



Additional information

Ordinary Meeting of Council

Wednesday, 25 March 2020, 6.00pm

C2003-1 CANTONMENT STREET NO.28 (LOT 1), FREMANTLE AND ELDER PLACE NO. 1-6/20, FREMANTLE - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A SIX (6) STOREY WITH BASEMENT MIXED USE DEVELOPMENT - (TG DAP003/19)

Additional Information 1: Site photos



Figure 1: Subject site corner Queen Street and Cantonment Street



Figure 2: Current shopping centre entrance



Figure 7: Existing northern area of shopping centre and shop tenancy proposed to be converted to Restaurant



Figure 8: Northern shopping centre entry



Figure 9: Existing shopping centre from Cantonment Street



Figure 10: Existing shop tenancy proposed to be Restaurant

Additional Information 2: Schedule of Submissions

No	Submission		Response
	Object / Support / Comment	General Content(s)	
1	Support	<ul style="list-style-type: none"> The proposed design is supported. The proposal will activate the area and add vibrancy. The proposal will provide a positive entry statement for the City and provided necessary amenities. 	Noted.
2	Support/Object	<ul style="list-style-type: none"> The design is supported. The Coles logo signage is not in accordance with Fremantle aesthetics. 	A signage strategy is a recommended condition of development approval.
3	Support	<ul style="list-style-type: none"> The plan will have a positive amenity impact. 	Noted.
4	Comment	<ul style="list-style-type: none"> Full redevelopment of the site was requested as the current buildings are considered ugly. 	Noted.
5	Support	<ul style="list-style-type: none"> Proposal supported, design of building endorsed. 	Noted.
6	Support	<ul style="list-style-type: none"> Support diversification of land use and increased vibrancy. 	Noted.
7	Support	<ul style="list-style-type: none"> Proposal supported. 	Noted.
8.	Support	<ul style="list-style-type: none"> Proposal supported on grounds of increased investment in Fremantle. 	Noted.
9	Support	<ul style="list-style-type: none"> The proposal will provide for activity and vibrancy. 	Noted.
10	Support	<ul style="list-style-type: none"> Additional height is welcomed. Densification of land use is supported on grounds of increased environmental sustainability. 	Noted.
11	Comment	<ul style="list-style-type: none"> The plans should include public open space on the roof top in compensation for building height. 	The proposal is considered to comply with relevant height requirements.
12	Support	<ul style="list-style-type: none"> A speedy building of the proposed structure was requested. The existing building is considered ugly. 	Noted.
13	Support	<ul style="list-style-type: none"> The 2017 proposal for development was preferred. The existing building is considered ugly. 	Noted.
14	Support	<ul style="list-style-type: none"> Can a green roof be included in the plans. 	There is no statutory requirement to provide this element.
15	Support	<ul style="list-style-type: none"> Empty hotel rooms should be provided to homeless persons. Community space should be included. 	There is no statutory requirement to provide these elements.
16	Support/Comment	<ul style="list-style-type: none"> The red entry gates were considered to be outside of the Fremantle development context and should not be included. 	See Design Advisory Committee comments above.
17	Support	<ul style="list-style-type: none"> The existing building is considered ugly. 	Noted.
18	Object	<ul style="list-style-type: none"> Insufficient parking is provided for Coles. What will state 2 of the development involve. 	See Officer Comment section. No application for state 2 has been lodged at this time.
19	Object	<ul style="list-style-type: none"> The red entry gates were considered to be outside of the Fremantle design context and should not be included. No inclusion of access to and from Fremantle Station. 	See Design Advisory Committee comments. See Officer Comment section
20	Object	<ul style="list-style-type: none"> The modern component is considered visually offensive and outside the Fremantle design context. 	See Design Advisory Committee comments.
21	Object	<ul style="list-style-type: none"> The modern component is considered visually offensive and outside the Fremantle design context. 	See Design Advisory Committee comments.
22	Object	<ul style="list-style-type: none"> Object to lack of landscaped area/green space. 	A landscaping plan is

		<ul style="list-style-type: none"> Object to design of Hotel building. 	required in accordance with the recommended conditions of approval. See Design Advisory Committee Comments
23	Support	<ul style="list-style-type: none"> General support. 	Noted.
24	Comment	<ul style="list-style-type: none"> Request additional landscaped area/green space or a roof garden. 	The inclusion of elements of this nature is not a requirement applicable to the site and is not proposed by the applicant.
25	Object	<ul style="list-style-type: none"> Object to design of buildings, requests design in accordance with original wool store building. 	See Design Advisory Committee comments.
26	Support/Comment	<ul style="list-style-type: none"> The design improves on that of the existing building. Request more rounding to the development facing the Cantonment/Queen Street intersection. General support of the application. 	Noted. The applicant proposed further modification of the corner facing the Queen Street/Cantonment intersection in the most recent set of amended plans.
27	Object	<ul style="list-style-type: none"> Object to design of development as the development – inconsistent with Fremantle design vernacular. 	See Design Advisory Committee comments.
28	Object	<ul style="list-style-type: none"> Object to design of development as the development – inconsistent with Fremantle design vernacular. The development does not retain, improve, retain or contribute to the heritage of Fremantle. The development does not include sufficient elements to ensure the sustainability of the development. 	<p>See Design Advisory Committee comments.</p> <p>It is a recommended condition of approval that elements on site that are of heritage significance are retained/preserved and included in the new development.</p> <p>In accordance with LPP 2.13 it is a requirement that the development address sustainability requirements. The development includes rooftop solar panels.</p>
29	Object	<ul style="list-style-type: none"> Object to design of development and use of red brick. 	See Design Advisory Committee comments.
30	Object	<ul style="list-style-type: none"> Object to scale and height of development. Object to lack of design consistency across the development. Object to addition of vertical panels to hotel building as these would be difficult to maintain. 	<p>See officer comment section.</p> <p>See Design Advisory Committee comments.</p> <p>It is a recommended condition of approval that final detail of the vertical panels be submitted to the City for approval on the advice of the Design Advisory Committee.</p>
31	Object	<ul style="list-style-type: none"> Object to lack of design consistency across the development. Object to design of development as the development – inconsistent with Fremantle design vernacular. 	See Design Advisory Committee comments. See officer comment section.

