



Local Planning Scheme No. 4

Report of Review



Contents

Background	2
Scheme details.....	3
Strategic Context	3
Scheme amendments	3
Structure Plans	4
Development areas not subject to structure plans	5
Local development plans	6
Development activity in the local government area	6
Population Change.....	7
Housing Estimates.....	8
Housing Stock.....	9
Infrastructure	11
Consultation	11
Officer's comments.....	12
Recommendation	12
Appendix 1: Scheme Amendments	13



PLANNING AND DEVELOPMENT ACT 2005

REVIEW OF LOCAL PLANNING SCHEME NO. 4

Background

The City of Fremantle stretches across 19 square kilometres and has a population of 31,930 people in 15,687 homes (2021 census ABS). Stretching from the ocean to the river and further inland to the south, the City includes the suburbs of:

- North Fremantle
- Fremantle
- South Fremantle
- Beaconsfield
- White Gum Valley
- O'Connor
- Hilton
- Samson

The suburbs are predominantly residential or residential mixed-use, with the exception of the industrial area of O'Connor.

The City of Fremantle also has cultural importance for the Whadjuk people. For over 50,000 years Manjaree (the area around what is now called Bather's Beach) has been a place of Fair Exchange. These are places of tremendous importance to the Whadjuk people where valuable items were traded, families gathered for kinship and law making, and where young men and women who had 'come of age' met their future husbands and wives. The City also includes land around the river that holds importance to the Whadjuk people.

With over 2000 individually heritage listed places, including the World Heritage Listed Fremantle Prison, the City of Fremantle is home to the largest collection of historic built heritage in the state of WA. The City Centre as a whole has been entered onto the State Heritage Register for its historic and cultural importance to the history of the state. Heritage is embedded into the fabric of the City and is a source of pride for residents.

The Fremantle Port is intimately connected with the City Centre and forms part of the City's history, identity and economy. In the long term, the Fremantle Port is planned to move to Kwinana, and the early stages of forward planning are currently in progress. The recently released Future Fremantle report posits several options for redeveloping the port land for residential and mixed use.

Several Primary Regional Roads cross through the City, including Stirling Highway, Queen Victoria Street, Stock Road, High Street and South Street. The local government area also includes the two bridges that are the only river crossings for 9 kilometres.



Scheme details

The City of Fremantle Local Planning Scheme No. 4 (LPS4) was gazetted on 8 March 2007. The City completed a review report on the functions of the LPS4 in February 2020 and submitted this to the Western Australian Planning Commission (WAPC). The report recommended that the scheme was satisfactory in its existing form but should be maintained based on an agreed program of projects / scheme amendments. The report subsequently set out a range of short, medium and long-term projects.

The WAPC considered the report of the review of the scheme and advised, in relation to the report's recommendations, that the Commission:

1. *agrees that LPS4 is acceptable in the short term subject to further amendment. However:*
 - a) *only amendments comprising updates and/or that improve the regulatory compliance of LPS4 are to be progressed in the short term; and*
 - b) *the strategic intent for land use within the City is to be clarified through a local planning strategy process prior to other scheme amendments being progressed;*
2. *disagrees that the City of Fremantle Local Planning Strategy be reviewed and updated as proposed and request the City prepare a new local planning strategy in accordance with Part 3 of the Planning and Development (Local Planning Schemes) Regulations 2015 as a priority; and*
3. *foreshadows that finalisation of a local planning strategy may trigger the need to prepare a new local planning scheme, notwithstanding point 1 above.*

The City adopted the Local Planning Strategy 2001 through Council on 9 July 2001 but it does not appear to have been formally endorsed by the WAPC. A draft Local Planning Strategy is being progressed and is and is being reviewed following advertising at the time of this report.

Strategic Context

Scheme amendments

Local Planning Scheme No. 4 has generally been incrementally modified to be consistent with state planning legislation as shown in the table in Appendix 1. However, this has resulted in a long, complex instrument and with much of the criteria within lacking a holistic review. The current scheme also does not match the contemporary Model Scheme Text.



Structure Plans

Name of Structure Plan	Date of WAPC Approval/ Last Amendment	Status	Purpose of Structure Plan
DA1 – Knutsford Street East, Fremantle	9 April 2018 ADOPTED Structure plan. 5 year extension granted 4 May 2025 to allow for scheme rationalisation.	Active	Redevelopment for residential and mixed-use purposes from R60 to R100 densities.
DA4 – Swanbourne Street, Fremantle	8 September 2015 ADOPTED Structure plan	Active. 10 year extension requested by landowner April 2025	Development for predominantly residential purposes, with some mixed-use, at a range of densities, including R40 to R80, R60 to R100 and R80 to R160.
DA6 – Wool Testing and Sealanes, South Fremantle	24 February 2005 ADOPTED Structure plan	Expired	Redevelopment for residential purposes, with a mix of housing typologies, at R60 and R100 densities.
DA7 – Mather Road, South Fremantle	21 July 2008 DELETED 12 November 2021	Deleted	Development for residential purposes at R20, R40 and R50 densities.
DA7 – Lefroy Road Quarry, Beaconsfield	14 February 2019 ADOPTED Structure plan	Expired	Redevelopment for residential purposes, with a mix of housing typologies, at R30 to R60 densities.
DA8 – Taylors College, O'Connor	26 March 2008 DELETED 12 November 2021	Deleted	Redevelopment for residential purposes, with a mix of housing typologies, at R30 to R60 densities.
DA12 – Kim Beazley School, White Gum Valley (WGV)	24 September 2014 DELETED 12 November 2021	Deleted	Redevelopment for residential purposes, with a mix of housing typologies, at R35 to R80 densities.
DA18 – 9-15 McCabe Street, North Fremantle	SAT issued Orders 3 March 2009 ADOPTED Structure plan	Active. 3 year extension requested April 2025 to allow for rationalisation into scheme	Redevelopment for residential purposes, with a mix of housing typologies, at R80 density.



