

# City of Fremantle Local Planning Strategy DRAFT

## Part 1 – Strategy

### 1. Introduction

The City of Fremantle Local Planning Strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis

The local planning strategy applies to the area shown in Figure 1 – Local Planning Strategy Map (See Section 5).

This local planning strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission and revokes the City's preceding local planning strategy, endorsed by the City of Fremantle Council on 9 July 2001.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the local planning strategy is to:

- Set out the long-term planning directions for the local government;
- Apply any state or regional planning policy that is relevant to the local planning strategy; and
- Provide the rationale for any zoning or classification of land under the local planning scheme.

The local planning strategy forms the strategic basis for the review and update of the City of Fremantle's Local Planning Scheme No. 4 (LPS 4). It draws on and uses the principles of the the 2001 Local Planning Strategy, which formed the basis of LPS 4 when it was prepared. The Local Planning Strategy plans for a 10–15-year timeline.

### 2. Vision

The Local Planning Strategy vision is the same as the Strategic Community Plan 2015-2025. This vision outlines the community's long-term values, aspirations and priorities for the City.

Local Planning Strategy/Strategic Community Plan 2015-2025 Vision:

*“A Destination City. A city that is clever and creative, inspiring and inclusive. A city that welcomes and celebrates all people and cultures. A city that encourages innovation, prosperity and achievement. A compassionate city that cares for the wellbeing of people and the environment we share. A city that thrives on diversity and dares to be different.”*

From a land use planning perspective, to achieve this vision, the City's planning direction is:

- A consolidated revitalised City Centre, 'Perth's second city', a place of excitement, culture and core centre functions servicing a growing local, regional and international population.
- Population growth, housing diversity and planning for differing needs in well serviced locations focusing on development areas, transit corridor and contextually appropriate infill and varied housing typologies.
- Acknowledgement of the Aboriginal and European history of the place and conservation of built Heritage.
- The climate emergency, protection of the natural environment and sustainable urban and built form.
- Economic diversity including strengthening connections to south-west, and enhancing knowledge-based, blue and creative economies.
- Activities and attractions that complement one another, and Fremantle's unique attributes and its place in the region.
- Maintenance of a fine grain, highly walkable environment with high levels of amenity and quality public spaces, as well as improved connections and active transport throughout the region to allow ease of movement for people and goods.
- Review and provision of more efficient and effective utilisation of infrastructure to optimise community benefit.

Fremantle has an established character and form with strong heritage and cultural values. Accordingly, these measures are not stand alone, not solely urban planning, and need to work in concert with non-land use planning strategies and initiatives.

A nuanced place-based response is required to ensure interplay between considerations, innovative approaches and careful evaluation.

The City of Fremantle acknowledges the Whadjuk people as the traditional custodians of the greater Fremantle/Walyalup area.

### 3. Issues/Opportunities

#### 3.1 Overview

Consistent with the State Planning Framework for Local Planning Strategies, planning issues of relevance to the City are presented under set themes. The following shows how these themes correspond to the City's Strategic Community Plan 2015-2025.

State Planning Framework Theme	Corresponding Strategic Community Plan Focus Area
<ul style="list-style-type: none"><li>• <b>Community, urban growth and settlement</b></li></ul>	Transport and Connectivity, Character, Culture and Heritage Places for People Health and Happiness
<ul style="list-style-type: none"><li>• <b>Economy and employment</b></li></ul>	Economic Development
<ul style="list-style-type: none"><li>• <b>Environment</b></li></ul>	Environmental Responsibility
<ul style="list-style-type: none"><li>• <b>Infrastructure</b></li></ul>	Transport and Connectivity Capability

Under each theme planning issues are identified. Planning directions and actions are then outlined for each planning issue. Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale, timeframe and responsible party.

#### 3.2 Community, urban growth and settlement

The City of Fremantle area is known to the local Whadjuk people as Walyalup (the place of walyo or woylie). The Whadjuk people have a long and rich history in the Walyalup area. Accordingly, the area has several significant Aboriginal sites and features in many traditional stories. It is a place of strong social, spiritual, cultural and historic significance including an important crossing point of the Derbarl Yerrigan [Swan River], and a meeting, trading, ceremonial and spiritual place.

In addition to the Whadjuk people's history and heritage, the City has more recent heritage sites including:

- The World-Heritage listed Fremantle Prison
- Around 280 places included on the State Register of Heritage Places (including the whole of the West End)
- Around 2500 places of local cultural heritage significance included on the local Heritage List and
- 18 heritage areas.

The City's breadth and quality of built heritage places and depth of traditional streetscapes, as well as rich Aboriginal history, are regarded as a significant asset that sets Fremantle apart from many other localities in Perth. These places contribute to not just Fremantle's but Western Australia's sense of place. As such, the City's history and heritage attributes are regarded as an attraction and opportunity to develop and evolve with contemporary history, while not forgetting the past.

Demographically, Fremantle is a revitalising inner metropolitan local government area, retaining a diverse population reflective of its roots and varied housing stock. The place is incrementally gentrifying as state population growth drives demand for well serviced housing, redevelopment occurs, and land values increase.

The population of Fremantle grew 5,806 people between 2006 and 2021 from 26,124 to 31,930. Population increase can largely be attributed to new development occurring and, to a smaller degree, the regeneration of suburbs as their original populations age and move out, and new larger households replace them.

State Government's strategic spatial plan, *Perth and Peel @ 3.5 million* and accompanying Central Sub-Regional Planning Framework, estimates some 800,000 new homes are required to accommodate Perth and Peel's projected population growth of 3.5 million by 2050 (or 'beyond'). The documents prescribe a 47% infill target or 380,000 additional dwellings. Approximately 213,130 of these new infill dwellings are expected to be delivered in Perth's Central Sub-Region, with the City of Fremantle allocated a target of 7,030 dwellings equating to a population increase of between 10,545 - 15,470 by 2050 based on 2011 figures.

Development uptake in the past ten years has been impacted by the broader economic context. Initially this was the fallout of the GFC, and then ongoing macroeconomic factors and high construction costs limiting the capacity of the market to absorb faster release. These, and other local and specific, constraints will likely carry on into the future. Nonetheless, according to WA Tomorrow forecasting the City of Fremantle will have 33,720 residents by 2031. The City's analysis of the City's 2016 population correlated with building permits in the years 2016-2021 and the City's population of 31,930 in the 2021 census suggest the City will exceed the WA Tomorrow medium growth forecasts and is on track to meet a medium/high forecast. If this growth carries on the City will additionally meet the *Perth and Peel @ 3.5million* target of 7,030 dwellings by 2050.

*Perth and Peel @ 3.5 million* sets objectives for more intense development to be located within existing activity areas and along urban corridors well served by transport infrastructure. The increase in population in the City of Fremantle will be accommodated in new dwellings across all suburbs within development areas and well located to transit. The suburb of Fremantle will likely see the most marked population increase in the City Centre and Queen Victoria gateway as well as the Knutsford and Swanbourne Street development area, followed by North Fremantle (Fremantle Port land not accounted for) in McCabe Street and Beaconsfield in the Heart of Beaconsfield master planned area. Hilton, White Gum Valley and Samson will see smaller population increases.

### **3.2.1 Planning response**

Fremantle's strong sense of community, values and heritage are renown. As Fremantle continues to evolve and accommodate new development, tensions between different values and objectives will arise, requiring careful balance and application of a nuanced, place-based approach to achieve the best overall outcome.

The response to this theme is therefore broad in scope. To promote diverse, affordable, accessible and safe communities, the City is planning for future development that is well located and serviced, sympathetic to the character, history and heritage of the place, and provides for

housing, open space and community facilities to suit the needs of existing and future communities.

In summary, the planning response, identified through the analysis undertaken in Part 2, includes:

#### Urban Structure

- Maintain a fine grain walkable urban structure and environment whilst accommodating changing retail trends, regional traffic growth and changing lifestyle and transport preferences.

#### Housing

- Accommodate diverse housing (including adaptable, accessible and affordable) which meet or exceed infill targets while accommodating different community needs and incomes, in a market-driven economy.
- Accommodate an increased number of people living in Fremantle in well serviced locations, including the City Centre. This includes increasing urban sustainability and optimising use of public infrastructure (including public transport) without losing Fremantle's iconic character, heritage values and urban canopy, or making investment and renewal unviable.

#### Built form and character

- Continue to protect Fremantle's Aboriginal and built heritage as a significant asset and an integral part of Fremantle's sense of place. Support adaptive reuse and the ongoing utility, interpretation and value of heritage buildings.
- Promote high design quality in significant new buildings.
- Promote high quality public spaces and street interface.

