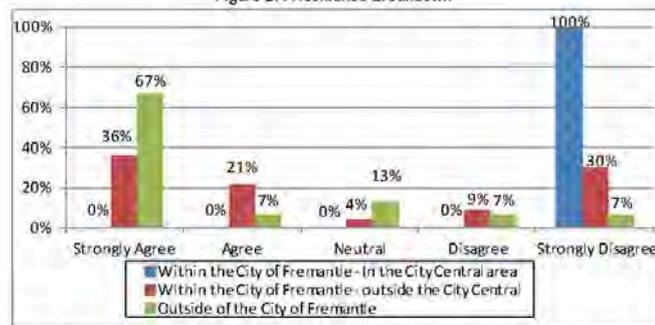


Figure 28: Own Residential Property within the City Central Scheme Amendment area Breakdown

Figure 29: Own or Interests in Commercial or Business Property within the City Central Scheme Amendment area Breakdown

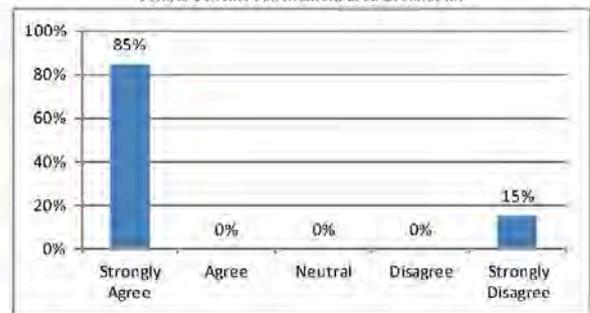
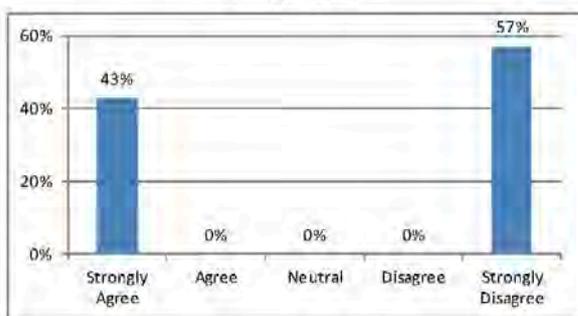
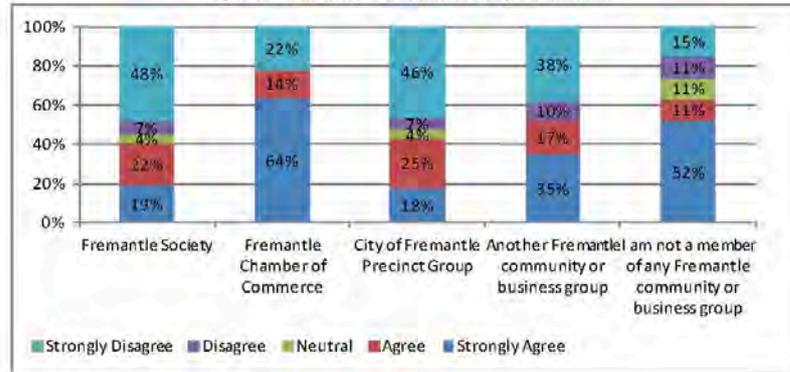


Figure 30: Community and Business Groups Breakdown



Questions 10-31

The majority of respondents agreed or strongly agreed with the following statements in regards to the proposed City Central Scheme Amendment:

| Statement | % Agree/ Strongly Agree |
|--|-------------------------------|
| <ul style="list-style-type: none"> (Q26) Overall I support the provision of increased residential densities in the City Centre. | 95% |
| <ul style="list-style-type: none"> (Q27) Overall I support the provision of increased office space in the City Centre | 94% |
| <ul style="list-style-type: none"> (Q10) The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community | 83% |
| <ul style="list-style-type: none"> (Q11) The proposed amendment will encourage more people to live and work in the City Centre of Fremantle | 79% |
| <ul style="list-style-type: none"> (Q30) Overall I support the selection of the area identified for revitalisation in the Scheme Amendment | 78% |
| <ul style="list-style-type: none"> (Q29) Overall I support the proposed development of design guidelines to be applied to the development of new buildings in the City Centre | 76% |
| <ul style="list-style-type: none"> (Q28) Overall I support the minimum requirement for new office floor space to be provided in all major redevelopment | 75% |
| <ul style="list-style-type: none"> (Q13) The proposed increase in residential and business/commercial development will improve safety - through greater passive surveillance and on-street activity | 74% |
| <ul style="list-style-type: none"> (Q18) The proposed amendment will increase potential expenditure at existing businesses in the City Centre | 74% |
| <ul style="list-style-type: none"> (Q21) The proposed amendment will encourage more businesses and shops to locate in the City Centre | 72% |
| <ul style="list-style-type: none"> (Q31) Overall I feel the Scheme Amendment will have a positive effect in revitalising the City Centre of Fremantle | 71% |
| <ul style="list-style-type: none"> (Q24) Overall I support the proposal to remove minimum requirements for parking for office uses, in order to encourage the provision of new office floor space and the use of public transport by employees | 66% |
| <ul style="list-style-type: none"> (Q19) The proposed amendment will encourage use of public transport, walking and cycling | 64% |
| <ul style="list-style-type: none"> (Q23) Overall I support the proposal to waive residential car parking requirements where the development is designed to incorporate parking on site for bicycles/scooters and/or the operation of a formal shared vehicle ownership scheme amongst the residents | 63% |
| <ul style="list-style-type: none"> (Q14) The proposed amendment will improve the aesthetics of the City Centre | 59% |
| <ul style="list-style-type: none"> (Q20) The proposed amendment will encourage more community services and agencies to locate in the City Centre | 57% |
| <ul style="list-style-type: none"> (Q22) The proposed amendment will not negatively impact on the heritage of Fremantle | 56% |
| <ul style="list-style-type: none"> (Q25) Overall I support the maximum building heights and storeys proposed in the amendment | 55% |
| <ul style="list-style-type: none"> (Q15) The proposed amendment will enable better usage and activation of public open space and community amenities in the area | 50% |
| <ul style="list-style-type: none"> (Q17) The proposed amendment, including increased densities, will help to reduce expansion of the metropolitan area | 50% |

Just under half of all respondents agreed or strong agreed with the following statements in regards to the proposed City Central Scheme Amendment:

| Statement | % Agree/ Strongly Agree |
|---|-------------------------------|
| <ul style="list-style-type: none"> (Q12) The proposed amendment will increase the opportunity for community engagement in the city centre of Fremantle | 47% |
| <ul style="list-style-type: none"> (Q16) The proposed amendment will provide opportunities for more diverse and affordable housing in the city centre | 46% |

Figure 31: Q10: The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community

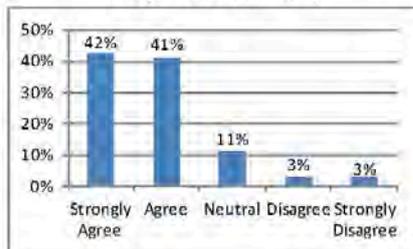


Figure 32: Q11: The proposed amendment will encourage more people to live and work in the city centre of Fremantle

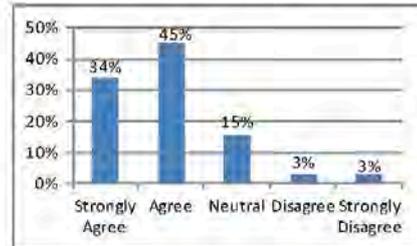


Figure 33: Q12: The proposed amendment will increase the opportunity for community engagement in the city centre of Fremantle

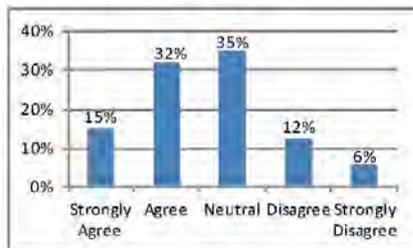


Figure 34: Q13: The proposed increase in residential and business/commercial development will improve safety – through greater passive surveillance and on-street activity.

