



Minutes

Ordinary Meeting of Council

Wednesday 10 June 2026 6:00 pm



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Official opening, welcome and acknowledgement

The Presiding Member declared the meeting open at 6:01pm and welcomed members of the public to the meeting.

The Presiding Member informed members of the public that the meeting was being recorded and streamed live on the internet. They further advised that while all care is taken to maintain privacy, visitors in the public gallery and members of the public submitting a question, may be captured in the recording.

Attendance, apologies and leave of absence

Attendance

Mr Ben Lawver
Cr Fedele Camarda
Cr Geoff Graham
Cr Andrew Sullivan
Cr Jemima Williamson-Wong
Cr Frank Mofflin
Cr Pip Slaughter
Cr Melanie Clark
Cr Ingrid van Dorssen

Mayor/Presiding Member
Deputy Mayor/Central Ward
Central Ward
Coastal Ward
Coastal Ward
East Ward
East Ward
North Ward
North Ward

Mr Glen Dougall
Mr Pete Stone
Mr Ryan Abbott
Mr Russell Kingdom
Ms Chloe Johnston
Mr David Settelmaier

Chief Executive Officer
Director Creative Arts and Community
A/ Director Infrastructure
Director Planning, Place and Urban Development
Manager City Planning
Manager Strategic Communications and Stakeholder Relations
Manager of Arts
Creative Industry Lead
Manager Governance
Meeting Support Officer

Ms Sarah Wilkinson
Ms Alli Doherty
Ms Melody Foster
Ms Jordyn Harvey

There were approximately 30 members of the public and nil members of the press in attendance.

Apologies

Nil.

Leave of absence

Nil.



Applications for leave of absence

Nil.

Disclosures of interest by members

Cr Jemima Williamson-Wong declared an Impartiality Interest in item numbers C2606-2, C2606-3, C2606-4 as she has worked on similar short term rental accommodation within Perth Metropolitan area matters as a lawyer, and stated that she would not remain in the meeting for the discussion of the item.

Responses to previous public questions taken on notice

Responses to the questions taken on notice at the Ordinary Meeting of Council held on 27 May 2026 are presented in the Agenda of this meeting.

Public question time

Lehani Williams spoke in relation to matters not on the agenda, including Douro Road and South Terrace intersection modifications, and asked the following questions:

1. In Town Teams surveys, who were the 60 people consulted about their crossing experiences at the South Terrace / Douro Rd roundabout?
2. Where exactly do the survey sample live and for how long have they lived there?
3. How much of the Town Teams grant was allocated to collect this data? What's the exact figure, please?
4. Has there ever been a serious accident at this roundabout?
5. What is the date of your traffic automatic traffic count?
6. Will you be conducting an up-to-date ATC on all directions of the roundabout?
7. The ADT speed approach of 85% at the Eastern Douro Rd approach to the roundabout, being 46.68km/hr. Is this particularly fast, given that no speed humps are in place, fast enough to justify switching the pedestrian crossings to the western side?
8. Do we have data on all other sides of the roundabout? If not, why not?
9. Will you be placing traffic counts any time soon?



Response by the A/ Director Infrastructure:

The Town Teams survey was conducted independently of the City in December 2025, and we do not have those details available to us. Regarding the traffic crash data, over the last five years there have been 15 recorded incidents. These figures are comparable to those at other roundabouts. The last physical traffic count was conducted on Douro Road in February 2026. These counts were taken at midblock locations along Douro Road, not immediately adjacent to the roundabout, and should therefore be considered representative of speeds at the roundabout entries rather than at pedestrian crossing locations. We do, however, have information on all sides of the roundabout through various other measures, including physical counts and GPS-recorded vehicle speeds. Other comments raised related to pedestrian priority crossing points. These locations will be finalised following consultation. There have been no physical changes to these at present. The existing rubber speed cushions on the approaches have been removed to allow resurfacing works to occur and will be replaced with permanent asphalt treatments. All approaches will have permanent traffic calming measures installed following the completion of the works.

Mark Woodcock spoke in relation to matters not on the agenda, including Douro Road and South Terrace intersection modifications, and item C2606-9 and asked the following questions:

1. Will the Council formally acknowledge that the fatal pedestrian accident used to justify “urgent pedestrian interventions” did not happen at the South Terrace roundabout where the trees are marked for removal, and explain why they community is being given a false choice between pedestrian safety and heritage canopy retention?
2. In the interest of financial cultural responsibility to Fremantle ratepayers, will the Council disclose the full business case and risk assessment profile for the J Shed eviction plan or admit the council is sacrificing proven cultural assets for an uncoded unverified ideological agenda?

Response:

These questions have been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.



Bill Massie spoke in relation to matters not on the agenda, including housing for the Homeless in Fremantle, and item C2606-9 and asked the following questions:

1. This situation with the J Sheds, who is driving it? Is it officers or is it Council?
2. Are we taking the right track going this way releasing these longstanding tenants?
3. Why is the city not doing something to house the homeless?

Response:

These questions have been taken on notice. Answers will be provided within the agenda of the next Ordinary Meeting of Council.

The following members of the public spoke in relation to item C2606-9:

Jim Cathcart
Peter Grant
Jacqui Carter
Bill Massie
Peter on behalf of Sandra Hill
Jenny Dawson
Greg James
Tans Hogson
Calaleigh Denehy
Mark Davies
Bryn Evans
David Morah
Claudia Green
Cheryl Steadman
Peta Walter
Roel Loopers
Brendan Moore

Petitions

Nil.