#### Public Open Space and Community Facilities

- Continue to service a growing population within a constrained environment with limited open space, aging community facilities and a small rate base.
- Make equitable and effective provision for funding of community facility upgrades required to support new development.

Minor improvements to the planning framework are also suggested for efficiency and improvement.

#### Table 1: Community, Urban Growth and Settlement – Planning Directions and Actions

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
1. Urban Structure	i. Promote a walkable and transit-oriented urban structure	a. Maintain & consolidate activity in a hierarchy of centres within walkable catchments	Maintains centres within walking / cycling distance of most dwellings, creating focal points for communities, structural elements around which to plan public transport and reducing dependence of vehicle travel to access goods and services. Ref: SPP2.0, SPP3.0, Draft SPP4.2, SPP7.2, P&P @3.5 million, Central Sub-regional planning framework, CoF SCP, Part 2: 4.2.4 Activity centres (residential and community)	Ongoing (throughout the life of the LPS, requiring regular review)	
		b. Undertake centre and retail assessment to establish long term viability and potential of centres taking into account changing retail dynamics and population change	Ensure that centre hierarchy and sizing reflective of future need and taking into account: population growth, changing retail environment and local context Reference: SPP4.2, P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.2.4 Activity centres (residential and community) 4.3.1 Activity Centres	Medium term (5 – 10 years)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		c. Maintain density opportunities within centres and areas well serviced by high frequency public transport	Increases housing with access to amenities, services and jobs, and increases catchment of centres and transport (transit-oriented design). Reference: SPP4.2, P&P @3.5 million, Central Sub-regional planning framework, SPP7.2, CoF SCP, Part 2: 4.2.4 Activity centres (residential and community), 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)	
		d. Continue to advocate for detailed planning and delivery of rapid transit along designated corridors, including undertake corridor planning. Maintain consolidation in established nodes (centres) co-located with bus stops in the interim.	Increases housing with access to amenities, services and jobs. Optimises use of infrastructure and transit-oriented design if and when infrastructure confirmed. Avoids land fragmentation or sub-optimal design results by pursuing density pre-infrastructure. Reference: SPP4.2, SPP7.2, P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.3.1 Activity centres, 4.5.1.1 Public transport	Ongoing (throughout the life of the LPS, requiring regular review)	G

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		e. Promote neighbourhood and urban design which improve the quality and legibility of the pedestrian and cycle environment and network especially in new developments.	Continue to improve connectivity through Fremantle in new developments Reference: SPP4.2, Liveable Neighbourhoods and 1.5 Bicycle Planning, CoF SCP Part 2: 4.2.2 Built form and character	Ongoing (throughout the life of the LPS, requiring regular review)	
2. Housing	ii. Accommodate diverse housing (including adaptable, accessible and affordable) which meet or exceed infill targets	f. Maintain mix of densities throughout City accommodating differing housing typologies	Accommodate diverse housing needs of existing population and cater for choice. Reference: 1.6 Planning to support transit use and development. P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.2.1 Housing	Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		g. Continue to support and incentivize housing diversity, particularly for adaptable, accessible and affordable housing	Respond to identified need for more adaptable, accessible housing to accommodate community profile, aging in place and create market incentive to provision. Reference: 1.6 Planning to support transit use and development, PSG Residential Accomodation for aging persons, P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.2.1 Housing	Ongoing (throughout the life of the LPS, requiring regular review)	
		h. Investigate extension of inclusionary zoning provisions (bonuses for inclusion of accessible and / or affordable housing) in development areas <i>[Potential Scheme Amendment]</i>	Address declining affordability and improve accessibility. Reference: 1.6 Planning to support transit use and development. P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.2.1 Housing	Medium term (5 – 10 years)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		i. Investigate local opportunities for ‘smart’ low impact infill in established neighbourhoods through: <ul style="list-style-type: none"> <li>• Review of Freo Alternative (by February 2024)</li> <li>• Response to Medium Density Code</li> <li>• Potential provision to support redevelopment of significantly non-conforming density sites to maintain housing diversity</li> <li>• Future precinct planning</li> </ul> <i>[Potential Scheme Amendment]</i>	Innovative housing models which address local context and values can support density of population and housing affordability. Reference: SPP7.3, Reference: 1.6 Planning to support transit use and development. P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.2.1 Housing	Short (1-5 years) to Long term (10–15 years)	
	iii. Accommodate an increased number of people living in Fremantle in well serviced locations	j. Continue to accommodate population growth and 7,030 dwelling targets (by 2050) within: High density inner city development, Development Areas, activity centres, mixed use corridors and nodes, and through some local area based infill in specific locations	Optimise opportunities for population increases in City centre and infill in brownfields sites and well serviced locations.  Reference: P&P @3.5 million, Central Sub-regional planning framework, Residential Accommodation for Ageing Persons. Part 2: 4.2.1 Housing	Ongoing (throughout the life of the LPS, requiring regular review)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		k. Review and update structure plans to align with contemporary standards. Include specified minimum yield outcomes where appropriate	Update framework and clarify yield expectations. Reference: Part 2: 3.6 structure plans	Long term (10 – 15 years)	
		l. Monitor development rates and periodically review feasibility constraints and impediments to uptake	Ensure strategy remains effective and achievable. Reference: Part 2: 4.2.1 Housing	Ongoing (throughout the life of the LPS, requiring regular review)	
3. Built form and Character	iv. Continue to protect Fremantle's Aboriginal and built heritage and support adaptive reuse of heritage buildings	m. Maintain reservations over Aboriginal heritage sites	Maintain local as well as state protection for significant sites. Reference: SPP3.5, CoF SCP Part 2: 4.2.3 Cultural heritage	Ongoing (throughout the life of the LPS, requiring regular review)	
		n. Maintain and review Heritage List, Heritage Areas, Local Heritage Survey and associated policies	Ensure up to date local heritage protection and increase clarity over protection requirements and opportunities for adaptive reuse. Reference: SPP3.5, Part 2: 4.2.3 Cultural heritage	Staged / Ongoing (throughout the life of the LPS, requiring regular review)	
		o. Maintain Conservation Plans for City-managed buildings	Framework for City-owned assets Part 2: 4.2.3 Cultural heritage	Staged / Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		p. Maintain and review streetscape policy requirements which recognises historic variations in character which exist between Fremantle's established streetscapes and more contemporary R-Codes standards.	Maintain the City's unique streetscape character in all suburbs. Reference: SPP3.5, Part 2: 4.4.4 Build form and character, 4.2.3 Cultural heritage	Staged / Ongoing (throughout the life of the LPS, requiring regular review)	
		q. Maintain and potentially enhance Environmentally Sustainable Design requirements for new development to support a move to low carbon living, more affordable living and more efficient use of limited resources	To support both the City's Environmental Responsibility objectives and declaration of the climate emergency, and the increasing focus on this issue emerging at the state level through the Climate Change Strategy. Reference: CoF SCP Part 2: 4.2.4 Build form and character	Ongoing (throughout the life of the LPS, requiring regular review)/ medium	
	v. Promote high design quality in significant new buildings	r. Maintain focus on design quality and review through continued reference to Design Principles and provision for a Design Review Panel. Review design principles and terminology to align with SPP 7.0. [Potential Scheme Amendment]	Update framework to reflect subsequent state direction. Ensure terminology reflects intent and facilitates desired outcomes. Align with State Planning Policy Reference: SPP7.0 Part 2: 4.2.4 Build form and character	Medium term (5 – 10 years)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
	vi. Promote high quality public spaces and street interface	s. Develop Public Realm Plan	Provide clear framework for complementary public-private interface Reference: Part 2: 4.2.4 Build form and character	Long term (10 – 15 years)	
		t. Develop Masterplans for key open space areas	Provide clear framework for upgrades to parks to accommodating changing community need Reference: Part 2: 4.2.6 Public open space and community facilities.	Staged	
4. Public Open Space and Community Facilities	vii. Maintain a network of high-quality parks and reserves adequate to service the needs of a growing population	u. Maintain existing open space reserves	Protect open space quantum reflective of growing community need Reference: Part 2: 4.2.6 Public open space and community facilities.	Ongoing (throughout the life of the LPS, requiring regular review)	
		v. Promote inclusion of additional open space in significant Development Areas (where this provides for functional open space and / or maintains accessibility)	Supplement open space quantum reflective of growing population and community need Reference: SPP2.0, CoF SCP, Part 2: 4.2.6 Public open space and community facilities.	Ongoing (throughout the life of the LPS, requiring regular review)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		w. Request cash in lieu of open space where not provided on site	Supports enhancement and increased usability in growth areas reflective of growing population and community need Reference: Part 2: 4.2.6 Public open space and community facilities.	Ongoing (throughout the life of the LPS, requiring regular review)	
	viii. Make equitable and effective provision for funding of community facility upgrades required to support new development	x. Reconsider opportunities for development contributions towards infrastructure renewal to accommodate increasing population and need taking into account impact on development feasibility and flow on implications for other objectives	Align with State Planning Policy. Reference: SPP3.6, CoF SCP Part 2: 4.5.4 Servicing	Long term (10 – 15 years)	
		y. Pursue implementation of the Heart of Beaconsfield Masterplan	Makes provision for additional district level recreational space reflective of growing population and community need Reference: Part 2: 3.6 Structure plans, 4.2.4 Activity centres, 4.2.6 Public open space and community facilities	Long term (10 – 15 years)	H