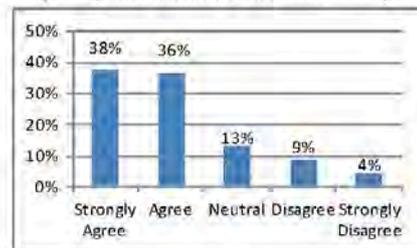


Figure 35: Q14: The proposed amendment will improve the aesthetics of the city centre

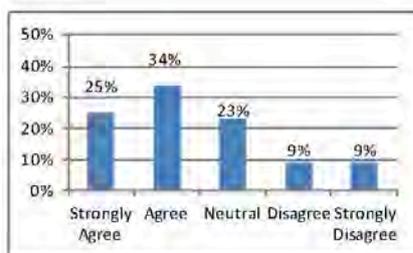


Figure 36: Q15: The proposed amendment will enable better usage and activation of public open space and community amenities in the area.

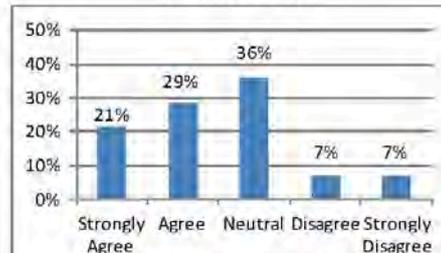


Figure 37: Q16: The proposed amendment will provide opportunities for more diverse and affordable housing in the city centre

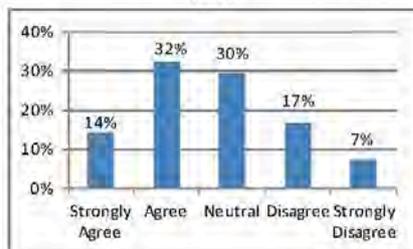


Figure 38: Q17: The proposed amendment, including increased densities, will help to reduce expansion of the metropolitan area.

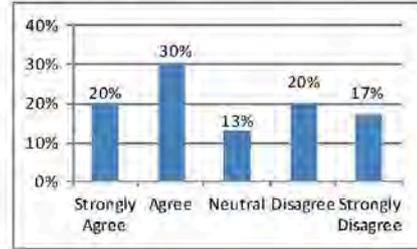


Figure 39: Q18: The proposed amendment will increase potential expenditure at existing businesses in the city centre.

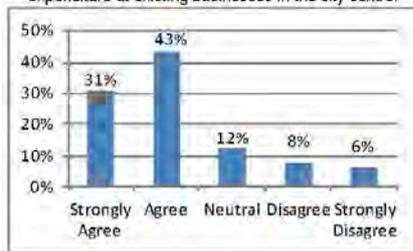


Figure 40: Q19: The proposed amendment will encourage use of public transport, walking and cycling.

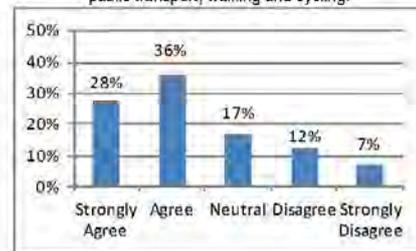


Figure 41: Q20: The proposed amendment will encourage more community services and agencies to locate in the city centre.

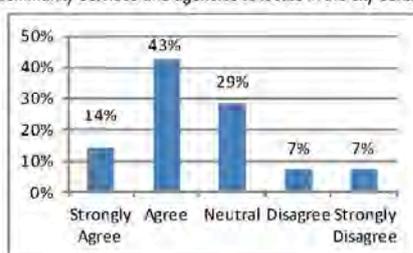


Figure 42: Q21: The proposed amendment will encourage more businesses and shops to locate in the city centre.

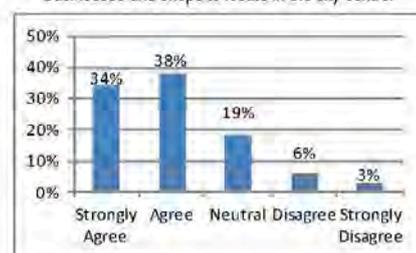


Figure 43: Q22: The proposed amendment will not negatively impact on the heritage of Fremantle.

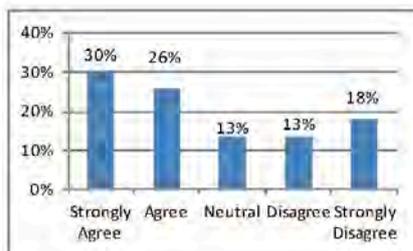


Figure 44: Q23: Overall I support the proposal to waive residential car parking requirements where the development is designed to incorporate parking on site for bicycles/scooters and/or the operation of a formal shared vehicle ownership scheme amongst the residents.

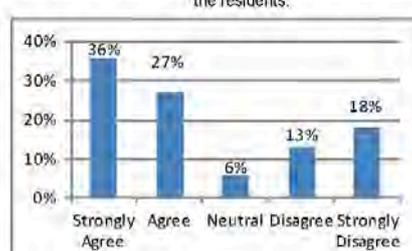


Figure 45: Q24: Overall I support the proposal to remove minimum requirements for parking for office uses, in order to encourage the provision of new office floor space and the use of public transport by employees.

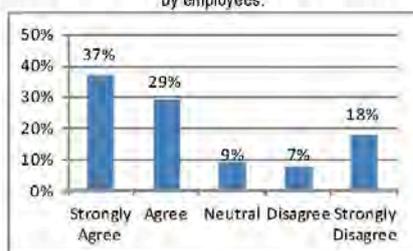


Figure 46: Q25: Overall I support the maximum building heights and storeys proposed in the amendment.

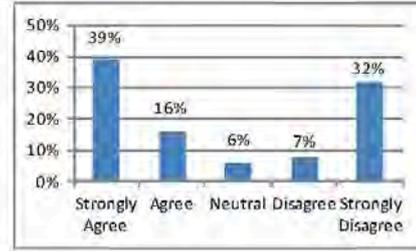


Figure 47: Q26: Overall I support the provision of increased residential densities in the city centre.

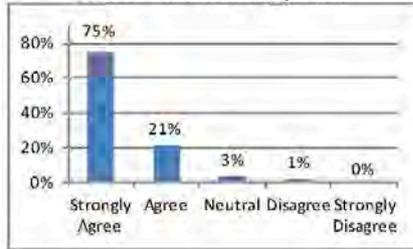


Figure 48 Q27: Overall I support the provision of increased office space in the city centre.

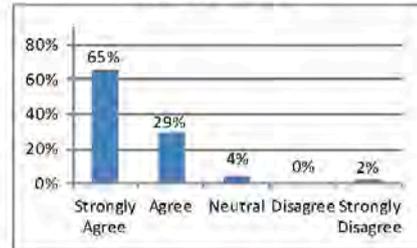


Figure 49: Q28: Overall I support the minimum requirement for new office floor space to be provided in all major redevelopment.

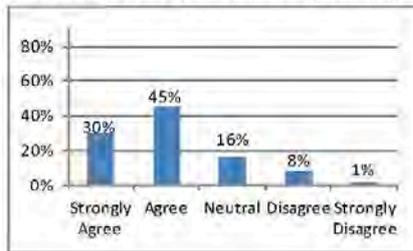


Figure 50: Q29: Overall I support the proposed development of design guidelines to be applied to the development of new buildings in the city centre.

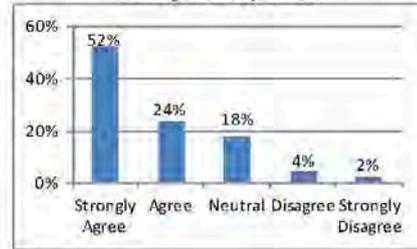


Figure 51: Q30: Overall I support the selection of the area identified for revitalisation in the Scheme Amendment.

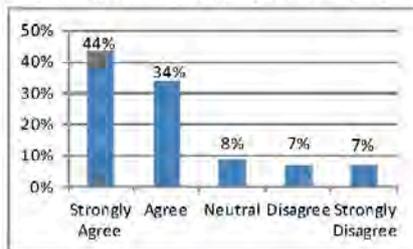
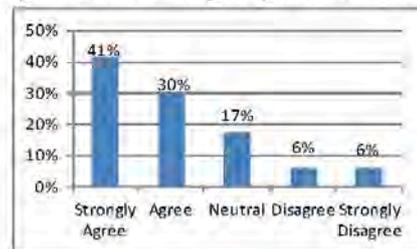


Figure 52: Q31: Overall I feel the Scheme Amendment will have a positive effect in revitalising the city centre of Fremantle.