Name of Structure Plan	Date of WAPC Approval/ Last Amendment	Status	Purpose of Structure Plan
DA18 – 140 Stirling Highway, North Fremantle	6 December 2024 ADOPTED Structure plan	Active	Redevelopment for multiple dwellings at R80 density. To carry over into new scheme.
DA18 – Matilda Bay Brewery site, North Fremantle	6 October 2020 ADOPTED Structure plan	Active	Redevelopment for residential and mixed-use purposes, at a density of up to R160, along with communal facilities and public open space. To carry over into new scheme.
Davis Park, Beaconsfield	14 May 2021 ADOPTED Structure plan	Active	Redevelopment for residential and mixed-use purposes, at a density of up to R160, along with community facilities and public open space. To carry over into new scheme.

Development areas not subject to structure plans

Name of Structure Plan Area	Local Planning Strategy Implications and Responses
DA2 - Daly and Hollis Street tip site South Fremantle landfill sites	Site highly constrained due to ground contamination from being a former landfill site. Substantial redevelopment not anticipated within 15 years.
DA3 – Fremantle Chalet Village, South Fremantle	Continues to operate as tourist accommodation. No redevelopment proposed. Historic ground contamination restricts use.
DA5 – Leighton Marshalling Yards	A non-structure plan development framework for the area was established by Development Plan 17 in the scheme and associated policies. Staged development is in train. Could be normalised into scheme. Remaining yield estimate: 200.
DA13 - 100 Hampton Road, Fremantle	Single site containing residential building which continues to be operated by Housing Authority / Foundation Housing. Could be normalised into scheme.
DA19 – Clontarf Hill, South Fremantle	No development on site. Majority of the land is held by Main Roads WA. Site contiguous with Clontarf Hill reserve, and an aboriginal heritage site. Rationalisation of boundaries taking into account these values recommended. Support a collaborative and inclusive approach between landowners and



Name of Structure Plan Area	Local Planning Strategy Implications and Responses
	the surrounding community in discussions of development on the site, with a focus on ensuring that future developments are culturally and ecologically sensitive to the context of its surroundings.

Local development plans

Name of Local Development Plan	Date of Approval/ Last Amendment	Purpose of Local Development Plan
Lot 11 Mouquet Vista, White Gum Valley	4 June 2019	Coordination of residential subdivision and development and supplementing the provisions of LPP 3.15. To carry over into new scheme.
Lot 200 Hope Street White Gum Valley	1 November 2019	Providing for a mixture of housing typologies and supplementing the sub-area provisions of Schedule 7 of LPS4. To carry over into new scheme.
123 Watkins Street, White Gum Valley	9 April 2025	Facilitate additional 4 lot development as part of subdivision approval. To carry over into new scheme.
2 & 4 Clontarf Road & 1 Naylor Street, Beaconsfield	22 November 2024	Coordination of residential subdivision and development

Development activity in the local government area

Lot creation

	2020	2021	2022	2023	2024	2025*
Commercial	2	7	5	2	4	1
Mixed Use	1	0	0	0	0	12
Other	2	2	0	3	2	0
Residential	120	62	87	62	56	8

*First quarter



Building permits issued for residential development

	2020	2021	2022	2023	2024	2025*
Ancillary Dwelling	6	9	5	10	3	4
Single House	56	107	39	24	37	66
Grouped Dwellings (total units)	5	10	2	0	4	14
Multiple Dwellings - DAs (total units)	3 (115)	2 (21)	1 (4)	0	1 (3)	1 (83)
TOTAL	182	147	50	34	47	167

*Through April 2025

Commercial development applications

	2020	2021	2022	2023	2024	2025*
Change of use	35	22	8	18	12	5
New development, additions and alterations	117	126	100	95	71	26
Demolition	5	7	3	2	2	0

*Through April 2025

Population Change

Across eight suburbs and 19.0 km² the City of Fremantle has a population of 31,930 people in 15,687 homes (2021 census ABS). The City of Fremantle's population grew 7,095 in 15 years between 2006 and 2021 from 24,835 to 31,930.

Table 1: Census population by suburb

Suburb	2021 census	2016 census	change
Samson	1,881	1,921	-40
Fremantle	9,251	8,211	+1,040
Beaconsfield	5,315	4,985	+330
Hilton & O'Connor	4,783	4,397	+386



South Fremantle	3,398	3,081	+317
North Fremantle	3,947	3,340	+607
White Gum Valley	3,358	2,960	+398

All suburbs increased in population from 2016 apart from Samson, which saw a slight decrease. Fremantle suburb has the largest population and largest population increase.