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
5. Planning framework	ix. Ensure consistency and continued improvement of the planning framework	z. Progressively and continuously review, update and repeal (if applicable) all local planning policies.	Ensure LPPs remain useful and relevant, and consistent with local and state planning intentions. Reference: All SPP particularly SPP7.3, CoF SCP Part 2: 4.2.7 Planning framework	Ongoing (throughout the life of the LPS, requiring regular review)	
		aa. Zone unzoned sites: <ul style="list-style-type: none"> <li>○ Portion Lot 100, 45 Henderson, Street Fremantle (road reserve?)</li> <li>○ Portions Lot 72, 2 Barker Street, North Fremantle</li> <li>○ Lot 26, 44 Tydeman Road, North Fremantle</li> <li>○ Portions Lot 71, 50 Tydeman Road, North Fremantle (Railway Hotel Site)</li> <li>○ Lot 66, 74 Parry Street, Fremantle (ROW)</li> <li>○ Lot 5, 92 South Terrace, Fremantle</li> <li>○ Lots 1850, 1851, 1852, 94 South</li> </ul>	Fix anomalies on the City's planning map. Reference: MRS, CoF SCP Part 2: 4.2.7 Planning framework	Short (1-5 years)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		bb. MRS improvements by requesting the WAPC to: <ul style="list-style-type: none"> <li>○ Review suitability of regional reserves over Victoria Quay and Fremantle Fishing Boat Harbour in the context of redevelopment plans.</li> <li>○ Review disconnected parts of the regional road network, potentially in conjunction with the establishment of a 'green road' category focused on public transit.</li> <li>○ Resolve the preferred Curtin Avenue alignment and its reservation.</li> <li>○ Consider the adequacy of the Leighton-Port Beach foreshore reserve and expand to accommodate modelled coastal processes and future recreational need</li> <li>○ Re-zone residential properties in O'Connor to Urban to reflect current and future desired land uses in these locations.</li> </ul>	Reviewing anomalies and improve the planning framework. Reference: MRS, CoF SCP Part 2: 4.2.7 Planning framework	Short (1-5 years) to Long term (10-15 years)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		cc. Further collaboration with WAPC will be required for strategic sites to progress: <ul style="list-style-type: none"> <li>○ Fremantle Port and environs (Future of Fremantle project area), including privately held industrial land north of port.</li> <li>○ Fremantle Oval (Masterplan project)</li> <li>○ Planning for extension of Norfolk Street and the potential redevelopment of the Italian Club site.</li> </ul>	Ensure strategic planning aligns and the planning framework is current to provide the best outcomes for these sites. Reference: MRS 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space, CoF SCP Part 2: 4.2.7 Planning framework	Ongoing (throughout the life of the LPS, requiring regular review)	B
		dd. Maintain and periodically review incentives for energy and water efficiency in planning framework	Ensure energy and water efficiency incentives are effective. Reference: CoF SCP Part 2: 4.2.7 Planning framework	Ongoing (throughout the life of the LPS, requiring regular review)	
		ee. Continue pursuit of the Walyalup Reconciliation Action Plan including recognising the traditional owners of the land in planning documents and otherwise.	Ensure recognition of the traditional owners in planning documents. Reference: CoF SCP Part 2: 4.2.7 Planning framework	Ongoing (throughout the life of the LPS, requiring regular review)	
		ff. Update Local Planning Scheme to further align with Planning regulations and statewide model scheme text	Ensure alignment with planning regulations Reference: CoF SCP Part 2: 4.2.7 Planning framework	Ongoing (throughout the life of the LPS, requiring regular review)	

### 3.3 Economy and employment

Fremantle has a regional economy with an eclectic economic personality as a historic port city, a vibrant, liberal-minded cosmopolitan destination and a regenerating strategic metropolitan centre unique in Western Australia. Notwithstanding the rise of the suburban shopping centre and the global downturn in retail and office needs in city centres, Fremantle remains Perth's 'second city' and a true strategic centre.

In recent years the City's focus has been on increasing the day and night-time population in the centre to combat global economic downturn effects. With the relatively new office and retail/entertainment development of Walyalup Koort, the core of the centre is seeing a resurgence in the retail and entertainment economies. Other new developments have been completed or are currently making their way through the \$1.87 million dollar development pipeline that will further add residential living, and office and retail space to the city, further enhancing the day and nighttime economies.

Due to the historic, inherently mixed land use within Fremantle, many of the City's suburbs accommodate employment. Established centres and industries, and large attractors and employers, pull workers from neighbouring districts into the City of Fremantle for work, and provide a diverse range of employment opportunities. These include the Fremantle Port, O'Connor Industrial area, Fremantle Hospital, government offices and knowledge based (Notre Dame University and TAFE), creative, tourism and ocean gateway industries. Overall, the City of Fremantle area offers more jobs than its total number of employed workers with 1.78 jobs for every employed resident within Fremantle.

The Port is a large employment focus for Fremantle. Its operation is estimated to contribute up to 2,234 jobs. The City is cognisant of the economic and employment (as well as social and physical) impacts of the proposed relocation of most port functions to Kwinana, whilst also recognising the opportunities the redevelopment of port lands presents. If relocation proceeds, Council supports the Future of Fremantle Planning Committee in developing a clear economic/employment strategy to holistically address the impacts of the relocation and guide the evolution of Fremantle into the next era.

In recent time, the employment/job landscape in the City is starting to see change as industries evolve or others take over. Notable changes in employment in Fremantle between 2014/15 and 2019/20 are a marked increase in the construction, education and training, and accommodation and food services industries and a decrease in health care and social assistance, retail trade, and transport, postal and warehousing industry sectors.

These changes reflect:

- Significant investment into Fremantle's rejuvenation following a focus on investment attraction and revitalisation strategies.
- Continued growth of accommodation, food and beverage businesses, as Fremantle continues to maintain its place as a lifestyle and entertainment destination.
- Significant increase in public administration, including the location of Department of Transport and Communities into central Fremantle (Walyalup Koort & FOMO).
- Contraction of health and social assistance, and the Fremantle Hospital, as major health services were transferred to the newer Fiona Stanley Hospital at Murdoch.
- Contraction of physical retail premises reflective of national and international trends towards online shopping.

- Reduction in transport, warehousing, and manufacturing as Fremantle continues to lose these jobs to industrial hubs developing in the outer metropolitan area.

The creative (including film) industries, maritime-based research commerce and industry (blue economy), sustainability and other knowledge-based industries all represent emerging strategic employment opportunity sectors as Fremantle's complementary role to more conventional industrial and business districts evolves. These, and all industries, benefit (and have potential to further leverage) from the high levels of amenity and connections to the employment catchments to the south and east, and excellent connections to Perth CBD.

Fremantle is also a regional, national and international tourist destination with a must-visit reputation, well attended events and an admirable location comparatively to other centres. Tourism has been impacted by COVID-19, however is expected to meet pre-COVID visitation numbers in due course.

### 3.3.1 Planning response

Fremantle's economy has gone through numerous evolutions in its time and continues to do so. Whilst Fremantle remains a Strategic Metropolitan Centre, Perth's 'second city' and an ocean gateway, its primacy as a commercial and service destination has been challenged by the growth in other centres, a depressed regional office market and global declines in bricks and mortar retailing. Its popularity as a tourist and entertainment destination has increased and it continues to accommodate businesses and jobs under a diverse array of industries.