Appendix Q. Workshop –Qualitative Feedback

After the Turning Point session was completed, everyone was provided with an Individual Detailed Follow-up Feedback form. Respondents were not required to fill out these forms as they contained the same questions that were asked during the Turning Point session; however they gave people who felt particularly strongly about certain issues the opportunity to describe their concerns or support in more detail.

Table 7: Qualitative Feedback

| Question | Strongly Agree Agree | Strongly Disagree Disagree | Unsure/ Other Comments |
|--|---|---|---|
| 1. The city centre of Fremantle needs revitalising. | <ul style="list-style-type: none"> After living here since age of 8, very glad something is finally being done, nothing has changed in my lifetime and it has always looked terrible. | | <ul style="list-style-type: none"> I like the "village" or town atmosphere. There is no mention of cultural development or provision to the arts, potentially the performing arts. |
| 2. The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community. | <ul style="list-style-type: none"> Would be great to use roofs, for public, i.e. bars like the aviary in Perth. Need to address / manage inappropriate behavior of small groups and give pedestrians a secure feeling More people, more activity | | <ul style="list-style-type: none"> Where is the evidence? The built environment can enhance and inhibit the vibrancy of a community but ultimately the indigenous and their social capital is what will ultimately create a vibrant and inviting community. |
| 3. The proposed amendment will encourage more people to live and work in the city centre of Fremantle. | <ul style="list-style-type: none"> Would be great already admitting the converted wools store apartments. If you can ensure local employment as well. Depends upon many factors within and outside Fremantle. | | <ul style="list-style-type: none"> Many may live here but commute to other places for work. |
| 4. The proposed amendment will increase the opportunity community engagement in the city centre of Fremantle | <ul style="list-style-type: none"> More community feel. Conditional upon opportunities available. | <ul style="list-style-type: none"> Does not ensure people will move from their residence into "old" community engagement areas. | <ul style="list-style-type: none"> Big crowds often interact less. It depends on the people. I think this will depend on what City of Freo does with its sites as commercial developers won't follow through. I don't really see the connection here, it would depend on how community - minded and interested and active the new residents are which is not a given quality. |
| 5. The proposed increase in residential and business/commercial development will improve safety – through greater passive surveillance and on-street activity. | <ul style="list-style-type: none"> I currently do not feel safe in the proposed precinct. More people, less opportunity for anti social activity. More people on streets, less crime. | <ul style="list-style-type: none"> This may not be the case, e.g. look at Northbridge the street development may well increase the level of crime. | <ul style="list-style-type: none"> People drive into their apartments and lock the door behind – they don't interact. |

| Question | Strongly Agree Agree | Strongly Disagree Disagree | Unsure/ Other Comments |
|---|--|---|---|
| 6. The proposed amendment will improve the aesthetics of the city centre (e.g. streetscaping; new buildings) | <ul style="list-style-type: none"> Currently behind. Depends on the design. Depends upon how these are done | <ul style="list-style-type: none"> Concerned how it appears when trees have no leaves. | <ul style="list-style-type: none"> Potential there but no guarantee. Depends on quality and scale of buildings, poor design = poor results. Depends on the "good" design of the building, design needs to fit in with the "Fremantle style" |
| 7. The proposed amendment will enable better usage and activation of public open space and community amenities in the area. | <ul style="list-style-type: none"> More people = more investment. Depends upon facilities provided. Happens in other cities around the world. | <ul style="list-style-type: none"> Not if anti-social groups take over such spaces. | <ul style="list-style-type: none"> Potential there but no guarantee and no provision for the arts, entertainment and culture in the scheme. Need to be linked into plan. Not necessarily, if the public spaces are not attractive to the people who buy into the residential dwellings this may not occur. I hope these areas will be focused on and improved, with additions such as great seating, water drinking fountains, better landscaping, fun stuff for kids |
| 8. The proposed amendment will provide opportunities for more diverse and affordable housing in the City Centre. | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> This is 2's more diverse is ok, more affordable not convinced This cannot be guaranteed. | <ul style="list-style-type: none"> Need evidence. Depends on designer and model costs. Needs to be clearly defined by developer including \$\$ for approval. Housing needs to be attractive as well, removing car bays make it less attractive to live in. |
| 9. The proposed amendment, including increased densities, will help to reduce expansion of the metropolitan area. | <ul style="list-style-type: none"> Should happen. | <ul style="list-style-type: none"> Not without better state Gov't support e.g. PTA Population constantly increased this cannot be controlled. | <ul style="list-style-type: none"> Would have to be happening in other places as well. Minor scale over metre area need plan density + 1km of railway lines. |
| 10. The proposed amendment will increase potential expenditure at existing businesses in the city centre. | <ul style="list-style-type: none"> More people = more spending. Possibly, however if people travel outside of Fremantle for work they are more likely going to shop where they work. Depends upon business and traders. | <ul style="list-style-type: none"> Who decides what business will be located | <ul style="list-style-type: none"> Need evidence. More residents? Also may reduce to existing business? |

| Question | Strongly Agree Agree | Strongly Disagree Disagree | Unsure/ Other Comments |
|---|--|---|---|
| 11. The proposed amendment will encourage use of public transport, walking and cycling. | <ul style="list-style-type: none"> If you have no space for a car, you will seek other transport if you have not already. | <ul style="list-style-type: none"> It will not change behavior. | <ul style="list-style-type: none"> Needs adequate transport planning. Only if provisions are made i.e. more cycle paths. Needs to be integrated into design, i.e. Bike paths, walkway, lighting, and security. |
| 12. The proposed amendment will encourage more community services and agencies to locate in the city centre. | <ul style="list-style-type: none"> Only if affordable and is accessible for consumers. Only if the council and other state authorities make it affordable and attractive to re-locate. As long as rents are reasonable. | <ul style="list-style-type: none"> Is these comm. Services introducing an inappropriate clientele. The need for them has to arise first. | <ul style="list-style-type: none"> Needs evidence. Need to ensure community groups included, no plans for theatre, music etc? |
| 13. The proposed amendment will encourage more businesses and shops to locate in the city centre. | <ul style="list-style-type: none"> Freo city population has increased. If it's a vibrant city, people will want to be here. | <ul style="list-style-type: none"> Council will have to make the business community want to do business here. | <ul style="list-style-type: none"> Needs evidence. If done properly |
| 14. The proposed amendment will not negatively impact on the heritage of Fremantle. | <ul style="list-style-type: none"> The buildings are currently horrible, happy to see them go. Depends on the design. Hopefully under the eye of a vigilant council. Can be uglier than the buildings that are to be replaced. | <ul style="list-style-type: none"> The bulk and scale will visually impact on heritage. Depends upon standard of construction and appearance. | <ul style="list-style-type: none"> Need to ensure done with correct style to ensure it doesn't impact negatively. |
| 15. Overall I support the proposal to waive residential car parking requirements where the development is designed to incorporate parking on site for bicycles/scooters and/or the operation of a formal shared vehicle ownership scheme amongst the residents. | <ul style="list-style-type: none"> But the council will have to be vigilant and oversee the development. Hopefully it will attract more sustainable people. But needs to be combined with on-street parking controls. | <ul style="list-style-type: none"> Removing car bays for residential reduce their value and therefore reduce the demand for these units. There is no way of stopping people from having cars, parking them on my curb | <ul style="list-style-type: none"> Will this limit "diversity" i.e. Families who really in all likelihood will have a vehicle. More bike paths than cars/parking required, better public transport. Need Gov't support Cars and people cannot be separated. Good opportunity to increase about of cat buses and are of cat buses extended. |