The City comprises of 15,687 dwellings which is an increase of 1,159 dwellings recorded in 2016. The average household size 2.2 is below the metropolitan average of 2.6, influenced in part by the higher than average proportion of lone person households (33%).

Fremantle contains a much higher proportion of attached and medium to high density dwellings (39.9%) than the metropolitan average (22.1%), with a population density of 16.62 p/ha (more than double that of its region). Recent increases in dwelling numbers have largely been in medium to high density dwellings. Fremantle also has a higher percentage of 1 and 2 bedroom dwellings (36.4%) compared to greater Perth (16.2%).

Housing Estimates

Perth and Peel @ 3.5million 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, which equates to 380,000 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. This equates to a population increase of between 10,545 - 15,470 people by 2050 (assumed 2011 baseline).

WA Tomorrow provides five bands A (low growth scenario) to E (high growth scenario) of potential growth. According to the low to medium growth scenarios, WA tomorrow estimates a population projection of between 31,310 and 36,260 for the City of Fremantle by 2031. This has been extrapolated to 34,730 (band c) by 2036 (refer to table 2).

Table 2: WA Tomorrow Forecast Population Projections 2016 – 2036

*forecast extended by extrapolating growth trend

Year	WA Tomorrow population growth scenario bands					Census
	A – Low	B – Low /med	C - Med	D – Med/ high	E - High	
2016	30,680					28,893
2021	29,070	30,370	30,860	31,430	32,640	31,930
2026	30,140	31,800	32 310	32,940	34,840	
2031	31,310	33,110	33,720	34,490	36,260	
2036			34,730*			

2016 census – 2036 change	5,837			
2021 census – 2036 change	2,800			

As a largely developed urban area, additional population growth in the future is primarily expected to be driven by infill development on key development sites. This is influenced by both zoning, infrastructure capacity and, critically, market demand, with population growth in the City closely reflecting state-wide (mostly economically driven) trends. It is anticipated the projected increase in the City’s population will occur across all suburbs at differing rates as large development sites come online for development (Table 3).

The suburb that will see the most marked increase will be Fremantle with development areas in the City Centre, Knutsford and Swanbourne Street areas. This is followed by development opportunities in McCabe Street and Leighton Beach, North Fremantle (Fremantle Port land not accounted for), and then the heart of Beaconsfield development opportunities. Hilton, White Gum Valley and Samson will see smaller population increases.

Housing Stock

Analysis of the City’s building data and the 2021 census population of 31,930 suggest the City’s population will exceed the WA Tomorrow medium growth forecasts and is on track to meet a medium/high growth scenario and forecast id projections.

The driver behind population increase is likely to be availability of new dwellings which, in turn, is likely to be dictated by zoning provision and commercial feasibility.

Table 3: Forecast id population growth by suburb

Area	2011	2016	2021	2026	2031	2036	Total Change	Avg Annual % Change
City of Fremantle	28,651	31,284	35,298	38,377	40,866	42,839	+14,188	+1.62
Beaconsfield	4,993	5,510	5,842	6,301	6,833	7,151	+2,158	+1.45
Fremantle	8,298	9,117	11,094	13,016	14,658	16,210	+7,912	+2.71
Hilton – O’Connor	4,182	4,474	4,597	4,642	4,689	4,714	+532	+0.48
North Fremantle	2,949	3,450	4,626	5,133	5,172	5,227	+2,278	+2.32
Samson	2,046	2,007	2,100	2,089	2,093	2,094	+48	+0.09



South Fremantle	3,222	3,498	3,596	3,758	3,991	4,026	+804	+0.90
White Gum Valley	2,961	3,228	3,444	3,439	3,430	3,418	+457	+0.58

Table 4 correlates the City’s current housing stock numbers with the forecasted dwelling numbers that are anticipated through the redevelopment of large development sites, infill subdivision and city centre revitalisation (refer to 4.2.1) and as calculated by forecast id.

Table 4: Forecasted dwelling numbers

(Source: Census and Forecast id)

Data source	Year	Dwelling No.	Avg /yr	Dwelling Target No.s
Census	2011	13,460		
	2016	14,528	214	1,068
	2021	15,687	232	2,227
Forecast id	2026	16,451	153	2,991
	2031	17,863	282	4,403
	2036	19,056	239	5,596
	2041	20,299	249	6,839
	2046	21,656	271	8,196

Id forecast is based on consideration of the development potential of individual sites in a suburb under the current zoning, density coding and planning provisions. Only those sites appropriately zoned, including development areas with the requirement for a structure plan, were considered. The dwelling forecasts considered the following for each site:

- A calculation of possible dwelling yield with the development constraints of the site considered, for example planning provisions, physical impediments, existing building on site, heritage, location, fragmented or multiple ownership, infrastructure & servicing availability.
- A reduction in take-up of the full development potential to a factor of 85% to allow for unanticipated constraints and market conditions.
- An estimate of potential timing of development on each site i.e. in the next five, 10, 15+ years, based on current market conditions and discussions with landowners and forecast over the years to 2046.

Perth and Peel @ 3.5million specifies a target of 7,030 dwellings for the City of Fremantle by 2050. This equates to 180 dwellings per year on 2011 dwelling numbers and provides a dwelling target of 2,700 dwellings from 2021 to 2036 for this strategy.



Forecast id anticipates, through the assumptions provided above, an additional 3,369 dwellings will be provided in the City of Fremantle from 2021 to 2036 under the current scheme.