Maintenance of suitable zoning, access to infrastructure, and support for emerging industry and colocation and consolidation are important in optimising the potential of all industries to thrive and call Fremantle home over the next 10-15 years.

Overall, the local planning strategy facilitates trade, investment, innovation, employment and community betterment by providing suitably zoned and serviced land for commercial activities and services. This includes facilitating opportunities for local employment, tourism, healthcare and knowledge-based industry as well as avoiding land use conflicts by separating incompatible uses through zoning and the provisions of buffers (i.e. Fremantle Port and O'Connor buffers).

In summary, the planning response, identified through the analysis undertaken in Part 2, includes:

#### Activity Centres (retail, commercial and entertainment)

- Enhance Fremantle City Centre's role as a Strategic Metropolitan Centre and Perth's second city with a resilient 7 day a week economy in a competitive environment with changing retail trends, a limited catchment, growth in surrounding centres and high urban mobility.
- Maintain opportunity for new investment, business and residential populations in high quality new development in suitable locations.

#### Port

- Recognise the economic significance of the port and maritime functions and participate in work that advocates for good economic, environmental and social outcomes.

#### Employment

- Promote economic diversity incorporating traditional city centre functions, maritime uses and industry, tourism, food and beverage, as well as the knowledge-based southern trade coast service centre with a tourism focus and an incubator for creative industries and the blue economy.

#### Industry

- Maintain appropriately serviced land for industrial uses and strengthen connections with South-Western Trade Coast.

#### Tourism

- Build on the existing reputation of the City as a destination by further enhancing its unique attractions to local, regional, national and international visitors.

Table 2: Economy and Employment – Planning Directions and Actions

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
1. Activity Centres (retail, commercial and entertainment)	i. Promote Fremantle as Perth's second city: a vibrant, multi-use Strategic Metropolitan Centre and ocean gateway to the city.	a. Maintain land use flexibility in City Centre and protection of heritage elements and character	Provide for wide range of uses consistent with role as strategic metropolitan centre and protection of heritage character Reference: Draft SPP4.2, CoF SCP Part 2: 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)	
		b. Participate in review of the Fremantle Harbours as a key part of the City Centre	Support the harbours' continued evolution as both authentic working harbours, and significant marine industry, employment, tourism, recreation destination and a blue economy complementary to the broader City Centre Reference: Draft SPP4.2, CoF SCP Part 2: 4.3.1 Activity centres, 4.3.3 Industry	Short term (1-5 years) - Medium term (5 - 10 years)	D

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		c. Review of zoning/development standards around the Paddy Troy Mall [Potential Scheme Amendment]	Consolidation within centre core and opportunities for contextually appropriate redevelopment of non-heritage sites Reference: CoF SCP Part 2: 4.3.1 Activity centres	Medium term (5 – 10 years)	1
		d. Review potential for noise conflicts and management strategies for entertainment noise, including the option of an entertainment noise precinct [Potential Scheme Amendment]	Address potential noise conflict between entertainment and residential land uses Reference: PSG Special entertainment precincts (draft) CoF SCP Part 2: 4.3.1 Activity centres	Medium term (5 – 10 years)	
		e. Develop City Centre Precinct Plan [Potential Scheme Amendment]	Use precinct planning approach to guide continued evolution of the City Centre optimising its attributes Reference: Draft SPP4.2, CoF SCP Part 2: 4.3.1 Activity centres	Long term (10 – 15 years)	A

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		f. Continue to advocate for place-making design interventions, including those identified to better connect the City Centre with its waterfront	Increase attractiveness of Fremantle as a destination, and economic and tourism focal point Reference: SPP7.3, Perth and Peel @3.5mil CoF SCP Part 2: 4.3.1 Activity centres, 4.5.1 Transport infrastructure 5vii.z	Ongoing (throughout the life of the LPS, requiring regular review)	B, C, D
	ii. Maintain a functional network and hierarchy of centres to service the local population and maintain a 'walkable' urban form	g. Review retail modelling and update centre strategy to reflect population growth and changing retail environment.	Ensure centre scale and growth potential accommodated and expectations are managed Reference: SPP7.3, Perth and Peel @3.5mil CoF SCP Part 2: 4.2.4 Activity centres (residential and community), 4.3.1 Activity centres	Medium term (5 – 10 years)	
		h. Maintain land use flexible within centres, with ground floor of the core dedicated to commercial uses but opportunity for density residential on upper floors, to the periphery and off the main streets	Maintain options for diverse land uses consistent with centre role, and opportunities for increased housing diversity and centre catchment Reference: SPP4.2 Part 2: 4.2.4 Activity centres (residential and community), 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		i. Avoid out of centre commercial development. Specifically, review opportunity for new local centre / local store in Knutsford and McCabe Street Development Areas.	Avoid undermining the viability of established hierarchy of centres Reference: SPP4.2. CoF SCP Part 2: 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)	
		j. Review role and function of Mixed Use areas, including the requirement for commercial ground floor space in peripheral areas [ <i>Potential Scheme Amendment</i> ]	Ensure mixed use areas complement the function of centres and achieve their objectives Reference: SPP3.5, SPP4.2, P&P@3.5 million, CoF SCP Part 2: 4.3.1 Activity centres 1ii.n	Short term (1-5 years)	
		k. Develop Parking Plan and review parking requirements. [ <i>Potential Scheme Amendment</i> ]	Strategically manage parking to optimise accessibility, land use efficiency and place character and function. Ensure parking standards are reasonable, effective and consistent with objectives for functional and amenable places Reference: CoF SCP & ITS Part 2: 4.3.1 Activity centres	Short term (1-5 years)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		l. Develop Precinct Plans for Fremantle City Centre, North Fremantle Town Centre and South Fremantle Centre (where owners supportive)	Precinct planning approach will guide continued evolution of these two higher order centres optimising their attributes and recognising their constraints. Reference: SPP7.2, CoF SCP Part 2: 4.3.1 Activity centres	Long term (10 – 15)	A, E, F
	iii. Maintain opportunity for new investment, business and residential populations in high quality new development	m. Review feasibility impediments to higher density residential development including Building Code restrictions to adaptive reuse	Facilitate further residential development and enhance retail and service centre catchment Reference: SPP3.5, P&P@3.5 million, CoF SCP Part 2: 4.2.3 Cultural heritage, 4.2.4 Activity centres (residential and community), 4.3.1 Activity centres	Medium term (5 – 10 years)	
		n. Review role and function of Mixed Use areas, including the requirement for commercial ground floor space in peripheral areas [ <i>Potential Scheme Amendment</i> ]	Facilitate further residential development and enhance retail and service centre catchment Reference: SPP3.5, SPP4.2, P&P@3.5 million, CoF SCP Part 2: 4.3.1 Activity centres 1ii.j	Short term (1-5 years)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		o. Continue to support Design Review input into significant developments.	Facilitate higher design quality Reference: SPP7.0	Ongoing (throughout the life of the LPS, requiring regular review)	
2. Port	iv. Recognise the economic significance of the port and maritime functions and participate in work that advocates for good economic, environmental and social outcomes.	p. Continue to advocate for retention of key port functions and recognition of the economic significance of the port to Fremantle	Maintain key economic inputs and port functions Reference: MRS, CoF SCP Part 2: 4.3.2 Employment, 4.3.3 Industry	Ongoing (throughout the life of the LPS, requiring regular review)	B
		q. Future of Fremantle: Participate in investigation of alternative strategies for Fremantle's future in the event of relocation of the port, which consider the social, environmental and economic impacts of these	Explore future options for the City and regional economy under different scenarios for the port's relocation and ensure that the impacts of these (including economic) are mitigated. Reference: MRS, CoF SCP Part 2: 4.3.2 Employment, 4.3.3 Industry	Short term (1-5 years) - Medium term (5 – 10 years) - Long term (10 – 15)	B