| Question | Strongly Agree Agree | Strongly Disagree Disagree | Unsure/ Other Comments |
|---|---|---|---|
| <p>16. Overall I support the proposal to remove minimum requirements for parking for office uses, in order to encourage the provision of new office floor space and the use of public transport by employees.</p> | <ul style="list-style-type: none"> • Public transport needs to be good. • Needs to be combined with on-street parking controls. Also opportunity for more pedestrian only streets. | <ul style="list-style-type: none"> • You cannot decide who will or not drive a car. • IO feel concerned that whilst it is admirable to encourage people to use cars less due to an absence if excessive parking, people in Perth are notorious for car dependency and may none-the-less persevere in using their cars to access Fremantle. • There is no way of stopping workers clogging parking areas. | <ul style="list-style-type: none"> • More bike paths than cars/parking required, better public transport. • Again does PTA provisions support, will they support? • Impracticable, can't change, human nature. |
| <p>17. Overall I support the maximum building heights and storey's proposed in the amendment</p> | <ul style="list-style-type: none"> • Think they will be great, just make sure aesthetic not big blocks, your artist's impression is not very inspirational; look no better than current buildings. • Have considerations been given to the "light needs" of the existing trees. • Buildings closer to the train station. | <ul style="list-style-type: none"> • Visual impact to great, overshadowing issues. • There needs to be a definite cap on heights. | <ul style="list-style-type: none"> • To high, quality development should be possible of lower heights. • I don't support the max building height; Fremantle doesn't need it, loss of human scale. |
| <p>18. Overall I support the provision of increased residential densities in the city centre.</p> | <ul style="list-style-type: none"> • Agree but has impact on noise of harbour and entertainment. • Depends on where planned and where it may spread to in the future. • Density not high rise. • More people, residents are needed. • Helps to become a more vibrant city | | |
| <p>19. Overall I support the provision of increased office space in the city centre.</p> | <ul style="list-style-type: none"> • Agree but where is evidence for demand. • Generally yes, however i would set an analysis if current capacities of provided offices are already used to gauge if there is interest for more. • Not at the expense of residential availability. • Not without car parking. • You will need more to drive more public transport. | | |

| Question | Strongly Agree Agree | Strongly Disagree Disagree | Unsure/ Other Comments |
|---|--|--|---|
| 20. Overall I support the minimum requirement for new office floor space to be provided in all major redevelopment. | <ul style="list-style-type: none"> Perhaps if majority but not in all since after hours you will have huge areas vacated. Mixed use common sense. | <ul style="list-style-type: none"> Some new buildings may not need offices e.g. a cultural centre. | |
| 21. Overall I support the proposed development of design guidelines to be applied to the development of new buildings in the city centre. | <ul style="list-style-type: none"> Depends on what they are and where development in the city centre is proposed. Must satisfy the overall "feeling" of Fremantle. According to unchangeable guidelines. Very important. | | <ul style="list-style-type: none"> Would like to see what is developed. |
| 22. Overall I support the selection of the area identified for revitalisation in the Scheme Amendment. | <ul style="list-style-type: none"> Good that 60's and 80's buildings be replaced. Please revitalise this area! It's pretty nasty currently. | | <ul style="list-style-type: none"> I think the city needs to be careful not to divide the city into "new and old" some of the sites include good 60's designs that will be the heritage of the future. |
| 23. Overall I feel the Scheme Amendment will have a positive effect in revitalising the city centre of Fremantle. | | | <ul style="list-style-type: none"> Needs to be more sensitive and evidence based. |
| 24. Overall I support the proposed Scheme Amendment. | <ul style="list-style-type: none"> Yes | <ul style="list-style-type: none"> Bulk and scale of new building will impact on the old, heritage. | <ul style="list-style-type: none"> Based on heights otherwise ok. |

Appendix R. Presentation and discussion evening comments, questions and suggestions

Comments

- Parking is a necessary evil, most couples have 2 cars, they may not use them both everyday but the reality is that residential areas need parking, and shoppers always need parking.
- There are so many examples of poor design - e.g. The Hospital, Johnson Court, Harbour Heights, Myer Store, new commonwealth bank block.
- This was not a public forum! People should have been able to ask questions from the floor and others allowed to participate I submitted a short questions which didn't get a look-in.
- I thought this was a consultation event but it was more a marketing and information giving exercise. The experts panel took too much time, and that wasn't clear. Andrews's presentation needed to be the focus, we need another discussion / debate opportunity Light rail should be the heart and soul of the Scheme Amendment.
- It is important that existing trees should be protected. It is also very important that the most kind of species of trees be chosen. Norfolk island pines have proved very suitable, but they only live for about 90 years and we should be planting replacement trees now. It also should be noted that many "fake" Norfolk island pines - e.g., Harwinton pines, new Hebrides pines, new Caledonian pines which are often mistakenly planted but are far less suitable, other species which have been planted traditionally in or heritage trees are marten bay in port Jackson figs. these can have a life span of up to 150 years but this can be greatly reduced by careless and unsuitable ground works - e.g. which slabs were laid in St John's Square almost killing the magnificent marten bay figs - most of which have not required other traditionally planted trees are canary ... palms and ... (?) palms.
- The proposed commercial lands used in ... Substantial provisions for traditional net.. Which is struggling and transforming due to the internet, the city needs to consider future technological change in future development scenarios.
-

Questions

- Have you considered the wind in Fremantle? Will increased height intensify the wind tunnel effect?
- Who will judge the proposed developments to decide whether they are of outstanding merit?
- How does council fund its own properties redevelopment?
- What number of buildings / percentage of area subject to PSA49 are owned in freehold title by the City of Fremantle?
- Will the properties owned by the City in freehold title remain so or will they be sold?
- Why can't urban renewal be achieved with 4-5 stories? Why does it have to be 9 stories?
- What is to stop a successful appeal to S.A.T by a developer rejected by design advisory committee?

Suggestions

- (Name removed) (in the video) better management of the existing retail space as well as creating new retail space, what is the council doing to optimise utilisation of existing (under utilised) space?

Appendix S. Presentation and discussion evening questions from participants

The following questions were written on yellow sticky notes and presented for response from panelists and by Fremantle Councillors.

Some questions were combined by the facilitator if they covered similar content. All questions have been recorded as written.

- Quality – Forty years ago architects didn't intentionally design bad buildings, e.g. Melinda's, there were no 50-100 year old examples of how to do it they were all new untried designs. No examples of good or bad buildings of height x mass
- Every new building in Fremantle has been touted as an example of high quality design and an improvement of the tired old buildings already in existence – can we be certain the new buildings will really be of high quality?
- Will the Adelaide and Queen Street also have some restaurants and "night life" or will it be primary retail. The problem may still exist that it becomes a ghost town at night (Like it currently is!)
- Is this process of "city renewal" accepting and acknowledging the decline and death of any form of "blue collar" industry for Fremantle – Fremantle foundry gone, Arnott's gone, Shacks - ?, Swan Dock gone, Fishing Boat Harbour -?, Malco -? Is there any consideration of a variety of workshop / industry base?
- Given the sites are in the centre of the city, should the focus be on generating employment? Employment that has been lost through modernisation of the port and related services, will the focus on residential result in Fremantle becoming a dormitory suburb.
- Peter Newman focused on light rail as the heart of high density development, what position place does light rail have in the proposed Scheme Amendments should it not come first?
- How does increased density lead to an increased use of public transport?
- What kind of discussions has already happened with the developers?
- How do you encourage appropriate development? How can council insure that inappropriate development does not occur?
- What will prevent developers by passing the Council process by going straight to stated administration tribunal?
- How would the standards set by the Design Committee stand up if the developer appeals to SAT? In other words are such standards incorporated in the current overall planning system?
- Developers have a bad track record in Fremantle, how does the Scheme give solid guarantees to contain developers from usual strategies they use to get higher \$ returns
- Can developers have particular constraints put on design? e.g. Jan Gehl's example of light being required to hit the street or that height is disguised. e.g. being set back behind a facade etc?
- Seeking increased residential office and retail developments of "high quality" is a no brainer but the elephant in the room is the high height increases planned by council up to 39.2m far in excess of the mayor's video of 5, 6 and 7 storeys. The community is being misled.
- How is it ensured that high-rise is green – e.g. lifts are not needed in low rise generally water pressure is not the same issue in low rise) How is building solar passive?
- Has the specific criteria for assessment been developed by the Design Advisory Panel? And if so, are they publicly available? Are there measurable outcomes included?
- Can we go one step further and create denser city space that is carbon neutral or negative carbon (absorbing carbon)
- Higher density is often more expensive than building town houses etc, due to high labour costs of associated with mining boom. How will Freo ensure a diversity of housing (i.e. affordable) with this in mind?
- Can you indicate studies that show any effect on human health (Physical and mental) one "high rise" exceeds certain heights?
- What opportunities are there for more parks, roof top gardens and community gardens for growing food?
- How would the "castle walling" of the east end along elders place provide a scenic vista and the railway line – the port to inner city residents and visitors?
- Are buildings required to have an environmental impact statement?
- Are developers holding us (and others) to ransom? If it's not "high rise" we (the developers) don't make enough profit (don't make a super profit)
- What will be done to protect heritage trees?
- What is the cities response to the suggestion that something like 60-70% of projected >>> could be met from existing vacant property
- What is the overshadowing of kings square by increased heights in Queen Street? Won't it block the northern light in winter? (only Adelaide and cantonment street are mentioned in regard to overshadowing in FAQs)