Deputations

Nil.

Presentations

Nil.



Confirmation of minutes

COUNCIL DECISION

Moved: Cr Jemima Williamson-Wong Seconded: Cr Pip Slaughter

Council confirm the minutes of the Ordinary Meeting of Council dated 27 May 2026.

Carried: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Elected member communication

Nil.



Purpose: Manjaree will provide accessible spaces and opportunities for creative expression, cultural celebration, and community connection in Walyalup | Fremantle. It is a place of significant cultural and historical importance for Western Australia, where the local community, the wider state community, and visitors are engaged and welcomed.

Guiding Principles:

- **Ensure First Nations Leadership** contributes to the development of the Manjaree area. Whadjuk leadership and truth-telling are central to Manjaree's identity.
- **Be a place to belong and contribute.** An inclusive, welcoming, and respectful environment where diverse community members can contribute to and benefit from Manjaree's development, fostering collaboration and a collective purpose.
- **Be a place of cultural significance.** Recognise, educate, and celebrate through creative and cultural programming which engages with the site's significance to the Whadjuk Nyoongar people, colonial history, and contemporary creative communities.
- **Be a place that thrives and evolves.** Develop balanced economic opportunities that support creative and cultural industries responding to changing economic, environmental, and social conditions. Ensure Manjaree remains sustainable and responsive to the community's aspirations.

Community Engagement process

The City has previously engaged with the community on ways that best activate the area, to successfully realise the Vision, Purpose, and Guiding Principles. The public engagement program was undertaken in June and July 2025 reaching more than 1,300 people through face-to-face conversations and online visits to the City's MySay portal. The City received 70 formal submissions during the public engagement period and City officers collected submissions in three ways:

- 59 submissions were received via the City's MySay page for this project.
- 11 submissions were received as emails or attachments.
- 29 meetings where notes were taken

City officers continued targeted engagement through August and September 2025 to ensure key stakeholders including First Nation leaders, the Round House Guides, creative industry representatives and state government bodies could participate.

Key takeaways from this engagement include:

- There is strong community sentiment to acknowledge the Traditional Owners of the area respectfully and ensure the area benefits the Whadjuk community.



- The area is culturally important and of State significance.
- Many people feel connected to the site and want to be part of the decision-making and change processes.
- There is a strong community interest in improving the signage in the area, including wayfinding and interpretation, and ensuring all histories are shared.
- The infrastructure in the area needs to be improved, making the area accessible and safe.
- There is strong community acknowledgement of the value of the area remaining as an arts and culture precinct, but as the precinct is publicly owned, people want to see public engagement programs from the tenants.
- There is a high need for shared, affordable, hireable, and mixed tenancy lengths of spaces for creative and community use, to benefit more people.
- The area needs a considered, holistic approach, factoring in environmental, social, cultural, and economic opportunities.
- The area is interconnected and part of a larger network including Wadjemup | Rottneest, the Port, Fishing Boat Harbour and the West End and the rest of the State.

There is strong community support for providing studio, creative, and cultural spaces across the site, particularly for emerging practitioners.

The full engagement report is available as an attachment to this item.

Expression of interest to lease process

In accordance with the Council resolution, the City has been developing a management plan to guide the revitalisation of the Manjaree area. The plan provides a coordinated holistic framework for the planning, operation and ongoing management of the precinct. The plan has been informed by the recent community engagement findings. The plan also incorporates findings from the benchmarking of comparable cultural precincts across Australia and internationally, and identifies site-wide infrastructure needs, along with an assessment of existing facilities and natural area management.

To further shape the future of the precinct, the City is developing an Expression of Interest (EOI) for the future lease and use of buildings and to deliver limited public realm access in the Manjaree precinct.

All current tenants will be invited to participate in the EOI process.

All current lease agreements are on a month-to-month basis, except for Aboriginal Productions (10 Captains Lane) who have an end lease date of 30 April



2027 and Kidogo Art House who have an end lease date of 30 June 2031. Units 2 and 3 at J Shed have a 12 month notice period.

Note: Aboriginal Productions elected to forego their 5-year option (bringing their expiry to 2030) to renew for a shorter 1-year term.

The Walyalup Aboriginal Cultural Centre is unaffected.

The Round House guides are unaffected and will continue to be accommodated in the precinct in their current location or an agreed preferred site on a long term arrangement.

As part of the EOI process, the City will encourage a leasing model that promotes shared use and fosters community engagement. The EOI process will be a structured process to ensure probity and meet the requirements of the *Local Government Act 1995* and Council Policy – Leasing of City Property in a competitive manner.

The EOI process will be staged, with a limited number of tenancies made available in each round. This will minimise the risk of multiple vacancies and ensures existing city resources can efficiently complete and initiate new leases.

The EOI will include a request to respond to the area's vision, purpose and guiding principles, as well as asset release timing, lease terms, preferred uses, and rent expectations to minimise negotiations and better manage community expectations.

The length of proposed leases will be negotiable, generally seeking 1-5 years, noting that any retail tenancy must be for a minimum of 5 years. However, the final term of any lease may exceed 5 years and will depend on the proposed use, the type of tenant (community, cultural, commercial) and potential investment commitment from the EOI proposal.