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		r. Participate in review of the Fremantle Harbours as a key part of the City Centre	Ensure the harbours are considered in the full context of the City Centre location Reference: CoF SCP Part 2: 4.3.2 Employment, 4.3.3 Industry, 4.3.4 Tourism	Short term (1-5 years) - Medium term (5 – 10 years)	D
3. Employment	v. Promote economic diversity incorporating traditional city centre functions, maritime uses and industry, tourism, food and beverage, as well as knowledge-based and creative industries and the blue economy	s. Maintain zoning capacity for commercial, tourism, retail and industry uses in appropriately located centres.	Accommodate diverse commercial and industrial uses Reference: Perth and Peel @3.5million Cof SCP Part 2: 4.3.2 Employment, 4.3.3 Industry, 4.3.4 Tourism, 4.3.5 Knowledge based industry	Ongoing (throughout the life of the LPS, requiring regular review)	
		t. Continue to protect the special heritage attributes of the City.	Recognize importance of heritage as a key differentiator over competing centres and places for investment (amongst other things) Reference: Draft SPP4.2, CoF SCP Part 2: 4.2.3 Cultural heritage, 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		u. Review noise management within the City Centre and other creative industry nodes with a view to determining a clear standard and statutory mechanisms (potentially involving further updates to the Noise Regulations) to manage conflict with residential uses in these areas. <i>[Potential Scheme Amendment]</i>	Accommodate creative industries and reduce land use conflict Reference: PSG Special entertainment precincts (draft) CoF SCP Part 2: 4.3.1 Activity centres	Medium term (5 – 10 years)	
		v. Continue to advocate for improved public transport connections to and between employment centres	Facilitate movement of people and employees to and between service and employment nodes Reference: SPP3.0, SPP7.2, OP1.6, Cof SCP Part 2: 4.3.2 Employment, 4.5.1.1 Public transport	Ongoing (throughout the life of the LPS, requiring regular review)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
4. Industry	vi. Retain land for industrial uses	w. Maintain appropriately zoned and serviced land for industrial uses and avoid introduction of retail and showrooms	Support maintenance of industrial uses and employment and strengthen connections with South-Western Trade Coast. Reference: P&P @3.5million, Draft SPP4.1, MRS, Cof SCP Part 2: 4.3.3 Industry,	Ongoing (throughout the life of the LPS, requiring regular review)	
		x. Maintain industrial area buffers. Review and update as appropriate. [Potential Scheme Amendment]	Avoid land use conflict with peripheral areas. Align with State Planning Policy and Guidelines Reference: Draft SPP4.1 Part 2: 4.3.3 Industry	Ongoing (throughout the life of the LPS, requiring regular review). Long	2
5. Tourism	vii. Build on the existing reputation of the City as a destination by further enhancing its unique attractions to local, regional, national and international visitors.	y. Maintain land use flexibility and enhance character and operation of City Centre through zoning, development standards and activity centre plan (as per above)	Support tourism and visitors into the City. Reference: P&P @3.5million, MRS, Cof SCP Part 2: 4.3.2 Employment, 4.3.4 Tourism	Ongoing (throughout the life of the LPS, requiring regular review).	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		z. Continue to advocate for place-making design interventions, including those identified to better connect the City Centre with its waterfront	Support a well-designed City. Reference: P&P @3.5million, MRS, Cof SCP Part 2: 4.3.1 Activity centres, 4.3.2 Employment, 4.3.4 Tourism, 4.5.1 Transport Infrastructure 1i.f	Ongoing (throughout the life of the LPS, requiring regular review)	

### 3.4 Environment

Fremantle has prioritised environmental responsibility for many years, demonstrating considerable leadership in the arena of climate change by declaring the world is in a state of climate and biodiversity emergency that requires urgent action by all levels of government. Increased temperatures, decreased rainfall, more severe weather events and higher sea levels will have implications for Fremantle’s built-heritage, vegetation, infrastructure and lifestyle. More broadly, planning for a more sustainable urban environment has the potential to contribute to reducing carbon emissions, and is consequently a key direction of this strategy.

The City is predominantly fully developed with limited areas of natural environment remaining. The areas it does have are recognised as of great significance to the City and broader ecosystem and include: river and ocean foreshores, landform and bushland at Cantonment Hill, Clontarf Hill, Fredrick Samson Park and revegetated areas such as Booyembara Park. As the population grows, so too does the importance of these areas and other green spaces, providing both environmental and social benefits.

With the drying climate, an increasing focus for planning is water efficiency and reduction measures, with the City’s strategy outlined in its Water Efficiency and Conservation Plan.

The need for articulated coastal planning and the impacts of sea level rise is starting to become apparent. Fremantle Council has resolved to pursue a long-term strategy of retreat and is working with the WAPC, Fremantle Ports, Main Roads WA and affected landowners on planning options for the Port beach area including accommodation of district level beach infrastructure. A Special Control Area to identify the risk for new development may be appropriate also.

#### 3.4.1 Planning response

The effects of climate change will have implications for Fremantle’s built-heritage, vegetation, infrastructure and lifestyle. Planning for a more sustainable urban environment through valuing green space, coastal planning, responsible contaminated site management, and implementing best practice water and bushfire management has the potential to contribute to reducing carbon emissions and or combat the effects of climate change.

Overall, the local planning strategy seeks to conserve natural assets through continued sustainable development and protecting and conserving natural resources and areas of value, whilst accommodating consolidation in areas.

In summary, the planning response, identified through the analysis undertaken in Part 2, includes:

#### Climate emergency

- Continue to acknowledge the climate emergency and promote sustainable low or no-carbon urban form. Advance responses through both adaptation to the climate emergency impacts, and mitigation of the change.

#### Natural Areas & Vegetation

- Continue the pursuit of a Green Fremantle and increased urban canopy on both public and private land, whilst still accommodating new development.

#### Water Resources

- Protect water resources and promote best practice management.

#### Coastal Protection

- Coastal management which protects environmental qualities and character, accommodates growing recreational demands and addresses coastal processes and projected sea level rise.

#### Contamination

- Maintain responsible management of contaminated sites pending their remediation.

#### Bushfire prone areas

- Continued application of the SPP and management of bushfire prone areas in the City

Table 3: Environment – Planning Directions and Actions

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
1. Climate emergency	i. Continue to acknowledge the climate emergency and promote sustainable low or no-carbon urban form. Advance responses through both adaptation to the climate emergency impacts, and mitigation of the change.	a. Promote a walkable and transit-oriented urban structure	Reduce dependence on private car travel with associated emissions Reference: Western Australian Climate Policy, CoF SCP Part 2: 4.4.1 Climate emergency	Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		b. Maintain energy efficiency criteria for density bonuses	Incentivise energy efficient building Reference: Western Australian Climate Policy, CoF SCP Part 2: 4.4.1 Climate emergency	Ongoing (throughout the life of the LPS, requiring regular review)	
		c. Continue to support initiatives which reduce carbon footprint of urban development	Explore opportunities to further reduce impact of development Reference: Western Australian Climate Policy Part 2: 4.4.1 Climate emergency	Ongoing (throughout the life of the LPS, requiring regular review)	
2. Natural Areas & Vegetation	ii. Continue the pursuit of a Green Fremantle and increased urban canopy on both public and private land, whilst still accommodating new development.	d. Maintain open space reservations and appropriate management of regional and local reserves including Bush Forever and significant natural areas sites	Provide statutory protection for areas of environmental value Reference: SPP2.0, SPP2.8, OP5.3, CoF SCP Part 2: 4.4.2 Natural areas	Ongoing (throughout the life of the LPS, requiring regular review)	
		e. Promote connected network of natural/green open spaces as per Greening Fremantle Strategy.	Enhance the existing network of natural/green spaces. Reference: SPP2.0, SPP2.8, CoF SCP, Greening Fremantle strategy	Ongoing (throughout the life of the LPS, requiring regular review)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
			Part 2: 4.4.2 Natural areas		
		f. Review the reserve boundaries for Clontarf Hill Reserve	Ensure that areas of environmental and Aboriginal heritage significance are protected. Reference: SPP2.0, SPP2.8, Part 2: 4.4.2 Natural areas.	Medium term (5 – 10 years)	3
		g. Maintain the Significant Tree and Vegetation Areas register and encourage appropriate landscaping and retention of trees on private land	Protect significant vegetation on private property Reference: OP2.2, CoF SCP Part 2: 4.4.2 Natural areas	Ongoing (throughout the life of the LPS, requiring regular review)	
		h. Advocate for inclusion of tree planting requirements in R-Codes	Increase urban canopy Reference: SPP7.3	Ongoing (throughout the life of the LPS, requiring regular review)	
		i. Review landscaping requirements for private development to promote increased canopy	Increase urban canopy Reference: Part 2: 4.4.2 Natural areas	Short term (1-5 years)	
3. Water Resources	iii. Protect water resources and promote best practice management	j. Promote application of integrated urban water management solutions in new development and	Reduce water use and improve management of water cycle Reference: SPP2.0, SPP2.9,	Ongoing (throughout the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		infrastructure upgrades	PSG Western Australian Climate Policy Part 2: 4.4.3 Water resources		
		k. Consider need for Special Control Areas within the planning scheme to identify areas impacting and potentially impacted by proximity to the Swan River, and define any necessary mitigation responses [Potential Scheme Amendment]	Minimise impact of development on river water quality and reduce flood risk Reference: SPP2.9, SPP3.4	Long term (10 – 15 years)	
4. Coastal Protection	iv. Coastal management which protects environmental qualities and character, accommodates growing recreational demands and addresses coastal processes and projected sea level rise.	i. Continue to work with state agencies on management of coastal process risk, including the potential to accommodate retreat in planning activities occurring around Port Beach and confirm intended beach hierarchy and designate coastal nodes. (Region Scheme Amendment & Structure Plan input)	Provide for long term sustainability of beach and coastal environment. Align with State Planning Policy & Guidelines. Reference: SPP3.4, SPP2.6 Part 2: 4.4.4 Coastal protection, 4.5.5 Coastal	Ongoing (throughout the life of the LPS, requiring regular review)	B