- Where did the term "European scale" originate? And how is it defined?
- How is the Victorian character of Kings Square (.....?) with high rise and the town hall
- I noticed that 2 of the city's most important tourists attractions were outside the development centres – the arts centre and prison? Shouldn't they be linked into the design?
- Subiaco has seen in recent years a large amount of new commercial development without high rise, it is mainly 2-5 storeys – why does Fremantle council want to go down the high rise route when it has a very special human scale
- How will you guarantee that the redevelopment will provide affordable housing, for young people and artists? And people who are not wealthy?
- Social housing as approved etc – 10% low cost housing
- Can we have apartments which are cheaper because they do not have parking?
- With Diverse ownership within the strategic sites, how confident is the council that there will be enough incentive and enough cooperation to allow development to proceed?
- Creating 1 block, 1, 3a and b, 4, 5 a & b, 6 abc – do we need all these streets?
- (Name removed) discussed better management of existing retail space as well as building new space, does the council have any proposals to free up under-utilised space that exists in Freo?
- How will the city get developers to increase office floor space we meet our targets (if they say they cannot afford to)
- Will D.A.C be asked to say "yes or No"? I imagine they would be tempted to say why it should be changed, the DAP would then be expected to make a value judgement.
- How will Queen Street be widened – rail station end. Will we be able to access the station from Queen Street directly?
- How will the City encourage reduction of Bulk on the Woolstores / Gas and Coke sites?
- How is our aboriginal heritage in the Fremantle area to be embedded in this planning?
- Why are / were developers interested in East Perth, Subiaco and Northbridge but not in Fremantle?
- Isn't it true that all these sites will be approved by the DAP not councillors
- Do we want more heritage (1) or functionality (2)? – (1) designed to last 100+ years, (2) designed to knock down in 2050 and rejuvenate again
- London Plane (elm) trees (a hybrid sycamore tree) has allergy issues, so how are we selecting trees – and how are we managing roots issues?
- There are no trees on the tree register, I was told this about a month ago
- Are there any plans to try to reconnect Fremantle to its ocean and river boundaries?
- FAQ 7 (page 4) has a core requirement key workers affordability – later added "low income" housing, why is "performance requirement" also core and not as an addendum to discretionary.. height requirements – what other low income housing is expressly specified in any of the amendments? Will special need be catered for in our city additional to general low income housing. (e.g. aged, Noongar dry out shelter, artists) additional to the general low income housing
- What are the anticipated timelines from consultation to Scheme Amendment to development being built? Presumably the answer will be informed by discussions the City has had with property owners
- Are there any short term plans to make the cross walk in front of the railway station a controlled one, walk and don't walk would improve traffic flow and pedestrian safety.
- Subiaco is a city of Perth, Fremantle is the Second city of the State
- Is it possible to rebuild some of the sadly demolished buildings, the outside could be more "authentic" than the interior.

Appendix T. Open Day and walking tour comment, questions and suggestions

Comments

- I would prefer a lower height of new building / extension. There should also be design / architectural requirements to make them fit in with Fremantle heritage style. I really dislike the look of the buildings in the artist's impression.
- Support mix of office and residential to balance some equitably with retail as retail is a diminishing sector worldwide.
- Medium density more in keeping with Fremantle CBD for residential, possible higher density for office dependant on site and support for occupancy e.g. (Govt office etc)
- Applaud allocation of areas away from major area of heritage protection.
- Support reduced expansion of... But CBD needs greater infrastructure investment to support "increased density, especially with east end higher density residential and mixed . Coming onboard too
- Increased use of PT requires radical improvements in PT in the Fremantle inner and outer region.
-

Questions

- Is building excellence only required when 2 additional storeys are wanted? Does that mean lower buildings can be crap?
- 12 key sites: why try to cover so many sites when the area on Adelaide / Cantonment is the major area of opportunity and Myer already has planning approval?
- Support Design Policy - will it be mandated in the Scheme Amendment?
- Support more people living and especially working in the CBD, but how to ensure the planning produces these outcomes?

Suggestions

- Affordable housing measures need to be revamped into community housing, co-ops, private public participation...

Appendix U. Raw Data – including “non-responses”

| 3.) 3. What gender are you? (multiple choice) | Responses | |
|---|-----------|-------------|
| 1. Male | 42 | 57% |
| 2. Female | 31 | 42% |
| N/R | 1 | 1% |
| Totals | 74 | 100% |
| mean | 1.424658 | |

| 4.) 4. What age are you? (multiple choice) | Responses | |
|--|-----------|-------------|
| 1. Under 21 | 1 | 1% |
| 2. 21 – 30 | 4 | 5% |
| 3. 31 – 40 | 11 | 15% |
| 4. 41 – 50 | 16 | 22% |
| 5. 51 – 60 | 13 | 18% |
| 6. 61 – 70 | 20 | 27% |
| 7. 71 + | 8 | 11% |
| N/R | 1 | 1% |
| Totals | 74 | 100% |
| mean | 4.753425 | |

| 5.) 5. Where do you reside? (multiple choice) | Responses | |
|--|-----------|-------------|
| 1. Within the City of Fremantle – in the City Central Area... | 7 | 9% |
| 2. Within the City of Fremantle – outside of the Central Area... | 50 | 68% |
| 3. Outside of the City of Fremantle | 15 | 20% |
| N/R | 2 | 3% |
| Totals | 74 | 100% |
| mean | 2.111111 | |

| 6.) 6. Do you own a residential property within the City Central Scheme Amendment area? (multiple choice) | Responses | |
|---|-----------|-------------|
| 1. Yes | 7 | 9% |
| 2. No | 63 | 85% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 1.9 | |

| 7.) 7. Do you own or have interests in a commercial or business property within the City Central Scheme Amendment area? (multiple choice) | Responses | |
|---|-----------|-------------|
| 1. Yes | 13 | 18% |
| 2. No | 57 | 77% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 1.814286 | |

| 8.) 8. Are you a member of the following groups? (You can choose more than one option) (priority ranking) | Responses | |
|---|------------|-------------|
| Fremantle Society | 30 | 24% |
| Fremantle Chamber of Commerce | 14 | 11% |
| City of Fremantle Precinct Group | 30 | 24% |
| Another Fremantle community or business group | 30 | 24% |
| I am not a member of any Fremantle community | 20 | 16% |
| N/R | 2 | 2% |
| Totals | 126 | 100% |
| mean | 2.722222 | |

| 9.) 9. The city centre of Fremantle needs revitalising. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 62 | 84% |
| Agree | 10 | 14% |
| Neutral | 1 | 1% |
| Disagree | 0 | 0% |
| Strongly Disagree | 0 | 0% |
| N/R | 1 | 1% |
| Totals | 74 | 100% |
| mean | 1.164384 | |

| 10.) 10. The proposed increase in residential and business/commercial development will create a more vibrant and inviting area for the community. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 31 | 42% |
| Agree | 30 | 41% |
| Neutral | 8 | 11% |
| Disagree | 2 | 3% |
| Strongly Disagree | 2 | 3% |
| N/R | 1 | 1% |
| Totals | 74 | 100% |
| mean | 1.821918 | |

| 11.) 11. The proposed amendment will encourage more people to live and work in the city centre of Fremantle. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 24 | 32% |
| Agree | 32 | 43% |
| Neutral | 11 | 15% |
| Disagree | 2 | 3% |
| Strongly Disagree | 2 | 3% |
| N/R | 3 | 4% |
| Totals | 74 | 100% |
| mean | 1.957746 | |

| 12.) 12. The proposed amendment will increase the opportunity for community engagement in the city centre of Fremantle (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 11 | 15% |
| Agree | 23 | 31% |
| Neutral | 25 | 34% |
| Disagree | 9 | 12% |
| Strongly Disagree | 4 | 5% |
| N/R | 2 | 3% |
| Totals | 74 | 100% |
| mean | 2.611111 | |

| 13.) 13. The proposed increase in residential and business/commercial development will improve safety - through greater passive surveillance and on-street activity. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 26 | 35% |
| Agree | 25 | 34% |
| Neutral | 9 | 12% |
| Disagree | 6 | 8% |
| Strongly Disagree | 3 | 4% |
| N/R | 5 | 7% |
| Totals | 74 | 100% |
| mean | 2.057971 | |