If the dwelling forecast growth / trend (as discussed above and provided in table 4) continues the City will meet the *Perth and Peel @ 3.5million* dwelling targets by 2042.

Areas that have the potential for the most development are the suburbs of Fremantle (potentially 1,322 additional dwellings), North Fremantle (potentially 1,043 additional dwellings with the currently industrial and Fremantle Port land not accounted for) and Beaconsfield (potentially 675 additional dwellings). Notable areas of potential are the City Centre area and the Knutsford and Swanbourne Street development areas in Fremantle, the McCabe Street development area in North Fremantle, and the Heart of Beaconsfield master planning area accommodating several significant redevelopment sites in Beaconsfield.

The Future of Fremantle work has not been considered as part of these forecasts.

Infrastructure

The road and transport network will be significantly impacted as density increases, particularly along transport corridors and development areas. A holistic approach to transport will be needed, with the City working closely with state departments such as Main Roads, Department of Transport, Transperth, etc. The City is currently investigating transportation and road network preferences within North Fremantle to be used as a guiding vision for the area in the absence of any other instruments.

The effect on service infrastructure will be particularly acute in the City Centre, which has a substantial stock of heritage buildings. The area also faces uncertainty from climate related disasters such as flooding and rising damp. Costs to upgrade systems such as rainwater collection and sewerage are likely to be substantial, particularly as higher density development is constructed.

The City Centre Plan, currently in development, is the City's visioning document and an initial attempt to consolidate the issues and opportunities to set out a future for the City Centre. This work may be incorporated into the strategy and/or scheme to provide a legislative pathway for implementation.

Consultation

The City has not yet carried out any consultation as part of the initial review process, but has been compiling a list of identified issues raised by landowners or City Officers in the course of their normal duties. Consultation with stakeholders within the City Centre has been carried out as part of the City Plan: City Centre, and the scheme review will build off this ongoing work. Further consultation will be carried out during the review process both in crafting and reviewing the draft of the scheme.



Officer's comments

The Local Planning Scheme No. 4 is over 18 years old and the subject of numerous amendments to try to keep it current. However, it includes a number of issues, including:

- Many sections have not been holistically reviewed and sometimes result in internal conflicts.
- Scheme provisions for built form can be overly complex in some areas and do not reflect contemporary Residential Design Codes. A thorough area-by-area review is recommended to determine the purpose of the provisions and whether they should be carried over.
- The scheme should be reviewed to ensure it is in keeping with contemporary state legislation, including bringing it into line with the model scheme text.
- The Scheme text and map should be amended to ensure it reflects the direction in the Local Planning Strategy, which was recently endorsed for advertising by the WAPC.
- The Scheme includes provisions that would be more appropriately located in a local planning policy, such as car parking ratios.
- A number of Development Areas should be partially or wholly rationalised into the Scheme.
- The Scheme should begin responding to historic changes that are likely to arise in the long term, such as the relocation of Fremantle Ports and current Future Fremantle master planning.
- A new scheme should consider special control areas for coastal processes and inner city noise management.

It is recommended that a new Scheme be created based on the model scheme text. Existing provisions should be reviewed based on 'first principles' to determine purpose and efficacy, and whether they should be carried over in some manner to a new scheme. Ultimately, the goal should be to reduce the complexity of the planning framework while still maintaining amenity, cultural heritage significance, quality of life, and achieving the objectives within the draft Local Planning Strategy. This review work will build off the work currently in progress with the City Plan: City Centre.

Recommendation

That Council, pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australian Planning Commission that a new scheme should be prepared and the current one repealed upon the approval of the new scheme.



Appendix 1: Scheme Amendments

Amendment No.	Summary of Amendment	Date of Gazettal
5	<ul style="list-style-type: none"> Minor Development Permitted without Planning Approval (fences) Addition of Schedule 15 	11 January 2008
1	<ul style="list-style-type: none"> Amend scheme map for a portion of Reserve 43440 from 'Open Space' to 'Development Area 8' 	18 March 2008
2	<ul style="list-style-type: none"> Amend Clause 5.8.2 to allow variations of Scheme Provisions Other Than Height Requirements 	18 March 2008
7	<ul style="list-style-type: none"> Amend Zoning table to designate Noxious Industry as an 'A' use in Industrial zone 	18 April 2008
3	<ul style="list-style-type: none"> Insert of Clause 7.6 – Archeological Provisions 	23 May 2008
6	<ul style="list-style-type: none"> Minor Development Permitted without Planning Approval (minor structures). Add into Sch 15: outbuildings, swimming pools, shade structures, external fixtures, flag poles, outdoor hard surfaces 	21 November 2008
10	<ul style="list-style-type: none"> Amend scheme map to rezone 2-6 Dixon St, 1/A Deering St, 1, 3 & 3/A Edmondson Street and Annie Street from 'Residential R20' to 'Residential R20/R25' 	21 November 2008
11	<ul style="list-style-type: none"> Amend Scheme Map to rezone Lot1354 Knutsford Street from 'Development Zone' to 'Residential' with a density coding of R35 (northern portion) and R60 (southern portion) Delete Development Plan 21 from Schedule 14, Scheme Map and Schedule 11 text Amend Schedule 12 Local Planning Area 2 – Fremantle to introduce a specific height control for Lot 1354 	13 December 2008
14	<ul style="list-style-type: none"> Amend clause 7.17 and 7.2.9 to clarify provisions relating to inclusion of places on the Heritage List and precincts or areas as Heritage Areas, respectively. 	16 January 2009
4	<ul style="list-style-type: none"> Include definition of short stay dwelling in land use definitions Schedule 1 Amend definition of Tourist Accommodation Amend Table 2 – Zoning to include the class use of Short Stay Dwelling 	6 February 2009
16	<ul style="list-style-type: none"> Introduce Small Bar use class to reflect statutory changes to liquor control 	6 February 2009
8	<ul style="list-style-type: none"> Amend clause 6.2 relating to Development Areas New clause 6.3 Development Contribution Areas 	3 March 2009