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		m. Consider need for Special Control Areas within the planning scheme to identify areas at long term risk of coastal impacts, and define any necessary mitigation responses [Potential Scheme Amendment]	Identify areas at risk of coastal impacts, and define any necessary mitigation responses. Align with State Planning Policy & Guidelines. Reference: SPP3.4, SPP2.6, SPP3.4 Part 2: 4.4.4 Coastal protection	Medium term (5 – 10 years)	4
		n. Promote implementation of Leighton Oceanside Parklands Masterplan by WAPC and any other foreshore plans as needed.	Increase greenspace and coastal foreshore consistent with approved masterplan Reference: SPP3.4, SPP2.6 Part 2: 4.4.2 Natural areas	Ongoing (throughout the life of the LPS, requiring regular review)	5
5. Contamination	v. Maintain responsible management of contaminated sites pending their remediation	o. Continue to apply state legislation & liaise with referral agencies on potentially contaminated sites	Ensure contaminated areas are managed in a safe manner Reference: Part 2: 4.4.6 Contamination	Ongoing (throughout the life of the LPS, requiring regular review)	
		p. Recognize long term constraint to development posed by contamination of Hollis Park & South Fremantle Landfill site. Consider interim uses	Provide for interim use of land pending resolution of long term constraints (subject to DWER approval) Reference:	Long term (10 – 15 years)	6

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		which don't restrict long term redevelopment potential	Cockburn Coast DSP, PSG Renewable energy facilities		
5. Bushfire prone areas	vi. Continued application of the SPP and management of bushfire prone areas in the City	q. Avoid further land-use intensification and in bushfire prone areas unless adequately managed	Manage and plan for bushfire hazards Reference: SPP3.4, SPP3.7 Part 2: 4.4.7 Bushfire planning	Ongoing (throughout the life of the LPS, requiring regular review)	
		r. Continue to apply SPP and manage bushfire prone areas under the City's control	Manage using best practice of bushfire prone sites Reference: SPP3.4, SPP3.7, Part 2: 4.4.7 Bushfire planning	Ongoing (throughout the life of the LPS, requiring regular review)	

### 3.5 Infrastructure

As an established metropolitan municipality, the City's hard infrastructure (its roads, rail, port, power, water and wastewater systems, telecommunication, recreational and civic buildings) is well established, having been progressively installed and periodically upgraded over the past 200 years since Fremantle was first settled by Europeans. The infrastructure supports businesses, residents and visitors however is aging and, in many areas, in need of significant upgrade.

As this infrastructure ages, standards and technology develop, and the City evolves, upgrades to both physical infrastructure and policy is necessary to maintain efficacy.

Several new projects are identified as desirable in response to changing needs and opportunities, including coastal infrastructure in response to sea level rise and the changing coastal environment, and improved public transport to connect the south and bicycle infrastructure.

Infrastructure upgrades are most effective when designed and managed with a holistic view of the environment and community they service. The City assesses the state of current infrastructure and priority is given to improving and maintaining the network over new works.

As this theme promotes the delivery of infrastructure in a coordinated manner by both public and private agencies, the City has liaised with the following service provider or agency responsible for the relevant infrastructure at the local planning strategy stage to ensure the close integration of land use planning and servicing:

- The Department of Transport
- Fremantle Ports
- Water Corporation
- Main Roads WA
- Department of Education

### 3.5.1 Planning response

Overall, the response to this theme is to maintain current connections, promote holistic design, continue to advocate for improved public transport connections, maintain port access and buffers, support increased servicing in development areas and sustainable solutions, support sympathetic to the heritage telecommunications infrastructure and be open to different models to fund infrastructure needs.

In summary, the planning response, identified through the analysis undertaken in Part 2, includes:

#### Transport

- Accommodate growing regional movement demands without undermining the fine grain network and active transport opportunities Fremantle has long championed. Reconcile both place and movement objectives in their planning and design to ensure the optimal use of land and provision of parking.

#### Port

- Support continued operation of Fremantle Port pending firm decision and action to relocate.

#### Coastal Infrastructure

- Support responsible management of the coastal environment as both an environmental and recreational resource, taking into account modelled coastal process impacts.

#### Servicing

- Promote service extensions to development areas.

#### Tourism

- Protect and celebrate history and built heritage. Promote improvements to tourist destinations and access. Support compatible tourist activities in central Fremantle.

#### Telecommunications

- Maintain efficient telecommunications network and provision for growing demands.

#### Funding

- Equitable and effective provision for funding of infrastructure upgrades within a highly constrained environment from a limited rates base and with legal and practical restrictions on development contributions.

Table 4: Infrastructure – Planning Directions and Actions

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
1. Transport	i. Reconcile both place and movement objectives in their planning and design to ensure the optimal use of land and provision of parking	a. Review parking provision and management, and review scheme parking standards [ <i>Potential Scheme Amendment</i> ]	Optimise efficient use of land, resources and access to goods, services and employment Reference: CoF SCP & ITS Part 2: 4.3.1 Activity centres	Short term (1-5 years)	
		b. Collaborate with State agencies over implementation of Swan River Crossings project, including completion of PSP and public realm opportunities around Naval Stores and linking Cantonment Hill to river foreshore	Ensure good outcomes for transport Reference: CoF SCP & ITS Part 2: 4.3.1 Activity centres	Short term (1-5 years)	
	ii. Accommodate growing regional movement demands without undermining the fine grain network and active transport opportunities Fremantle has long championed.	c. Maintain freight access to Port accommodating existing and projected (likely) reduced future demand and opportunities in the movement network this presents.	Maintain functional access to and operation of Fremantle Port Reference: CoF SCP & ITS Part 2: 4.5.1 Transport Infrastructure, 4.5.2 Fremantle Port	Ongoing (through out the life of the LPS, requiring regular review)	
		d. Promote holistic design and decision making in considering road and transport upgrades to maintain both district, regional, and fine grain local connectivity, through application of movement place framework (or similar)	Promote integrated and holistic decision-making in the movement network Reference: CoF SCP & ITS Part 2: 4.5.1 Transport Infrastructure	Ongoing (through out the life of the LPS, requiring regular review)	

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		<p>e. Following confirmation of future freight / transport task, review transport noise projections and potential benefit of introducing Transport Noise Special Control Areas into scheme to provide mitigation [<i>Potential Scheme Amendment</i>]</p>	<p>Minimise land use conflict and mitigate health and amenity impacts associated with exposure to excessive transport noise. Align with State Planning Policy. Reference: SPP5.4 Part 2: 4.5.1.3 Freight</p>	<p>Long term (10 – 15 years)</p>	
		<p>f. Continue to advocate for second tier public transport links including rapid transit to support district movement of workforce and population between employment and activity centres. Following confirmation of route, mode and funding, undertake further corridor planning to ensure that access and catchments are optimised [<i>Potential Scheme Amendment</i>]</p>	<p>Improve access to employment and services for community, access to employees and economic development for business, and optimise use of infrastructure. Reference: P&amp;P @3.5 Million, CoF SCP &amp; ITS Part 2: 4.5.1 Transport Infrastructure</p>	<p>Ongoing (through out the life of the LPS, requiring regular review)</p>	<p>Future rapid transport</p>