| 14.) 14. The proposed amendment will improve the aesthetics of the city centre (e.g. streetscaping; new buildings). (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 17 | 23% |
| Agree | 23 | 31% |
| Neutral | 16 | 22% |
| Disagree | 6 | 8% |
| Strongly Disagree | 6 | 8% |
| N/R | 6 | 8% |
| Totals | 74 | 100% |
| mean | 2.426471 | |

| 15.) 15. The proposed amendment will enable better usage and activation of public open space and community amenities in the area. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 15 | 20% |
| Agree | 20 | 27% |
| Neutral | 25 | 34% |
| Disagree | 5 | 7% |
| Strongly Disagree | 5 | 7% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 2.5 | |

| 16.) 16. The proposed amendment will provide opportunities for more diverse and affordable housing in the City Centre. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 10 | 14% |
| Agree | 23 | 31% |
| Neutral | 21 | 28% |
| Disagree | 12 | 16% |
| Strongly Disagree | 5 | 7% |
| N/R | 3 | 4% |
| Totals | 74 | 100% |
| mean | 2.704225 | |

| 17.) 17. The proposed amendment, including increased densities, will help to reduce expansion of the metropolitan area. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 14 | 19% |
| Agree | 21 | 28% |
| Neutral | 9 | 12% |
| Disagree | 14 | 19% |
| Strongly Disagree | 12 | 16% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 2.842857 | |

| 18.) 18. The proposed amendment will increase potential expenditure at existing businesses in the city centre. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 20 | 27% |
| Agree | 28 | 38% |
| Neutral | 8 | 11% |
| Disagree | 5 | 7% |
| Strongly Disagree | 4 | 5% |
| N/R | 9 | 12% |
| Totals | 74 | 100% |
| mean | 2.153846 | |

| 19.) 19. The proposed amendment will encourage use of public transport, walking and cycling. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 20 | 27% |
| Agree | 26 | 35% |
| Neutral | 12 | 16% |
| Disagree | 9 | 12% |
| Strongly Disagree | 5 | 7% |
| N/R | 2 | 3% |
| Totals | 74 | 100% |
| mean | 2.347222 | |

| 20.) 20. The proposed amendment will encourage more community services and agencies to locate in the city centre. (multiple choice) | Responses | |
|---|-----------|------|
| Strongly Agree | 10 | 14% |
| Agree | 30 | 41% |
| Neutral | 20 | 27% |
| Disagree | 5 | 7% |
| Strongly Disagree | 5 | 7% |
| Totals | 74 | 100% |
| N/R | 4 | 5% |
| Totals | 2.5 | |

| 21.) 21. The proposed amendment will encourage more businesses and shops to locate in the city centre. (multiple choice) | Responses | |
|--|-----------|------|
| Strongly Agree | 24 | 32% |
| Agree | 27 | 36% |
| Neutral | 13 | 18% |
| Disagree | 4 | 5% |
| Strongly Disagree | 2 | 3% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 2.042857 | |

| 22.) 24. The proposed amendment will not negatively impact on the heritage of Fremantle. (multiple choice) | Responses | |
|--|-----------|------|
| Strongly Agree | 20 | 27% |
| Agree | 17 | 23% |
| Neutral | 9 | 12% |
| Disagree | 9 | 12% |
| Strongly Disagree | 12 | 16% |
| N/R | 7 | 9% |
| Totals | 74 | 100% |
| mean | 2.641791 | |

| 23.) 22. Overall I support the proposal to waive residential car parking requirements where the development is designed to incorporate parking on site for bicycles/scooters and/or the operation of a formal shared vehicle ownership scheme amongst the residents. . (multiple choice) | Responses | |
|--|-----------|------|
| Strongly Agree | 25 | 34% |
| Agree | 19 | 26% |
| Neutral | 4 | 5% |
| Disagree | 9 | 12% |
| Strongly Disagree | 13 | 18% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 2.514286 | |

| 24.) 23. Overall I support the proposal to remove minimum requirements for parking for office uses, in order to encourage the provision of new office floor space and the use of public transport by employees. . . . (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 25 | 34% |
| Agree | 20 | 27% |
| Neutral | 6 | 8% |
| Disagree | 5 | 7% |
| Strongly Disagree | 12 | 16% |
| N/R | 6 | 8% |
| Totals | 74 | 100% |
| mean | 2.397059 | |

| 25.) 25. Overall I support the maximum building heights and storeys proposed in the amendment. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 27 | 36% |
| Agree | 11 | 15% |
| Neutral | 4 | 5% |
| Disagree | 5 | 7% |
| Strongly Disagree | 22 | 30% |
| N/R | 5 | 7% |
| Totals | 74 | 100% |
| mean | 2.768116 | |

| 26.) 26. Overall I support the provision of increased residential densities in the city centre. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 50 | 68% |
| Agree | 14 | 19% |
| Neutral | 2 | 3% |
| Disagree | 1 | 1% |
| Strongly Disagree | 0 | 0% |
| N/R | 7 | 9% |
| Totals | 74 | 100% |
| mean | 1.313433 | |

| 27.) 27. Overall I support the provision of increased office space in the city centre. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 45 | 61% |
| Agree | 20 | 27% |
| Neutral | 3 | 4% |
| Disagree | 0 | 0% |
| Strongly Disagree | 1 | 1% |
| N/R | 5 | 7% |
| Totals | 74 | 100% |
| mean | 1.434783 | |

| 28.) 28. Overall I support the minimum requirement for new office floor space to be provided in all major redevelopment. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 20 | 27% |
| Agree | 30 | 41% |
| Neutral | 11 | 15% |
| Disagree | 5 | 7% |
| Strongly Disagree | 1 | 1% |
| N/R | 7 | 9% |
| Totals | 74 | 100% |
| mean | 2.059701 | |

| 29.) 29. Overall I support the proposed development of design guidelines to be applied to the development of new buildings in the city centre. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 35 | 47% |
| Agree | 16 | 22% |
| Neutral | 12 | 16% |
| Disagree | 3 | 4% |
| Strongly Disagree | 1 | 1% |
| N/R | 7 | 9% |
| Totals | 74 | 100% |
| mean | 1.781045 | |

| 30.) 30. Overall I support the selection of the area identified for revitalisation in the Scheme Amendment. (multiple choice) | Responses | |
|---|-----------|-------------|
| Strongly Agree | 31 | 42% |
| Agree | 24 | 32% |
| Neutral | 6 | 8% |
| Disagree | 5 | 7% |
| Strongly Disagree | 5 | 7% |
| N/R | 3 | 4% |
| Totals | 74 | 100% |
| mean | 2 | |

| 31.) 31. Overall I feel the Scheme Amendment will have a positive effect in revitalising the city centre of Fremantle. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 29 | 39% |
| Agree | 21 | 28% |
| Neutral | 12 | 16% |
| Disagree | 4 | 5% |
| Strongly Disagree | 4 | 5% |
| N/R | 4 | 5% |
| Totals | 74 | 100% |
| mean | 2.042857 | |

| 32.) 32. Overall I support the proposed Scheme Amendment. (multiple choice) | Responses | |
|--|-----------|-------------|
| Strongly Agree | 34 | 46% |
| Agree | 14 | 19% |
| Neutral | 8 | 11% |
| Disagree | 5 | 7% |
| Strongly Disagree | 7 | 9% |
| N/R | 6 | 8% |
| Totals | 74 | 100% |
| mean | 2.073529 | |

**ATTACHMENT 3 – Advertised Amendment 49 text
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**

CITY OF FREMANTLE

LOCAL PLANNING SCHEME NO. 4

AMENDMENT NO. 49

RESOLVED that the Council, pursuant to Section 75 of the Planning and Development Act 2005, amend Local Planning Scheme No. 4 by:

- a) **Amending clause 12.12 - Schedule 12 Local Planning Areas (Height Requirements) as follows:**