Amendment No.	Summary of Amendment	Date of Gazettal
9	<ul style="list-style-type: none"> Amend to correct typographical errors introduce definitions, for 'Home Store' and 'Service Station' into Schedule 12.1 	3 March 2009
17	<ul style="list-style-type: none"> Amend addresses an Addition of R60 residential density coding on Scheme Map for Lot 303 McCombe Avenue, Samson, an amendment to clause 4.2.1 (d) and amend maximum wall height requirement in Schedule 12 in Local Planning Area 9 - Samson from 5m to 6m in the Neighbourhood Centre Zone 	3 March 2009
15	<p>Amend the Scheme Map to:</p> <ul style="list-style-type: none"> Rezone the former Married Quarters, Queen Victoria Street from 'Public Purposes - Commonwealth Government' Metropolitan Region Scheme reservation and unzoned land to 'Residential' with a density coding of R20 Rezone Gun House and Rifle Cottage, Tuckfield Street from 'Open Space' Local Scheme reservation to 'Residential' with a density coding of R10 Rezone the Signal Station and surrounds from 'Public Purposes - Commonwealth Government' Metropolitan Region Scheme reservation to 'Open Space' Local Scheme reservation 	07 April 2009
21	<ul style="list-style-type: none"> Amend Clause 8.2 (h) to include the words 'or application of render' Please note that typographical error has resulted in two sub clause (h). Further scheme amendment to rectify is in progress 	14 August 2009
18	<ul style="list-style-type: none"> Amend scheme map to apply a residential density coding of R60 to the land zoned Residential at Lot 217 Mathieson Avenue, North Fremantle and to apply Local Reserve - Open Space Reserve to two parcels zoned Residential Amend clauses 12.12 Schedule 12 of the Local Planning Scheme text regarding Local Planning Areas (Height Requirements) Local Planning Area 3 - North Fremantle; Sub Area: 3.3.1 Rocky Bay , to apply a maximum building height of 10 metres (external wall height or roof ridge height) to any development on Lot 217 Mathieson Avenue, and a maximum building height of 7 metres external wall height/ 10 metres to roof ridge as measured from ground level to the remainder of sub area: 3.3.1 Rocky Bay 	25 September 2009



Amendment No.	Summary of Amendment	Date of Gazettal
19	<ul style="list-style-type: none"> Amend the scheme by adding 'office' as an additional use for the subject property in Schedule 2 – Additional Uses of clause 12.2 of the scheme to facilitate office use at the existing dwelling at No. 120 Hampton Road 	25 September 2009
13	<ul style="list-style-type: none"> Amend clause 12.12 Schedule 12 of the Local Planning Scheme text regarding Local Planning Areas Local Planning Area 7 Hilton- Specific Development Controls for Sub area 7.3.1 Rezone properties in the Hilton Commercial centre in South Street, Carrington Street, Hughes Street, Victor Street and Lee Avenue from Development Area (DA11) to Neighbourhood Centre and introduce specific development controls to apply in this area Rezone properties at 194 and 196 Carrington Street, 3, 3a, 4 and 4b Paget Street and 5 and 5a Lee Avenue from Development Area (DA11) to Residential R60 Rezone properties at 2, 4 and 6 Hughes Street from Development Area (DA11) to Residential R40 Make the use of 277 South Street as a Tavern an "Additional Use" under Schedule 2 of Local Planning Scheme No. 4 	17 November 2009
20	<ul style="list-style-type: none"> Amend the Scheme Map to apply a Neighbourhood Centre zone to land zoned Residential at Number 232 (Lot 1341) South Terrace, South Fremantle Amend the Scheme Map to apply a Local Centre zone to land zoned Residential at Number 63 (Lot 1) Wray Avenue, Beaconsfield Amend the Scheme Map to apply a Commercial zone to land zoned Residential at Number 229 (Lot 31) Jarvis Street, O'Connor Amend the Scheme Map to apply a Mixed Use zone to land zoned Residential at Number 103 (Lot 400) Hampton Road, South Fremantle Amend the Scheme Map to apply a Mixed Use zone for land zoned Residential at Numbers 109A and 109B (Lot 401) Hampton Road, South Fremantle 	17 November 2009
26	<ul style="list-style-type: none"> Amend clauses 5.15 and 12.15 Schedule 15 of the Local Planning Scheme text regarding the inclusion of statutory provisions relating to the demolition of buildings and structures 	12 March 2010
28	<ul style="list-style-type: none"> Amend the wording for 'External fixtures' in 12.15 Schedule 15 – Minor Development Permitted Without Planning approval 	12 March 2010