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		g. Maintain an urban structure which supports walking and cycling as preferred modes of transport, with high levels of permeability, accessible consolidated activity centres, passive surveillance, high quality streetscapes and public realm <i>[Structure Plan input]</i>	Supports more sustainable transport options. Reference: CoF SCP & ITS Part 2: 4.5.1 Transport Infrastructure	Ongoing (through out the life of the LPS, requiring regular review)	
2. Port	iii. Support continued operation of Fremantle Port pending firm decision and action to relocate	h. Maintain buffers around Fremantle Port commensurate with operational needs and risks	Minimise land use conflict, public risk and inhibition of port operation. Reference: Draft SPP4.1 CoF SCP Part 2: 4.5.2 Fremantle Port	Ongoing (through out the life of the LPS, requiring regular review)	1
		i. Maintain freight access to Port	Maintain functional access to and operation of Fremantle Port Reference: CoF SCP & ITS Part 2:4.5.1.3 Freight, 4.5.2 Fremantle Port	Ongoing (through out the life of the LPS, requiring regular review)	
3. Coastal Infrastructure	iv. Support responsible management of the coastal environment as both an environmental and recreational resource, taking into account modelled coastal process impacts	j. Continue to monitor shoreline and water level movement (in conjunction with Department of Transport and adjoining Local Authorities)	Maintain awareness of rate of change and decision triggers along coast Reference: SPP3.4, SPP2.6 Part 2: 4.4.4 Coastal protection, 4.5.5 Coastal	Ongoing (through out the life of the LPS, requiring regular review)	FF F

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe	Plan Ref
		k. Continue to liaise with state agencies regarding long term protection works through port and harbours	Scope and define interventions likely to be required and associated land needs and impacts Reference: SPP3.4, SPP2.6 Part 2: 4.4.4 Coastal protection, 4.5.5 Coastal	Medium -Long / Ongoing (through out the life of the LPS, requiring regular review)	
		l. Establish Coastal Process Special Control Areas within the planning scheme <i>[Potential Scheme Amendment]</i>	Identify areas at risk of coastal impacts, and define any necessary mitigation responses. Align with State Planning Policy & Guidelines Reference: SPP3.4, SPP2.6 Part 2: 4.4.4 Coastal protection, 4.5.5 Coastal	Medium term (5 – 10 years)	2
		m. Develop plans for coastal nodes. Including: Promotion of district level facilities in any redevelopment at Port Beach to complement those at Leighton and at risk of coastal processes <i>(Region Scheme Amendment &amp; Structure Plan input)</i>	Define provision for future recreational infrastructure taking into account changing community need and coastal processes. Reference: SPP3.4, SPP2.6 Part 2: 4.4.4 Coastal protection, 4.5.5 Coastal	Medium term (5 – 10 years) - Long term (10 -15 years)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
		n. Participate in development of Fremantle Boat Harbours Masterplan and subsequent review of LPP	Update plan for future of harbours taking into account changing industry and recreational needs, and opportunities for increased connection to the waterfront Reference: SPP7.2, CoF SCP Part 2: 4.3.2 Employment, 4.4.4 Coastal protection, 4.4.1 Transport Infrastructure, 4.5.5 Coastal	Short term (1-5 years) - Medium term (5 – 10 years)	D
4. Servicing	v. Promote service extensions to development areas	o. Liaise with Water Corporation regarding sewer extension to Strang Street South Fremantle & Knutsford	Ensure water and sewer infrastructure continues to be upgraded Reference: CoF SCP Part 2: 4.5.4 Servicing	As needed	
		p. Support innovative more sustainable service solutions such as shared battery schemes and water reuse where feasible and appropriate (Potential Structure Plan input)	Support innovative responsive and sustainable alternatives Reference: CoF SCP Part 2: 4.5.4 Servicing	Ongoing (through out the life of the LPS, requiring regular review)	

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
5. Tourism	vi. Protect and celebrate history and built heritage	q. Refer Actions in Table 1		Ongoing (through out the life of the LPS, requiring regular review)	
	vii. Promote improvements to tourist destinations and access	r. Advocate for improved connectivity into and between tourist destinations in and around Fremantle (including Victoria Quay, Arthur Head & Roundhouse, Bathers Beach, Fishing Boat Harbour, Fremantle Markets, Fremantle Prison) and connections to Cottesloe, Perth and Coogee Beach.	Support increased attraction and legibility of Fremantle as a tourist destination of state significance & associated economic contribution. Reference: Part 2: 4.5.1 Transport Infrastructure, 4.5.6 Tourism	Long term (10 – 15 years)	A, C, D
	viii. Support compatible tourist activities in central Fremantle	s. Maintain flexible but managed provision for short stay accommodation throughout Fremantle	Maintain diverse accommodation options Reference: Part 2: 4.5.6 Tourism	Ongoing (through out the life of the LPS, requiring regular review)	
		t. Support tourist uses compatible with the area's primary functions in reviews of Victoria Quay and Fremantle Boat Harbours	Ensure working areas compliment tourism uses Reference: Part 2: 4.5.6 Tourism	Ongoing (through out the life of the LPS, requiring regular review)	D

<i>Issue/ Opportunity</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>	<i>Plan Ref</i>
6. Telecommunication	ix. Maintain efficient telecommunications network and provision for growing demands	u. Review and update local planning policy DBM7 - Telecommunications	Align with SPP5.2 and ensure policy reflects contemporary standards and expectations Reference: SPP5.2 Part 2: 4.5.3 Telecommunications	Short term (1-5 years)	
		v. Continue to advocate for telecommunication (including fibre) upgrades to support economic development	Support economic development. Reference: Part 2: 4.5.3 Telecommunications	Ongoing (through out the life of the LPS, requiring regular review)	
7. Funding	x. Equitable and effective provision for funding of infrastructure upgrades within a highly constrained environment from a limited rates base and with legal and practical restrictions on development contributions.	w. Reconsider opportunities for development contributions towards infrastructure renewal to accommodate increasing population and need taking into account impact on development feasibility and flow on implications for other objectives	Align with State Planning Policy Reference: SPP3.6, CoF SCP Part 2: 4.5.4 Servicing	Long term (10 – 15 years)	

## 4. Planning Areas

### 4.1 Overview

This section outlines in greater detail place/location-based planning directions and actions from the preceding tables 1-4. These actions are collectively known as planning actions under the Local Planning Strategy (for extent of planning areas, see Section 5. Local Planning Strategy Map below).