Note that length of lease for the public realm areas is not expected to exceed 12 months and is designed as a trial period, with the potential to extend, if agreed by both parties, not beyond 5 years total.

A broad range of uses connected to the vision, purpose and guiding principles is anticipated: arts, culture and creatives across all career levels, not-for-profit, commercial, and collective models. Rent payable will differ according to whether the tenant is commercial, community, or not-for-profit. A schedule of pricing will be advertised within the EOI. The City is currently carrying out valuations on the properties to assist with setting rent payment options.



The buildings will be leased on an 'as is' basis. Existing tenants will be required to make-good the tenancies before vacating, as per current lease arrangements, should they be unsuccessful through the EOI process.

The process will operate in a similar manner to a tender, with a predetermined panel, documented selection criteria, and a transparent scoring matrix. This ensures fair assessments and alignment with the precincts vision, purpose, and guiding principles.

The EOI process will also call for public realm activation proposals to enhance the vibrancy and accessibility of the precinct, fostering community connection and a strong sense of place. Proposed activations may include cultural programming such as temporary art installations and curated programming, and other community-focused experiences that are respectful and appropriate to the area.

If approved, the EOI is planned to begin mid 2026, with the process concluding mid 2027. The table below outlines stages and indicative timings for the leasing of the buildings. The public realm activation proposals will be assessed during the stage 1 process, with an ongoing call out via stages 2 and 3 for future activations only if required.

Stage 1 – J-Shed and public realm activations (5 to 13 month process)	
June 2026	<ul style="list-style-type: none"> • 6 months notice given to tenants of units 1 and 4 • 12 months notice given to tenants of units 2 and 3 • All other affected tenants on Trivetts Lane and Captains Lane informed of intent to release stage 2 and 3 EOI's • EOI for Stage 1 open for 8 weeks for leasing of buildings <i>and public realm activations</i>
Sept 2026	<ul style="list-style-type: none"> • EOI assessment 4 weeks • Public realm activation proposal(s) awarded as soon as assessment period is complete and can begin as soon as practicable
Jan/Feb 2026	<ul style="list-style-type: none"> • Inspection of any vacated premises • New leases for studios 1 and 4 begin (unless current tenants are successful through the EOI process)
June/July 2027	<ul style="list-style-type: none"> • Inspection of any vacated premises • New leases for studios 2 and 3 begin (unless current tenants are successful through the EOI process or they choose to vacate early, making the spaces available sooner)

Stage 2 – Trivett's Place (4 to 5 month process)	
Sept 2026	<ul style="list-style-type: none"> • 4 months notice given to tenants of unit 13 and 15 • EOI for stage 2 open for 8 weeks



Nov 2026	<ul style="list-style-type: none"> • EOI assessment 4 weeks
Jan 2026	<ul style="list-style-type: none"> • Inspection of any vacated premises • New leases begin (unless current tenants are successful through the EOI process)

Stage 3 – Captains Lane (4 to 5 month process)	
Jan 2027	<ul style="list-style-type: none"> • 4 months notice given to tenants of units 11 and 9 • EOI for stage 3 open for 8 weeks
April 2027	<ul style="list-style-type: none"> • EOI assessment 4 weeks
May/June 2027	<ul style="list-style-type: none"> • Inspection of any vacated premises • New leases begin (unless current tenants are successful through the EOI process)

The EOI process will ensure equitable access to opportunities and establishes clear expectations for how the tenants can contribute to the precinct’s vision. A selection panel of Whadjuk, community and City representatives with authority and relevant expertise is to be appointed for the leasing of building process. The City of Fremantle Director Creative Arts and Community will approve the appointment of the panel members.

The public realm activation proposals will be assessed by City officers only.

The EOI selection criteria to lease the buildings and lease/license the public realm areas are as follows:

Cultural – 50%

- *Quality* - The proposed cultural uses are authentic and relevant to Walyalup Fremantle’s cultural ecology and the broader arts, culture, and creative industries.
- *Place*- The proposed use respects the site and surrounding area

Applicants are expected to address the Manjaree vision, purpose, and guiding principles in this response.

Operational capacity – 25%

- *Contribution and collaboration within the Precinct* - the proposed tenant will engage with the community and/or share the building with others
- *Reach* - The proposed initiative will engage with broad cross-section of the community.
- *Experience* - The experience of collaboration, cultural programming, and activation of spaces of the key personnel involved