Amendment No.	Summary of Amendment	Date of Gazettal
29	<ul style="list-style-type: none"> Amend the text to include a provision into clause 12.15 Schedule 15 - Minor Development Permitted Without Planning Approval for Patios and Single Storey (ground level) Additions or Extensions to a Single House 	01 April 2010
27	<ul style="list-style-type: none"> Clarify provisions relating to the Mixed Use and Commercial zones by amending Table 2 – Zoning for the Commercial and Mixed Use zone, amending clause 5.2.5 and clause 5.5.1 and deleting clause 5.5.2 and adding a 'Mixed Use' definition into Part 12 Schedule 1 	28 May 2010
25	<ul style="list-style-type: none"> Amend Scheme map to include an R80 density coding over the land designated Local Centre zone in South Street, O'Connor; and Amend Scheme text clause 12.12 Schedule 12 - Local Planning Area 8 – O'Connor to include an 11 metre wall height for Local Centre zoned land and an additional sub area (Sub Area 8.3.2) for the R80 coded land 	27 August 2010
23	<ul style="list-style-type: none"> Amend the Scheme Map to apply a residential density coding of R25 to the land zoned Residential for properties bound by Clontarf Street, Clontarf Hill, Healy Road and Hampton Road 	31 August 2010
34	<ul style="list-style-type: none"> Delete clauses 3.5, 3.6, 3.7, 3.8 and 3.9 and the table titled 'Table 1- Local Reserves' following clause 3.9.1 from the Scheme text 	5 October 2010
35	<ul style="list-style-type: none"> Omnibus amendment for minor changes to the Local Planning Scheme text 	5 April 2011
24	<ul style="list-style-type: none"> Exempt further forms of signage from the need to gain planning approval 	7 June 2011
38	<ul style="list-style-type: none"> Amend clause 12.12 of Local Planning Area 2 by amending clause 2.3. Amend scheme map to mixed use zone with an R-AC 3 density and boundary of the Mixed Use Zone extending over part of the current Beach Street road reserve 	1 July 2011
30	<ul style="list-style-type: none"> Amend clause 12.12 Sch12 LPA (Height Requirements) Local Planning Area 2 – Fremantle to include under clause 2.3 new sub area 2 for 199 (Lot 1) High Street & No. 26 (Lot 440), 18 (Lot 35) Parry Street 	4 November 2011



Amendment No.	Summary of Amendment	Date of Gazettal
46	<ul style="list-style-type: none"> • Amend Table 2 – zoning and 3 Vehicle parking to include 'small secondary dwelling' • Amend clause 5.3 by adding clause 5.3.5 Small secondary dwellings • Amend clause 5.4.1 subdivision • Amend clause 5.8.2 – Variation to other requirements by adding clause 5.8.2.2 • Amend clause 8.2 by adding new clause 8.2(o) 'a small secondary dwelling' • Introduce definition of 'small secondary dwelling' into clause 12.1 Schedule 1 – Dictionary of Defined Words and Expressions, Land Use Definitions • Amend the definition of 'grouped dwelling' in clause 12.1 Schedule 1 - Dictionary of Defined Words and Expressions, Land Use Definitions • Amend the definition of 'single house' in clause 12.1 Schedule 1 - Dictionary of Defined Words and Expressions, Land Use Definitions • Add clause 11.11 'Notices in relation to small secondary dwellings' 	6 December 2011
44	<ul style="list-style-type: none"> • Amend clause 9.4.5 • Amend clause 9.4.6 • Renumbering clause 9.4.6 to 9.4.7 • Amend clause 12.6 Schedule 6 by inserting new paragraph under the 'Applicant Details' section, above the 'Contact person for correspondence' line • Insert new clause '9.5 Public Inspection of Applications' and 9.5.1 after 9.4.6 	27 January 2012
41	<ul style="list-style-type: none"> • Rezone lots 602, 904, 9 and 700 (No. 125, 147, 149 and 177) South Terrace, Fremantle from the Residential zone to the Mixed Use zone. 	11 April 2012
33	<ul style="list-style-type: none"> • Rezone properties within the residential area bounded by Hines Road and Victor, Clarke, and South Street from 'Development Area 11' (DA11) to 'Residential' and a density coding of R30 • Introduced a new Sub area into Schedule 12 (Sub Area 7.3.2) which allows for higher density development up to R60 on corner Lots and Lots facing South Street where certain criteria are met. Subdivision on vacant land based on the density coding R60 will not be supported 	13 July 2012