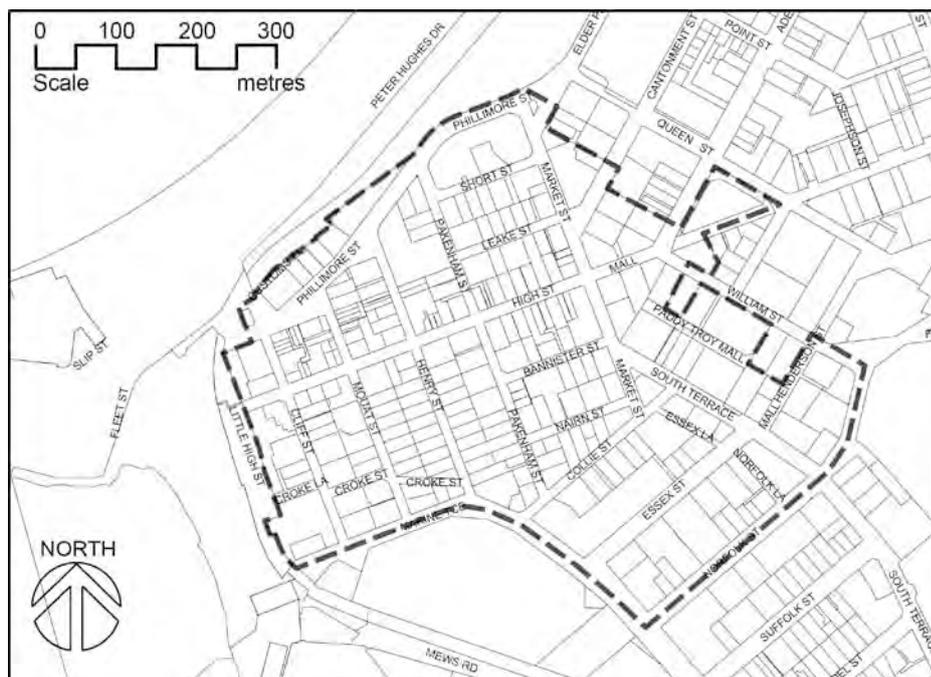
Delete the words “(Height Requirements)” and replace with “(Development Requirements)”.

- b) **Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 – City Centre, as follows:**

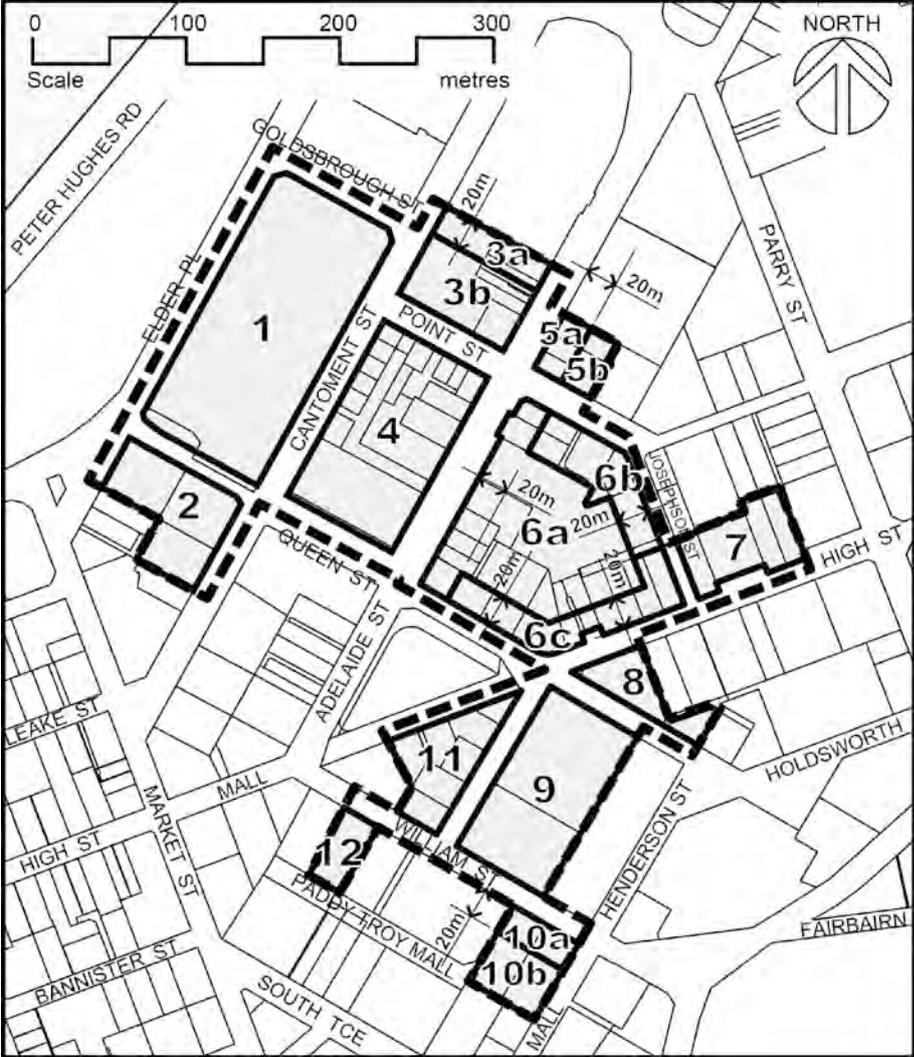
Reword clause 1.3 ‘Specific Height Controls for Sub Areas’ to read ‘Specific Development Controls for Sub Areas’.

- c) **Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 – City Centre, as follows:**

Amend Sub Area 1 West End to read ‘Sub Area 1.3.1 West End’ and insert the modified map of Sub Area 1.3.1 West End:



d) Amending clause 12.12 - Schedule 12 Local Planning Areas (Development Requirements) - Local Planning Area 1 – City Centre, as follows:

| | |
|-------------------|---|
| 1.3 | SPECIFIC DEVELOPMENT CONTROLS FOR SUB AREAS |
| Sub Area 1.3.2 |  <p>Land Use and location specific design requirements</p> <p>a) Notwithstanding the provisions of Table 2 - Zoning:</p> <ul style="list-style-type: none"> (i) Residential uses will not be permitted in new buildings at ground level adjacent to Queen Street, Adelaide Street and Kings Square; (ii) Land uses at ground level adjacent to Queen Street, Adelaide Street and Kings Square shall contribute to generating interest and activity within the adjacent public realm; and (iii) A minimum of 15% of the net lettable area within all new |

| <p>development on sites with a site area greater than 3000sqm shall be provided for Office use.</p> <p>b) New development fronting Queen Street, Adelaide Street and Kings Square shall incorporate design measures to:</p> <p>(i) Provide continuous weather protection at ground level for pedestrians along these streets and public spaces; and</p> <p>(ii) Generate interest and activity within the adjacent public realm.</p> <p>c) New development at ground level adjacent to other streets and public areas not identified in a) and b) above may incorporate a mix of land uses and design measures to contribute to an interesting and diverse public realm.</p> <p>Building Height and Setbacks</p> <p>d) Clause 1.2 'Matters to be considered in applying general and specific height controls' does not apply to Sub Area 2.</p> <p>e) Building heights shall be in accordance with the requirements set out in the table below:</p> | | | |
|--|------------------------------------|--|---|
| | | | |
| Area | Permitted Building Height (Metres) | Building Height (Metres) which may be permitted subject to the development satisfying both of the following criteria: (i) The portion of building exceeding the Permitted Building Height being sufficiently set back from the street facade so as to not be visible from the street(s) adjoining the site; and (ii) The design of the portion of building exceeding the Permitted Building Height being integrated with the design of the overall building. | Minimum Façade Height (Metres) that fronts a public street(s) and/or public open space(s) |
| 1 | 21 | 28 | 10 |
| 2 | 17.5 | 21 | 10 |
| 3a | 17.5 | 21 | 10 |
| 3b | 21 | 24.5 | 10 |

| | | | |
|-----|------|------|----|
| 4 | 21 | 28 | 10 |
| 5a | 21 | 24.5 | 10 |
| 5b | 14 | 17.5 | 10 |
| 6a | 21 | 24.5 | 10 |
| 6b | 14 | 17.5 | 10 |
| 6c | 17.5 | 21 | 10 |
| 7 | 17.5 | 21 | 10 |
| 8 | 17.5 | 21 | 10 |
| 9 | 17.5 | 21 | 10 |
| 10a | 17.5 | 21 | 10 |
| 10b | 14 | 17.5 | 10 |
| 11 | 14 | 17.5 | 10 |
| 12 | 14 | 17.5 | 10 |

f) In addition to the building height requirements outlined in the table above and where the development site is 3000sqm in area or greater, Council may:

- (i) permit up to 7.2 metres additional building height in Areas 1, 2 and 4;
- (ii) permit up to 7.2 metres additional building height in Areas 6a, 6b, 6c, 9 and 11;

where the Council is satisfied that the proposed development satisfies all of the following criteria:

- (i) Exceptional design quality and distinctive architecture befitting its location including, but not limited to, the design addressing the relationship of taller components to lower levels (podium), the impact of the development on distant views, the visual permeability of the development, the compatibility of the development with adjoining buildings, the relationship of the development with the streetscape and the roofscape aspect of the design;
- (ii) Demonstrates best practice in environmentally sustainable design, incorporating into the building fabric measures to minimise energy consumption, water usage, emissions and waste;
- (iii) No significant adverse impact on the amenity of the surrounding public realm in terms of, but not limited to, building scale, shadows and potential wind tunnelling;
- (iv) Provide a high quality landscaped and publicly accessible pedestrian environment at ground level, including where appropriate:
 - East-west mid-block pedestrian links that are convenient, legible, attractive, safe and activated as an integrated component of any development concept and linked to a broader pedestrian network in the area. Ongoing public

| | <p>access arrangements are to be determined by and be to the satisfaction of the City and set as a condition of planning approval; and</p> <ul style="list-style-type: none"> - The area of the required street setbacks to Queen Street for Areas 1 and 2, being transferred at no cost to Council for the purposes of a road widening. <p>(v) Where the net lettable area within the development for residential purposes is greater than 1000sqm, a minimum of 10 per cent of the residential net lettable area shall be provided for 'low income housing'.</p> <p>The setback from the street façade required in (e) for any additional height above the Permitted Building Height does not apply in these areas if additional height is granted in accordance with (f).</p> <p>g) In the front elevation of all new development the ground floor level must be no greater than 600mm above the level of the adjacent footpath and the first floor level must be at least 4.5 metres above the level of the footpath adjacent to the site.</p> <p>h) Building setbacks shall be in accordance with the requirements set out in the table below. Council may vary the prescribed setbacks where it is satisfied that the design outcome will be improved.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Area</th> <th style="width: 20%;">Frontage to:</th> <th style="width: 20%;">Minimum Street Setback (Metres)</th> <th style="width: 20%;">Maximum Street Setback up to building height of 10m (Metres)</th> <th style="width: 10%;">Minimum side and rear Setback (Metres)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Queen St</td> <td>3.65</td> <td>5.65</td> <td>Nil</td> </tr> <tr> <td>1</td> <td>All streets other than Queen St</td> <td>Nil</td> <td>2</td> <td>Nil</td> </tr> <tr> <td>2</td> <td>Queen St</td> <td>6.35</td> <td>8.35</td> <td>Nil</td> </tr> <tr> <td>2</td> <td>All streets other than Queen St</td> <td>Nil</td> <td>2</td> <td>Nil</td> </tr> <tr> <td>All other area</td> <td>All streets</td> <td>Nil</td> <td>2</td> <td>Nil</td> </tr> </tbody> </table> <p>i) The maximum aggregate width of spaces between buildings at ground floor level at street frontage may be no more than 8 metres at any one location.</p> <p>Other Development Standards</p> | Area | Frontage to: | Minimum Street Setback (Metres) | Maximum Street Setback up to building height of 10m (Metres) | Minimum side and rear Setback (Metres) | 1 | Queen St | 3.65 | 5.65 | Nil | 1 | All streets other than Queen St | Nil | 2 | Nil | 2 | Queen St | 6.35 | 8.35 | Nil | 2 | All streets other than Queen St | Nil | 2 | Nil | All other area | All streets | Nil | 2 | Nil |
|----------------|--|---------------------------------|--|--|--|--|---|----------|------|------|-----|---|---------------------------------|-----|---|-----|---|----------|------|------|-----|---|---------------------------------|-----|---|-----|----------------|-------------|-----|---|-----|
| Area | Frontage to: | Minimum Street Setback (Metres) | Maximum Street Setback up to building height of 10m (Metres) | Minimum side and rear Setback (Metres) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Queen St | 3.65 | 5.65 | Nil | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | All streets other than Queen St | Nil | 2 | Nil | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Queen St | 6.35 | 8.35 | Nil | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | All streets other than Queen St | Nil | 2 | Nil | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All other area | All streets | Nil | 2 | Nil | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <p>j) The General site requirements specified in Table 4 of the Residential Design Codes for development at R-AC 3 density do not apply to any type of residential development in Sub Area 2.</p> <p>Car Parking</p> <p>k) The provisions of clauses 5.7.1 to 5.7.4 inclusive do not apply for Office land uses where located above ground floor level.</p> <p>l) The provisions of clause 5.7.3 (a) (i) and (ii) of the Scheme do not apply in Sub Area 2.</p> <p>Special Conditions of Planning Approval</p> <p>m) The Council may impose a condition on planning approval for any new development in Sub Area 2 requiring a memorial to be placed on the property title advising of the potential for future development on adjoining land to be constructed in accordance with the building height and setback requirements applicable to Sub Area 2, which include zero minimum side and rear setbacks.</p> |
|--|--|

- e) **Amending clause 12.1 Schedule 1 – Dictionary of Defined Words and Expressions, as follows:**

Adding a definition for the new term ‘Visible from the street’, to follow the definition of ‘Vehicle’, to read:

“Visible from the street’ will be based on an assumed line of sight measured at a perpendicular angle from the streets adjoining the subject land, at an assumed point of 1 metre less than the street width and 1.6 metres above ground level.’

- f) **Amending clause 5.4 – Residential Development, as follows:**

Adding a new clause 5.4.5 to read:

‘5.4.5 In development comprising of ten or more Multiple Dwellings, a minimum of 25 per cent of the total number of dwellings must have a maximum floor area of 60 square metres or less and no more than 40 per cent of the total number of dwellings may have a floor area of 120 square metres or more.’

- g) **Amending clause 5.8 – Variations to site and development standards and requirements, as follows:**

Adding a new sub clause 5.8.1.3 to read:

'5.8.1.3 Excluding development within the Residential zone, Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria:

- (a) The minor projection being no more than 4 metres above the highest part of the main building structure; and**
- (b) The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.**

For the purpose of this clause, 'minor projection' will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools.'

- h) Excluding development within the Residential zone, Council may waive car parking requirements for residential development under clause 5.7.3 in cases where the development is expressly designed and marketed as a zero parking development that incorporates such elements as the following:**
 - (i) Provision of parking on site for bicycles / scooters;**
 - (ii) Operation of a formal shared vehicle ownership scheme amongst the residents.**

In any cases where such development is granted planning approval the Council may require, as a condition of planning approval, provision to be made to include notification on the property title(s) that owners and/or occupiers will not be entitled to on-street residential parking permits.

- i) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:**

Deleting the following words from clause 2.3.1 (e):

'Note: 'Visible from the street' will be based on an assumed line of sight measured at a perpendicular angle from the streets adjoining the subject land, at an assumed point of 1 metre less than the street width and 1.6 metres above ground level.'

- j) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:**

Deleting the following words from clause 2.3.1 (g):

‘Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria:

- (a) The minor projection being no more than 4 metres above the highest part of the main building structure; and**
- (b) The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.**

For the purpose of this clause, ‘minor projection’ will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools.’

- k) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:**

Deleting the following words from clause 2.3.1 (k):

‘In development comprising of ten or more Multiple Dwellings, a minimum of 25 per cent of the total number of dwellings must have a maximum floor area of 60 square metres or less and no more than 40 per cent of the total number of dwellings may have a floor area of 120 square metres or more.’

- l) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:**

Deleting the following words from clause 2.3.1 (p):

‘Notwithstanding (o) above, Council may waive car parking requirements for residential development under clause 5.7.3 in cases where the development is expressly designed and marketed as a zero parking development that incorporates such elements as the following:

- (i) Provision of parking on site for bicycles / scooters;**
- (ii) Operation of a formal shared vehicle ownership scheme amongst the residents.**

In any cases where such development is granted planning approval the Council may require, as a condition of planning approval, provision to be made to include notification on the property title(s)

that owners and/or occupiers will not be entitled to on-street residential parking permits.'

- m) Amending clause 12.12 – Schedule 12 Local Planning Areas (Development Requirements) – Local Planning Area 2 – Fremantle, as follows:**

Reletter the subsequent paragraphs from (h) to (r) inclusive of clause 2.3.1 to read in order from (g) to (o).