### 4.2 Planning Area

Table 5: Planning Areas – Planning Directions and Actions

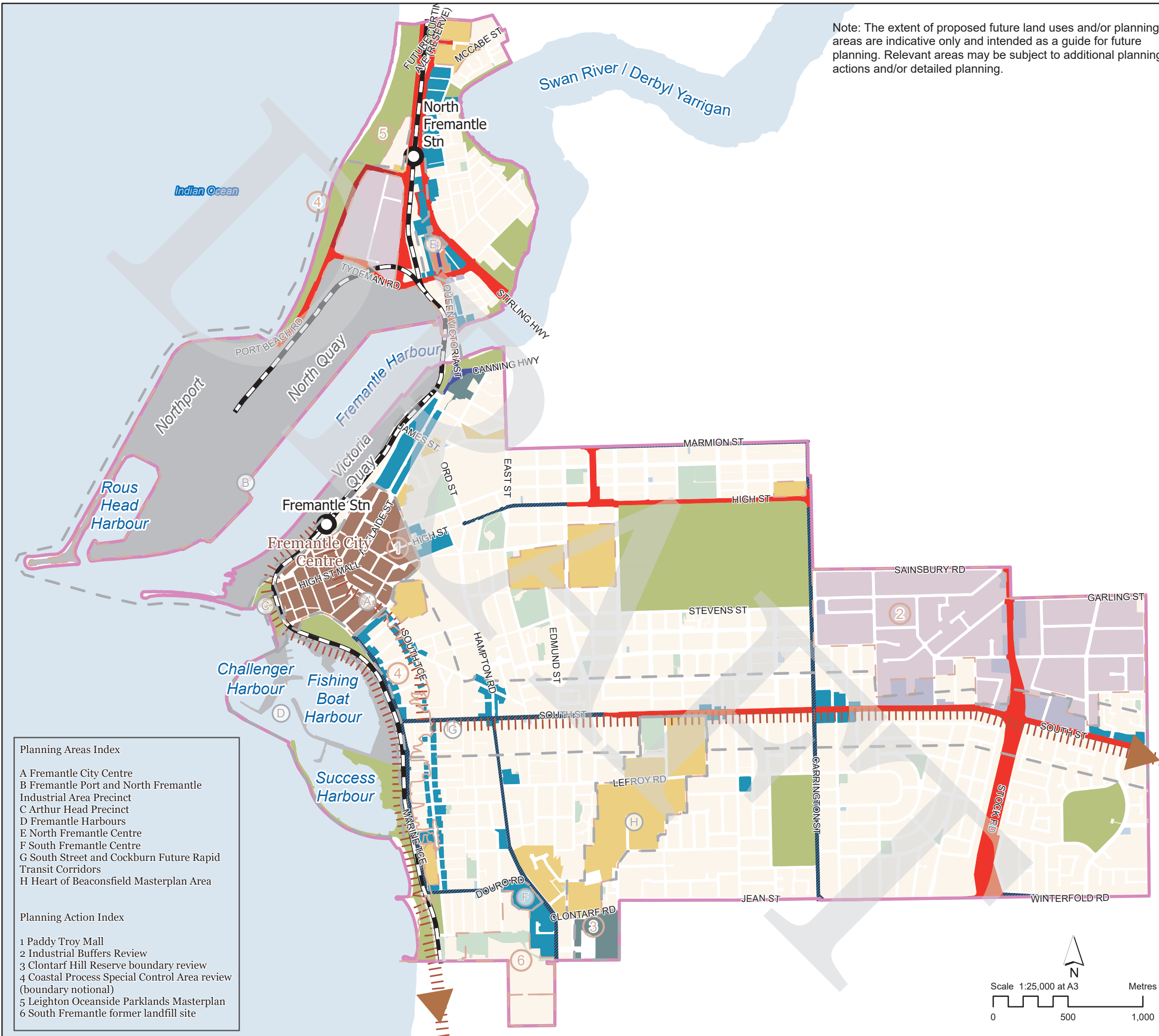
<i>Plan Reference</i>	<i>Planning Area</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>
A	Fremantle City Centre	Support revitalisation of Fremantle City Centre as Perth's second city, ocean gateway and a vibrant contemporary City Centre	Develop City Centre Precinct Plan	Use precinct planning approach to guide continued evolution of the City Centre optimising its attributes. Reference: Draft SPP4.2, CoF SCP Part 2: 4.3.1 Activity centres	Long
B	Fremantle Port & North Fremantle Industrial Precinct	Recognise the significance of the port and maritime functions to Fremantle's economy and character	Future of Fremantle: Participate in investigation of alternative strategies for Fremantle's future in the event of relocation of the port, which consider social, environmental and economic impacts	Explore future options for the City and regional economy under different scenarios for the port's relocation and ensure that the impacts of these (including economic) are mitigated Reference: MRS, CoF SCP, Part 2: 4.2.7 Planning framework, 4.5.2 Fremantle Port	Short term (1-5 years) -Medium-Long

<i>Plan Reference</i>	<i>Planning Area</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>
C	Arthur Head Precinct	Recognize heritage and social significance of precinct, and strategic location within City Centre	Work with Fremantle Ports, Department of Planning Lands & Infrastructure and Department of Transport on Precinct Plan or similar	Explore opportunities to enhance understanding of heritage and social significance, and improve precinct's function as a key node in the City Centre, and interface between Fishing Boat Harbour, Bathers Beach, Victoria Quay and West End Reference: Part 2: 4.5.1 Transport Infrastructure, 4.5.6 Tourism	Short term (1-5 years) -Medium
D	Fremantle Boat Harbours	Support the harbours' continued evolution as both an authentic working harbour, and significant marine industry, employment, tourism and recreation destination complementary to broader City Centre	Work with Department of Transport and Department of Planning Lands & Infrastructure on precinct plan or similar	Participate in review of the Fremantle Harbours as a key part of the City Centre Reference: MRS, SPP7.2, CoF SCP Part 2: 4.2.7 Planning framework, 4.3.2 Employment, 4.4.4 Coastal protection, 4.4.1 Transport Infrastructure, 4.5.5 Coastal	Short term (1-5 years) -Medium

<i>Plan Reference</i>	<i>Planning Area</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>
E	North Fremantle Centre	Review need and capacity for North Fremantle to develop into a District Centre	Develop Centre Precinct Plan	Use precinct planning approach to guide continued evolution of centre Reference: SPP7.2, CoF SCP Part 2: 4.3.1 Activity centres	Long
F	South Fremantle Centre	Review function of South Fremantle as a Neighbourhood Centre and options to improve function and character	Develop Centre Precinct Plan	Use precinct planning approach to guide continued evolution of centre (subject to landowner support) Reference: SPP7.2, CoF SCP Part 2: 4.3.1 Activity centres	Long
G	South Street & Cockburn Future Rapid Transit Corridors	Maintain density provisions in established nodes. Determine mode, layout and commitment timing to transit upgrades before seeking to introduce additional density.	Promote further definition and implementation of planned transit upgrades on identified high frequency transit corridors. Develop corridor plan if and when upgrades confirmed.	Recognize need for infrastructure and amenity to support density. Avoid suboptimal development and fragmentation through premature upcoding. Reference: SPP4.2, SPP7.2, P&P @3.5 million, Central Sub-regional planning framework, CoF SCP Part 2: 4.3.1 Activity centres	Ongoing (throughout the life of the LPS, requiring regular review)

<i>Plan Reference</i>	<i>Planning Area</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>
H	Heart of Beaconsfield	Facilitate coordinated redevelopment of key brownfield sites consistent with broader community aspirations	Pursue refinement and implementation of Heart of Beaconsfield Masterplan	Coordinate redevelopment of sites to achieve improved community outcomes in relation to housing, open space, connectivity and activation Reference: Part 2: 3.6 Structure plans, 4.2.4 Activity centres, 4.2.6 Public open space and community facilities	Staged - Ongoing (throughout the life of the LPS, requiring regular review)
I	Fremantle Oval	Facilitate redevelopment of land around Fremantle Oval	Pursue refinement and implementation of Fremantle Oval Masterplan	Support revitalization of City Centre and renewal of Oval as Home of Football. Reference: MRS 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space, CoF SCP Part 2: 4.2.7 Planning framework	Staged – Subject to partnership

# 5. Strategy Map



Note: The extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning.

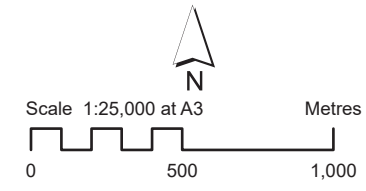
### Legend

- Local Planning Strategy boundary
- Planning Area
  - Planning Area Reference
  - Planning Action Reference
  - Planning Action
- Urban Growth and Settlement
  - Activity Centre - District
  - Activity Centre - Local
  - Activity Centre - Neighbourhood
  - Activity Centre - Strategic
  - Future Urban Intensification
  - Existing Urban Footprint
  - Urban Corridor
- Economy and Employment
  - Port & Harbour
  - Existing Industrial
  - Light Industry / Service Commercial
- Environment
  - Waterways
  - Regional Parks and recreation
  - High conservation value area
- Infrastructure
  - Primary Regional Roads
  - Other Regional Roads
  - Primary Distributor Road
  - District Distributor Road
  - Future Rapid Transport
  - Rail lines
  - Railway Stations
  - Planning Action

**City of Fremantle / Walyalup Local Planning Strategy map**

Compiled Aout 2022/City of Fremantle GIS team  
 Version 5 - 23/08/2022  
 File LP\_Strategy\_2021.aprx (Local Planning Strategy map)

- Planning Areas Index**
- A Fremantle City Centre
  - B Fremantle Port and North Fremantle Industrial Area Precinct
  - C Arthur Head Precinct
  - D Fremantle Harbours
  - E North Fremantle Centre
  - F South Fremantle Centre
  - G South Street and Cockburn Future Rapid Transit Corridors
  - H Heart of Beaconsfield Masterplan Area
- Planning Action Index**
- 1 Paddy Troy Mall
  - 2 Industrial Buffers Review
  - 3 Clontarf Hill Reserve boundary review
  - 4 Coastal Process Special Control Area review (boundary notional)
  - 5 Leighton Oceanside Parklands Masterplan
  - 6 South Fremantle former landfill site



## 6. Implementation and Review

Implementation of the Strategy is proposed to occur in on-going activities and a series of projects, as listed. The timing of these (nominated in the 'Timeframe' column of the Planning Directions and Action Tables above) is based on priority relative to capacity.

In order to respond to changing social, economic, environmental and governance factors influencing land use and development within the City, as well as changing state planning policies and frameworks, the Local Planning Strategy must undergo periodic review. This is required by the *Planning and Development (Local Planning Schemes) Regulations 2015* to occur every 5 years. Review and update may also be occasioned by changes to the Strategic Community Plan and associated informing strategies.

DRAFT