Amendment No.	Summary of Amendment	Date of Gazettal
32	<ul style="list-style-type: none"> Amend the Scheme map to rezone the Hilton commercial centre from 'Neighbourhood Centre' to 'Local Centre' Amend clause 12.12 Schedule 12: Local Planning Area 7 – Hilton – Specific Development Controls to include new provisions for Area A of Sub Area 7.3.1 	13 July 2012
45	<ul style="list-style-type: none"> Delete clause 5.4.5 Energy Efficiency in its entirety 	12 September 2012
39	<ul style="list-style-type: none"> Introduce a new definition for 'Maintenance and Repair' into Schedule 1; Refine the current clause 8.2 internal works and maintenance and repair scheme provisions; Include additional works into clause 8.2, relating to non-heritage listed properties, that should be exempted from requiring planning approval including interior works, re-roofing, external cladding and external window modification; Extend the period for 'Temporary Development'; and Minor modification to Schedule 15 provisions regarding 'additions and alterations to dwellings' 	9 November 2012
51	<ul style="list-style-type: none"> Amend the Scheme map to rezone 8 (Lot 857), 12 (Lot 2), 14 (Lot 1), 16 (Lot 1) and 18 (Lot 2) James Street, Fremantle from 'Residential' zone to 'Mixed Use' zone Amend clause 12.12, Schedule 12 to include under clause 2.3, a new Sub Area 3 with provisions relevant to 8, 12, 14, 16 and 18 James Street 	7 December 2012
49	<ul style="list-style-type: none"> Modify development standards relating to 12 key sites within the inner east end are of the City Centre zone Create Sub area 1.3.2 Modify the boundaries of Sub area 1.3.1 West End Introduce residential diversity requirements to apply Scheme wide Introduce discretionary parking criteria for Residential development to apply Scheme wide Introduce provisions relating the Design Advisory Committee and matters associated with design quality of development Introduce definitions for 'visible from the street' and 'affordable housing' 	18 January 2013



Amendment No.	Summary of Amendment	Date of Gazettal
52	<ul style="list-style-type: none"> 8.2(s) Permitted use of an existing building in the City Centre zone for Shop, Office, Restaurant, Small Bar and Consulting Rooms, regardless of zoning or vehicle parking table 8.2(t) Permitted change of use from Restaurant to Small Bar or vice versa in the Mixed Use or Local Centre 	19 April 2013
12	<ul style="list-style-type: none"> Change the zoning from 'Industrial' to 'Development Zone' for No. 130, 136 and 138 Stirling Highway and No. 2-4 McCabe Street, North Fremantle Replace existing provisions in Schedule 11 for Development Area 18 – McCabe-Coventry Street, North Fremantle 	7 June 2013
55	<ul style="list-style-type: none"> Rename 'Table 2 – Zoning' to 'Table 1 – Zoning' and replace all other references to 'Table 2' throughout the Local Planning Scheme to refer to 'Table 1'. Replace the Bicycle Racks column in Table 3 – Vehicle Parking and replace all other references to 'Table 3' throughout the Local Planning Scheme to refer to 'Table 2'. Insert after Clause 5.7.3.2 clauses 5.7.3.3 & 5.7.3.4. Insert after clause 5.15 the clause 5.16, including 'Table 3 – Shower Facilities'. Replace the definition of bicycle rack in General definitions, 12.1 - Schedule 1 – Dictionary of defined words and expressions. New clause 5.7.1 (d) being incorporated as part of the Scheme text. 	1 August 2014
56	<ul style="list-style-type: none"> Provisions relating to Residential development in Local Planning Area 2 – Fremantle detailed in Section 2.1 – Height Requirements in Schedule 12. Introduce Sub Area 4 – 20 (Lot 1354) Knutsford Street, Fremantle into Schedule 12 after Local Planning Area 2 - Sub Area 3. 	1 August 2014
59	<ul style="list-style-type: none"> Insert clauses into Part 7 after clause 7.7.4 which relates to Archaeological Investigation. Insert a new definition into 12.1 Schedule 1 – Dictionary of Defined Words and Expressions after 'Cultural heritage significance'. 	1 August 2014
53	<ul style="list-style-type: none"> Change the zoning of 146 (Lot 16) and 148 (Lot 18) Hampton Road and 69 (Lot 17) South Street, Beaconsfield from Residential to Mixed Use zone. 	22 August 2014



Amendment No.	Summary of Amendment	Date of Gazettal
50	<ul style="list-style-type: none"> Insert clauses into Part 5 after clause 5.4.5 which relates to Additional Dwelling. 	16 September 2014
60	<ul style="list-style-type: none"> Change the zoning and density coding of 7 (Lot 1) Quarry Street, Fremantle from Residential R25 to Mixed Use R-AC3, and include into Schedule 12 Local Planning Area 2 – Fremantle 2.3.1 – Sub Area 1. 	10 October 2014
54	<ul style="list-style-type: none"> Collection of minor text and map changes 	22 May 2015
61	<ul style="list-style-type: none"> Refine the functionality of the previous amendment 49 provisions in response to industry feedback. Include the addition of two new sites (135 High Street Mall (lot 381) and 35 William St (lot 101), Fremantle) 	14 July 2015
43	<ul style="list-style-type: none"> Rezone DA14 to Mixed Use R25, Residential R25 and DA7 (Portuguese club). Sub area 4.3.5 into Local Planning Area 4 – South Fremantle that includes additional density and height if specific criteria are met. 	28 August 2015
57	<ul style="list-style-type: none"> Apply a residential density coding of R160 to No. 19-21 (Lot 1873) and No. 23-25 (Lot 1907) Burt Street, Fremantle Include new sub area and associated provisions in relation to No.'s 19-21 and 23-25 Burt St, Fremantle into Schedule 12: Local Planning Area 2 – Fremantle 	6 November 2015
64	<ul style="list-style-type: none"> Modified the development controls within the Sub Area 7.3.1 into Schedule 12 Local Planning Area 7 Hilton – Specific Development Controls for Sub Area 7.3 stipulating minimum building height requirements and development controls to meet density bonuses. 	30 September 2016
67	<ul style="list-style-type: none"> Basic Scheme amendment to bring LPS4 in line with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Parts 2, 7, 8, 9, 10 and 11, several definitions and other clauses deleted from LPS4. Permitted development and other provisions provided in new Schedule A supplementary provisions to the deemed provisions for the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 	25 October 2016