		<ul style="list-style-type: none"> Object to lack of onsite drop off area for Hotel. Object to inadequate parking provision. Object to Coles 55m ceiling heights. Six shops at the corner of Queen Street and Cantonment Street should be demolished and this area incorporated in the development. 	<p>Hotel drop off and pick up is not proposed on site. The hotel drop off bay shown on Queen Street is not included in this application as it is outside the property boundaries. The 55 metre ceiling height is an error in the applicant's report. The development has been amended to include these tenancies.</p>
32	Object	<ul style="list-style-type: none"> Object to design of development as the development – inconsistent with Fremantle design vernacular. Object to vertical fin element surrounding Hotel building. Object to lack of detail in relation to final building design. The development should address the history of the site, being the location of original wool stores. 	<p>See Design Advisory Committee comments. It is a recommended condition of approval that final detail of the vertical panels be submitted to the City for approval on the advice of the Design Advisory Committee. It is a recommended condition of approval that elements on site that are of heritage significance are retained/preserved and included in the new development.</p>
33	Support	<ul style="list-style-type: none"> Support development generally. Support development design. 	<p>Noted.</p>
34	Support/Object	<ul style="list-style-type: none"> Support design of development. Development provides appropriate mix of uses for Fremantle's future. Object to closure of supermarket during development. 	<p>Noted. The closure of the shopping centre is not a relevant planning consideration.</p>
35	Object	<ul style="list-style-type: none"> Object to façade design, external fins draw attention to height of building. Object to exterior fins due to maintenance concerns. 	<p>See officer comment section and Design Advisory Committee comments. It is a recommended condition of approval that final detail of the vertical panels be submitted to the City for approval on the advice of the Design Advisory Committee.</p>
36	Object	<ul style="list-style-type: none"> Object to design of development as the development – inconsistent with Fremantle design vernacular. 	<p>See Design Advisory Committee comments.</p>
37	Object	<ul style="list-style-type: none"> Object to redevelopment not covering overall site. Object to design of development as the development – inconsistent with Fremantle design vernacular. Object to height of development. Object to six shops at the corner of Queen Street and Cantonment Street being excluded from development. Object to lack of onsite car parking. Object to lack of interior fitout quality. Request that money required under LPP 2.19 (Contributions for 	<p>The applicant has elected to stage redevelopment of the site, not including the northern carpark. See Design Advisory Committee comments. The development complies with the height requirements applicable under Local Planning</p>

		<p>Public Art and/or Heritage Works) be put towards heritage interpretation on site.</p> <ul style="list-style-type: none"> • Object to lack of design detail. • Support use of bricks in design. • Object to ground floor shopfront design and Coles entrance design. 	<p>Scheme No. 4. The development has been amended to include these tenancies See officer comment section. Final interior fitout details of the development are not subject to assessment under Local Planning Scheme No. 4. It is a recommended condition of approval that elements on site that are of heritage significance are retained/preserved and included in the new development. It is a recommended condition of approval that final detail of the vertical panels be submitted to the City for approval on the advice of the Design Advisory Committee.</p>
38	Support	<ul style="list-style-type: none"> • Support development generally. • Support inclusion of Hotel. • Support design of development. 	Noted.
39	Object	<ul style="list-style-type: none"> • Object to design of development. 	See Design Advisory Committee comments.
40	Support	<ul style="list-style-type: none"> • Support design of development. 	Noted.
41	Object	<ul style="list-style-type: none"> • Object to Liquor Store use due to potential anti-social behavior impact. 	See officer comment section.
42	Support/Comment	<ul style="list-style-type: none"> • Support development generally. • Request that development be of greater size. • Object to reduced height of building. 	Noted. The applicant has proposed a building which does not require consideration against the discretionary additional height requirements.
43	Support	<ul style="list-style-type: none"> • Support upgrading of shopping centre. 	Noted.
44	Object/Comment	<ul style="list-style-type: none"> • Object to buildings which will overlook Coles roof. • Request inclusion of a green roof space/rooftop garden. 	<p>See Design Advisory Committee comments.</p> <p>The inclusion of these design elements is not a statutory requirement.</p>
45	Object	<ul style="list-style-type: none"> • Object to design of development. 	See Design Advisory Committee comments.
46	Support	<ul style="list-style-type: none"> • Support design of development. • Support redevelopment of shopping centre. 	Noted.