Financial information – 25%

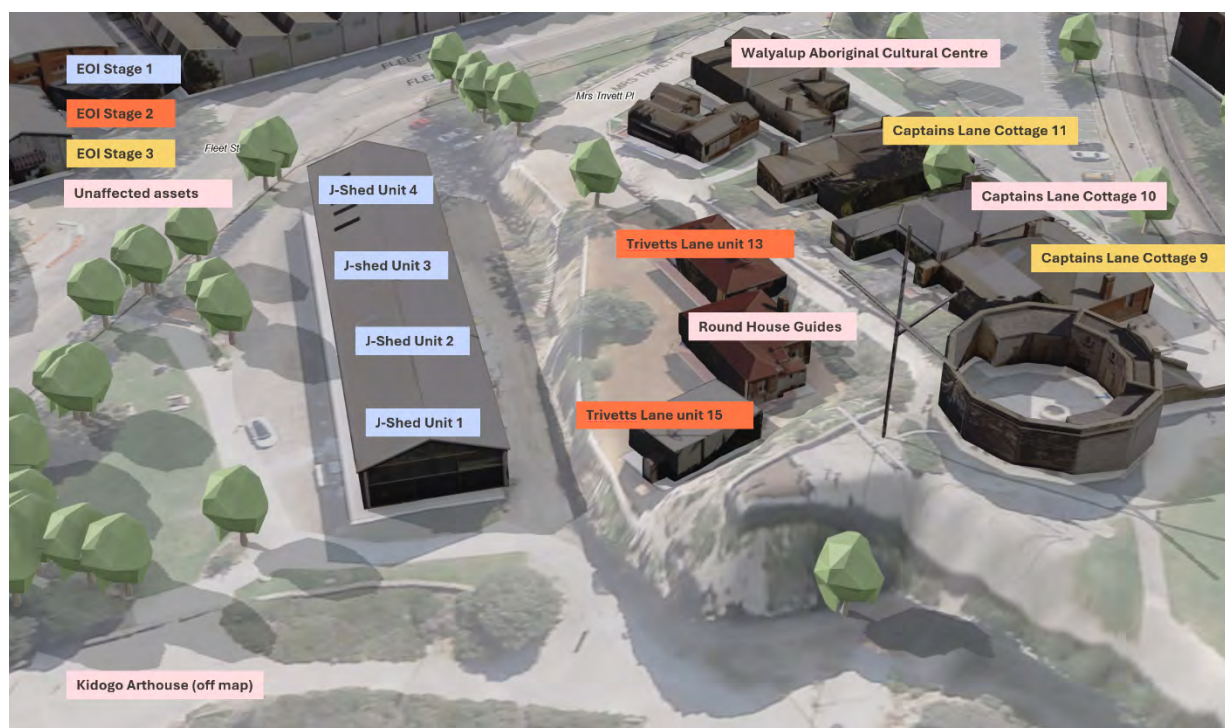
- *Self-sufficient* - The proposed tenant can meet all financial obligations
- *Leverage investment* - The proposed tenant can leverage investment from various sources
- *Proposed Rent* – The proposed annual rent including any plans to fit out the building (if applicable).

The City acknowledges the contribution made to the area by existing tenants and will provide suitable notice periods to accommodate any transition should existing tenants not be successful in the EOI process.

The City is seeking delegated authority for the Chief Executive Officer to assess the recommendations of the EOI panel to approve, seek further clarification or decline.

Canvassing of elected members during the EOI process is discouraged and will omit the applicant's submission from consideration.

Buildings below will be available through the EOI process. Note that Walyalup Aboriginal Arts Centre, the Round House Guides, 10 Captains Lane and Kidogo Arthouse (not on the map) are not for lease as part of this process, unless vacated by existing tenants.



Areas for public realm activations include the grassed area outside the J-Shed and the hardstand limestone area between J Shed grassed area and beach, see map

below for indicative areas (subject to public access, safety and other regulatory considerations).



FINANCIAL IMPLICATIONS

The precinct will remain subject to ongoing maintenance in line with the City's renewal program. There is currently short-, medium- and longer-term investment identified for the area.

- Short-Term - The EOI will be undertaken within current operating budget.
- Medium-term - Capital works and ongoing operational and maintenance costs to be accommodated in future long term budget planning, external funding opportunities will also be explored.
- Long-term sustainability: Self-sustaining revenue model to be developed through operational planning.
- Transition plan for increasing community governance and reducing City management.

A recent market valuation identified the monetary worth of the Stage 1 assets in the area and as part of the EOI process proposed rent will be applied.



LEGAL IMPLICATIONS

The Manjaree area is located on A Class Reserve 21563 vested to the City of Fremantle via a management order from the Department of Planning, Lands and Heritage (DPLH) for the purpose of historical buildings, recreation and community services with the power to Lease for any term not exceeding 21 years. Consultation and approval from DPLH will be required to any future tenancy agreements and/or any use of the Reserve that does not align with the Management Order conditions.

Depending on the nature and type of tenancy requested, a lease or license agreement will need to be prepared in accordance with requirements of section 3.58 of the Local Government Act 1995 and/or the Commercial Tenancy (Retail Shops) Agreement Act 1985.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Liveable and socially connected neighbourhoods

- Community participation is encouraged through spaces that enable social connection.

Liveable City - A unique built heritage and history that is preserved, protected and shared

- We value and share both stories, First Nations first and then post-colonial.

Thriving City - A thriving and supportive ecosystem for start-ups and small businesses

- Fremantle is recognised as a hotspot for creativity and innovation with a strong network of support for start-up ventures and small businesses.
- The most creative and talented people from Australia and beyond choose Fremantle as their place to live, work, play and pursue their new ventures.

Creative City – Optimised, accessible and affordable places and spaces for creatives

- Flexible and affordable short- and long-term tenancy options are available for emerging and established creative enterprises.
- Investment in spaces for creatives to develop existing work, perform, exhibit and evolve their businesses.

Creative City – 50,000 years of First Nations culture and heritage is recognised, celebrated and embraced



- A 'First Nations First' approach informs the design of our key programming areas.
- Commitment to advancing reconciliation and truth telling.