Amendment No.	Summary of Amendment	Date of Gazettal
65	<ul style="list-style-type: none"> Standard amendment to introduce sub area 5.3.1 and 6.3.1 into Schedule 8 for the White Gum Valley and Beaconsfield Local centres. Minimum building height of two storeys Where development can meet certain specific criteria then a density of R100 and height of up to 12 metres can be considered. 	17 January 2017
66	<ul style="list-style-type: none"> Standard amendment to introduce sub area 4.3.6 into Schedule 8 for sites on Hampton Road and South Street and include specific development controls; and Modifications to increase the residential density from R25 and R30 to R80. 	27 June 2017
72	<ul style="list-style-type: none"> Rezone The Davis Park area [the precinct bounded by South Street, Caesar St, Fifth Avenue and Lefroy Road] from Residential [density coding R30], Open Space Local Scheme Reserve and Community Facility – Community Facilities Local Scheme reserve to Development zone. LPS4 map changes only; No Scheme text changes applicable 	29 March 2018
63	<ul style="list-style-type: none"> LPS4 map changes to indicate Special Control Area 5.7 relating to small infill development (SCA 5.7). Introduction of Clause 5.7 - Special Control Area provisions for small infill development. Additional wording to 6.12 Schedule A – Supplementary provisions to the deemed provisions Clause 78B – Advisory Committees, to include provision for small infill development proposals. 	12 February 2019
75	<ul style="list-style-type: none"> Introduction of new local planning sub-area 6.3.2 relating to Lot 200 (No. 119) Hope Street, White Gum Valley, and associated development provisions within the scheme text. 	19 July 2019
78	<ul style="list-style-type: none"> Delete exempted development provisions from Clause 61, Schedule A of the scheme text, to facilitate transfer of these to a new local planning policy. Delete Schedule 5 – Exempted Advertisements. Transfer provisions to Local Planning Policy 2.14. Re-number remaining schedules and numerous cross-references within the scheme text. 	4 October 2019
81	<ul style="list-style-type: none"> Text and map changes to introduce additional uses of veterinary clinic, veterinary hospital, consulting rooms and medical centre to No. 59 (Lots 5 & 6) Ellen Street, Fremantle. 	5 May 2020



Amendment No.	Summary of Amendment	Date of Gazettal
77	<ul style="list-style-type: none"> Map changes to re-zone Nos. 7 & 9-15 (Lots 1, 2 & 8) Quarry Street to Mixed Use with residential density R80. Textual changes to include a new 'Area 6A' within sub area 2.3.1 of Schedule 7, introducing building height and setback controls for the site. 	13 November 2020
79	<p>Text amendments resulting from the introduction of Volume 2 of the R-Codes.</p> <ul style="list-style-type: none"> Correction of minor text and map errors. Additional land uses to 42-52 Paget Street, Hilton. Delete development area DA 15 and rezone land. 	8 January 2021
84	<p>Mapping change:</p> <ul style="list-style-type: none"> Amend 'Development Zone' for Development area 7 (part of), 8 and 12, to the zones and reserves of approved structure plans: Mather Rd, Taylor's College and White Gum Valley former Kim Beazley school site. Delete reference to Development area 8 and 12. <p>Text change:</p> <ul style="list-style-type: none"> Delete from Schedule 6 – Development Areas reference to Development Area 8 - Bellamy Street, Edwards College and Development Area 12 - Kim Beazley School [White Gum Valley]. <p>The following Structure plans were revoked:</p> <ul style="list-style-type: none"> Mather Road Structure Plan Taylor's College Structure Plan White Gum Valley former Kim Beazley school site 	12 November 2021
85	<ul style="list-style-type: none"> Text and map changes to switch the terms 'Neighbourhood Centre' and 'Local Centre'. 	12 November 2021
83	<p>Text change:</p> <ul style="list-style-type: none"> Reword cause (a) of Schedule 7, Sub-area 1.3.1 – West End' to remove mandatory upper floor setbacks. In Schedule 7, 1.3 Specific Development Controls for Sub-Areas, delete the text 'West End' after 'Sub-area 1.3.1'. In Schedule 7, 1.3 Specific Development Controls for Sub-Areas, delete the word 'outline' after 'Despite the general height...' and replace with 'outlined'. 	18 February 2022



Amendment No.	Summary of Amendment	Date of Gazettal
82	<ul style="list-style-type: none"> • Delete land use terms inconsistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, Schedule 1, Part 6, cl. 38. • Amend remaining land use terms for consistency with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, Schedule 1, Part 6, cl. 38. • Replace superseded land use terms with new references in Table 1 – Zoning and Table 2 – Vehicle Parking. • Insert new land use terms for consistency with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, Schedule 1, Part 6, cl. 38. • Amend Table 1 – Zoning and Table 2 – Vehicle Parking to include newly defined land use terms, their permissibility and parking requirements. • Update references throughout the scheme and renumbering clauses as appropriate. 	29 July 2022
87	Extending sunset clause for 5.7 Special control area provisions for small infill development	31 January 2025