

4 September 2025

Dear Chloe

## **28 (LOT 10) CANTONMENT STREET, FREMANTLE – APPROVAL FOR A TEMPORARY AT-GRADE PUBLIC CAR PARK**

We are pleased to enclose this application for the approval of a temporary public at-grade car park on the site at 28 Cantonment Street, Fremantle. In accordance with the requirements please find enclosed:

- An executed City of Fremantle Application Form.
- Certificate of Title.
- The site and car park plan.
- Transport Impact Statement.

### **Background**

The Metro Inner-South DAP at its meeting held on 30 January 2023 approved the construction of a three (3) storey mixed-use (shop, office, liquor store-small and childcare premises) on the south-east corner of the subject site.

The City of Fremantle on 31 July 2025 granted approval for the retrospective approval of a temporary car park on the central part of the site. The Approval is subject to Condition 2 which provided that *'This approval is valid for a period of not more than five (5) years from the date of this decision. Following this time, the Car Park shall cease operating and all pay machines removed from the site to the satisfaction of the City of Fremantle'*.

### **Subject Site**

The subject site is 28 (Lot 10) Cantonment Street, Fremantle contained on Certificate of Title Volume 4049 Folio 339 and Deposited Plan 424531. The site is subject to an easement burden for sewer purpose and a memorial under the Contaminated Sites Act 2003

### **Heritage**

The site is not listed as a heritage place or within a heritage area under Local Planning Scheme No.4 nor listed on the State Register of Heritage Places.

### **Bushfire Prone Area**

The site is not located within a bushfire prone area.

## Planning Framework

### Metropolitan Region Scheme (MRS)

The subject site is zoned 'Central City Area' under the Metropolitan Region Scheme.

### City of Fremantle Local Planning Scheme No. 4

The subject site is zoned 'City Centre' under the City of Fremantle Local Planning Scheme No. 4 (LPS4) and is located within Local Planning Area No.1 – City Centre and within Sub Area 1.3.2 – City Centre.

## Proposed Development

The proposed at-grade public car park contains 60 bays. The car park is accessed from the existing crossover from Elder Place.

This application seeks approval for the at-grade public car park for a period of 5 years. This is consistent with the approval for the temporary car park on the central part of the site.

## Planning Assessment

### Land Use

A car park is an 'A' use in the City Centre Zone.

In relation to the request for the temporary 5-year approval, we provide the following justification:

- The at-grade public car park will occupy an existing vacant area on the site.
- There is currently not an approval or application for the redevelopment of this portion of the site and therefore if approval is not granted the land will become vacant with no land use.
- The application does not seek a permanent approval but a temporary approval for 5 years. This acknowledges that the car park is not the highest and best use of the site or the preferred use of the site for the landowner or the City of Fremantle.
- The 5 years is considered appropriate as:
  - Given that there is no current approval or application over the site, and application for redevelopment would take in the order of 12-18 months to obtain approval.
  - The landowner is constantly considering redevelopment options, however, to date no development option has proved viable to progress towards an application.
  - Should an application be progressed and approved, it would likely take another 18 months to go through the tender process, clearance of conditions and site establishment.
  - Therefore, at best any redevelopment of the site is at least 3 years away, justifying the proposed 5 year timeframe.
  - The five years is consistent with the approval for the temporary car park on the central part of the site.
- The approval of the temporary car park does not prevent the redevelopment of the site, should a viable redevelopment option proceed.

It is considered that the approval of this application for the temporary approval of the public car park appropriate as there are currently no redevelopment approvals or applications in place, that not approving the application would result in a vacant site, that the car parking provides additional car parking options for the City Centre and

that the car park does not prevent the ability to redevelop the site should a viable redevelopment option be identified.

We have enclosed a Transport Impact Statement for the car park.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.