Inclusive City – A clear and respectful path towards reconciliation and truth telling for First Nations people

- A 'First Nations First' approach to planning and programming that recognises the past and works towards a collaborative future.

Inclusive City – A safe and accessible community for all abilities

- Public places and spaces are accessible for all.

CONSULTATION

In addition to the recent Manjaree public consultation in 2025, this item builds on previous engagement completed in 2012 through the Council endorsed vision ([SGS1206-2](#)), Management of Arthur Head ([SGS1211-8](#)), and 2019 through the Council endorsed Cultural Hub project visioning ([FPOL1904-13](#)) and further community consultation through the [Arts, Culture & Creative Strategy 2024-2034](#) and the [Strategic Community Plan 2024-2034](#) and work undertaken by the City's Towards 2029 Working Group throughout 2025.

OFFICER COMMENT

Manjaree is a place of deep cultural, historical, and community significance — a meeting place, a place of exchange, and a place where stories and experiences have been shared for millennia. It is a living and evolving place with potential for diverse cultural, creative and tourism opportunities. It's blend of indoor and outdoor spaces offers room for an array of activities that connect with local and statewide communities and visitors to Walyalup Fremantle.

Through the EOI process, the City and community will continue to evolve the Manjaree Precinct as a contemporary civic destination for gathering, creativity, and connection—grounded in shared leadership and delivered through inclusive, sustainable, and innovative practice.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



OFFICER'S RECOMMENDATION

Moved: Cr Fedele Camarda Seconded: Cr Jemima Williamson-Wong

Council:

1. Note the Manjaree Engagement Report 2025, provided in Attachment 1.
2. Support the delivery of an Expressions of Interest (EOI) process outlined within this report, to identify suitable arts and cultural uses in the Manjaree precinct.

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Fedele Camarda moved the following amendment, as provided in the additional documents:

AMENDMENT 1

Moved: Cr Fedele Camarda Seconded: Cr Geoff Graham

Amend the EOI process detailed in the officer's report, as follows:

<i>Stage 1 – J-Shed Unit 4, Captains Lane Cottage 11, and Unit 13 and 15 Trivett's Place, and public realm activations</i>	
<i>Sept 2026</i>	<ul style="list-style-type: none"> • 4 months notice given to tenants of J-Shed Unit 4, Captains Lane Cottage 11, and Unit 13 and 15 Trivett's Place • EOI for stage 1 opens for 8 weeks.
<i>Nov 2026</i>	<ul style="list-style-type: none"> • EOI assessment 4 weeks. • Public realm activation proposal(s) awarded as soon as assessment period is complete and can begin as soon as practicable.
<i>Jan 2027</i>	<ul style="list-style-type: none"> • Inspection of any vacated premises. • New leases begin (unless current tenants are successful through the EOI process).

<i>Stage 2 – J-Shed Units 1, 2, 3 and Cottage 9 Captains Lane</i>	
<i>Sept 2026</i>	<ul style="list-style-type: none"> • 24 months' notice given to tenants of J-Shed Units 1, 2, 3 and Captains Lane Cottage 9.
<i>April/May 2028</i>	<ul style="list-style-type: none"> • EOI for Stage 2 opens for 8 weeks for leasing of buildings and public realm activations.
<i>June 2028</i>	<ul style="list-style-type: none"> • EOI assessment 4 weeks.
<i>Sept 2028</i>	<ul style="list-style-type: none"> • Inspection of any vacated premises.



	<ul style="list-style-type: none"> • <i>New leases begin for J-Shed Units 1, 2, 3 and Captains Lane Cottage 9 (unless current tenants are successful through the EOI process or they choose to vacate early, making the spaces available sooner).</i>
Sept 2029	<ul style="list-style-type: none"> • <i>If the tenants of J-Shed Units 1, 2, 3 and Captains Lane Cottage 9 apply for their current spaces and are <u>unsuccessful</u>, they will receive an additional 1-year notice period (to expire at the end of Sept 2029).</i>

Amendment Lost: 3/6

For:

Mayor Ben Lawver, Cr Fedele Camarda and Cr Geoff Graham

Against:

Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
 Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Mayor Ben Lawver moved the following amendment, as provided in the additional documents:

AMENDMENT 2

Moved: Mayor Ben Lawver

Seconded: Cr Fedele Camarda

Add a part 3 to the Officer’s Recommendation, to read as follows:

Council:

1. Note the Manjaree Engagement Report 2025, provided in Attachment 1.
2. Support the delivery of an Expressions of Interest (EOI) process outlined within this report, to identify suitable arts and cultural uses in the Manjaree precinct.
3. *Amend the notice period, detailed in the EOI process provided within this report, for the J-Shed units 1, 2, and 3 and Captains Lane Cottage 9, to be 36 months.*

Amendment Lost: 3/6

For:

Mayor Ben Lawver, Cr Fedele Camarda and Cr Geoff Graham

Against:

Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
 Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen



In accordance with clause 9.4 of the [Meeting Procedures Policy](#), Cr Fedele Camarda moved the Officer's Recommendation in two parts:

COUNCIL DECISION ITEM C2606-9
(Officer's recommendation - Part 1)

Moved: Cr Fedele Camarda Seconded: Cr Jemima Williamson-Wong

Council:

1. Note the Manjaree Engagement Report 2025, provided in Attachment 1.

Carried: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

COUNCIL DECISION ITEM C2606-9
(Officer's recommendation - Part 2)

Moved: Cr Fedele Camarda Seconded: Cr Jemima Williamson-Wong

Council:

2. Support the delivery of an Expressions of Interest (EOI) process outlined within this report, to identify suitable arts and cultural uses in the Manjaree precinct.

Carried: 6/3

For:

Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Mayor Ben Lawver, Cr Fedele Camarda and Cr Geoff Graham



COUNCIL DECISION ITEM C2606-9

Council:

1. Note the Manjaree Engagement Report 2025, provided in Attachment 1.
2. Support the delivery of an Expressions of Interest (EOI) process outlined within this report, to identify suitable arts and cultural uses in the Manjaree precinct.



Planning reports

Cr Jemima Williamson-Wong left the meeting at 8:31pm and returned at 8:33pm prior to the vote on the following item.

C2606-1 FIELD STREET, NO.2 (LOT 55), BEACONSFIELD -
DEMOLITION OF EXISTING SINGLE HOUSE AND
CONSTRUCTION OF SINGLE STOREY SINGLE HOUSE - (CR
DA0077/26)

Meeting date: 10 June 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Attachments: 1. Amended Plans
Additional Information 2. [Site Photos](#)
(*viewed electronically*) 3. [Arborist Report](#)
4. [Initial Applicant Planning Report](#)
5. [Additional Applicant Planning Report](#)

SUMMARY

Approval is sought for demolition of existing Single house and construction of a single storey Single house at No. 2 (Lot 55) Field Street, Beaconsfield.

The proposal is referred to Council due to the nature of some discretions being sought that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Residential Design Codes (R-Codes) and Local Planning Policies. These discretionary assessments include the following:

- Removal of five (5) regulated trees
- Site works
- Lot boundary setback
- Vehicular access

The application is recommended for refusal.



PROPOSAL

Detail

Approval is sought for demolition of an existing Single house, removal of five (5) regulated trees and construction of a single storey Single House at No. 2 (Lot 55) Field Street, Beaconsfield. The proposed works in the originally submitted application included:

- Demolition of an existing Single house in a heritage area (non-contributory).
- Removal of six (6) regulated trees.
- Site works (infill) across site.
- Construction of single storey Single house.

The applicant submitted amended plans on 7 May 2026 including the following changes:

- Lowered volume of infill siteworks across site by 500mm.
- Removal of five (5) regulated trees and retention of one (1) regulated tree.
- Reduced driveway width from by 0.5m to 5.5m.

Amended development plans are included as attachment 1.

Site/application information

Date received:	25 February 2026
Owner name:	Jennifer Louise Duffus
Submitted by:	Insite Residential
Scheme:	Residential R20
Heritage listing:	South Fremantle Precinct Heritage Area / non-contributory
Existing land use:	Single house
Use class:	Single house
Use permissibility:	P

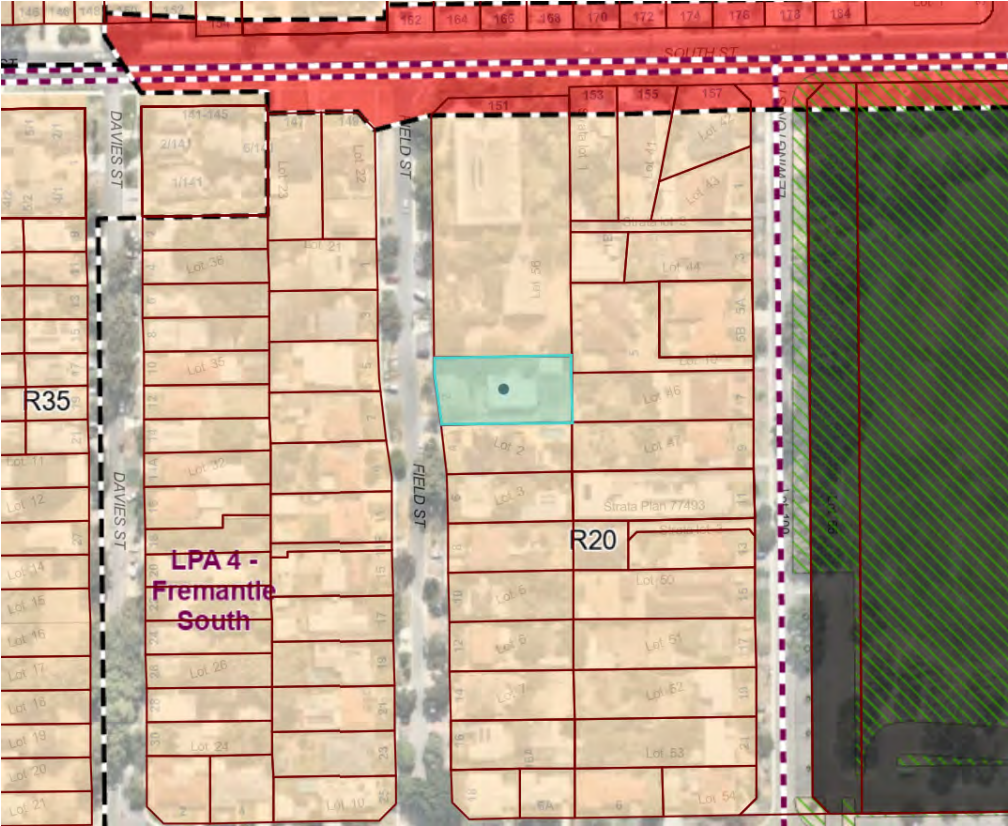


Figure 1 – Planning Context map



Figure 2 - Aerial image of the subject site (dated April 2026)



CONSULTATION

External referrals

Nil required.

Internal referrals

Heritage

2 Field Street BEACONSFIELD WA 6162 has no Heritage Significance. It does not meet the threshold for inclusion on the Fremantle Heritage List and it is Non-Contributory in the South Fremantle Precinct Heritage Area. The proposed demolition of the built form on site does not have an adverse impact on the heritage values of the place or South Fremantle Precinct Heritage Area.

Parks and Landscaping

Parks and Landscaping provided review of the supporting arborist report, concluded one (1) of five (5) trees proposed regulated trees for removal is acceptable for removal due to poor structural condition of the tree (Tree 3, see figure 12) and remaining are in satisfactory structural condition and health and are supported for retention.

Community

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the proposal sought merit-based assessments against the R-Codes and local planning policies. The advertising period concluded on 27 April 2026, and no submissions were received.

It should be noted that some of the adjoining neighbors that were consulted did provide separate acceptance of the development in writing and signed plans.

OFFICER COMMENT

Statutory and policy assessment

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. Where a proposal does not meet the Deemed-to-comply requirements of the R-Codes, an assessment is made against the relevant Design principles of the R-Codes. Not meeting the Deemed-to-comply requirements cannot be used as a reason for refusal. In this particular application the areas outlined below do not meet the Deemed-to-comply or policy provisions and need to be assessed under the Design principles:



- Removal of five (5) regulated trees
- Site works
- Boundary walls (south)
- Vehicular access

The above matters are discussed below.

Background

The subject site is located on the east side of Field Street. The site has a land area of approximately 1153m² and is currently a Single House. The site is zoned Residential and has a density coding of R20. The site is not individually heritage listed and located within the South Fremantle Precinct Heritage Area. It has also been listed as a non-contributory site to the Heritage Area.

A search of the property file has revealed the following history for the site:

- BP0041/22 – Addition of a Timber Frame Cabin

Land Use

A Single House is a 'P' land use within the Residential zone which means that the use is permitted by the Scheme.

Lot Boundary Setback (Boundary Wall)

Element	Requirement	Proposed	Extent of Variation
South setback Garage/store (12.1m length, 3.5m height)	1m	Nil	1m
South setback shed (7m length, 2.2m height)	1m	Nil	1m

The South lot boundary setback of the garage/store is considered to meet the Design principles of the R-Codes in the following ways:

- The proposed boundary wall is 3.5m max height with portions of the wall at a max of 2.7m due to the NGL with the southern adjoining property.
- Because of this, this should not result in any significant impact to the amenity of the adjoining property resulting from building bulk.
- The proposed Single house is well within Deemed to Comply for overshadowing and, southern shadow from proposed garage/store boundary wall will fall on driveway of southern adjoining backyard and will have little impact on solar access or ventilation (see figure 3 & 4).
- There are no visual privacy implications.



- The boundary wall will make more effective use of the site by reducing areas of unusable space.
- Proposed boundary wall of garage will fall short of major openings on either first or second floor of southern adjoining property due to separation created by driveway and proposed single storey wall height of garage/store (see figure 3 & 5 below).

The South lot boundary setback of shed is considered to meet the Design principles of the R-Codes in the following ways:

- The proposed boundary wall of proposed shed is a 2.3m max height.
- Because of this, this should not result in any significant impact to the amenity of the adjoining property resulting from building bulk.
- The proposed single house is well within Deemed to Comply for overshadowing and, southern shadow from proposed Shed boundary wall will fall on driveway and setback area of southern adjoining backyard which results in little impact on solar access or ventilation (figure 3 & 4).
- No major openings are impacted by shed boundary wall (Figure 6)

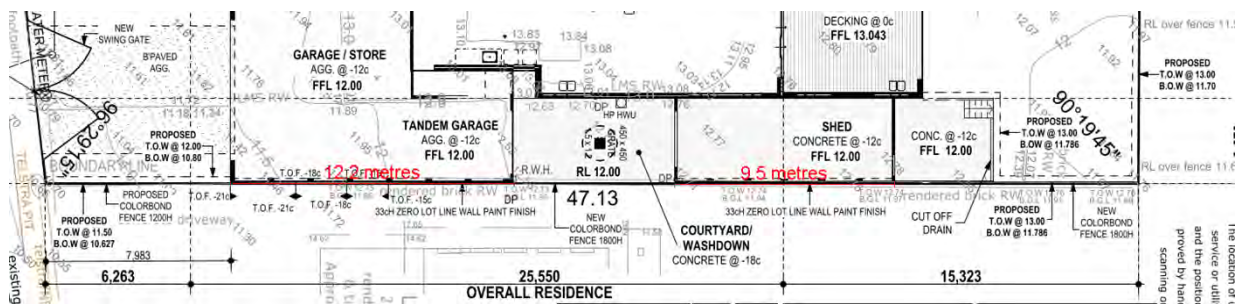


Figure 3 – Proposed southern boundary wall with measurements in red



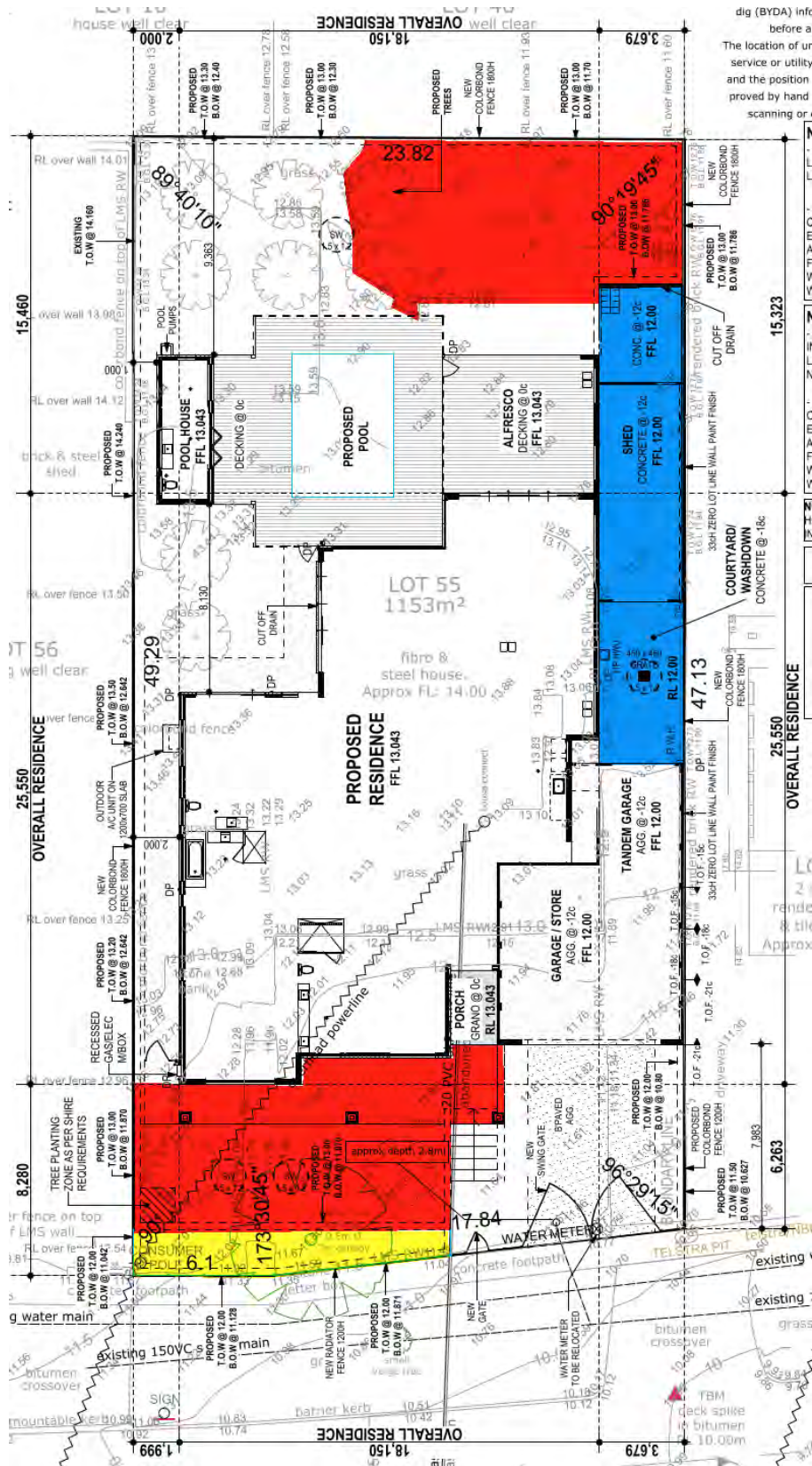
Figure 4 – Field street identified with driveway hardstand outdoor living area running along shared boundary with 2 Field Street



Figure 5 – southern adjoining property first and second floor openings



Figure 6 – Sothern adjoining property with driveway and pool area



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Figure 8 – Retaining/infill greater than 0.5m highlighted in red, lower tier of retaining/infill in front setback (also greater than 0.5m) highlighted in yellow. Excavation greater than 0.5m highlighted in Blue.



Element	Requirement	Proposed	Extent of Variation
<i>C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.</i>	Maximum retaining walls/infill/excavation: 0.5m at nil setback	Excavation: 0.5m - 0.7m at nil setback Infill: 0.5 - 1.2m at nil setback	0.7m

The proposed siteworks behind the street setback is not considered to meet the Design principles of the R-Codes in the following ways:

- Proposed excavation at the centre section on the southern boundary (highlighted in blue on figures 8 & 11) ranges from 0.5m to a peak of 0.7m and due to the length of it occurring along the driveway of the southern adjoining property, does not result in an a substantial impact on adjoining property. Additionally a minor variation of 0.2m excavation beyond the DTC requirements is considered to be an acceptable amount cut from the existing site levels.
- Proposed retaining wall with a max height of 1.2m and nil setback results in an excessive amount of fill that does not respond to existing and natural features of the site.
- Resulting wall or fence that would be required on top of the retaining walls (as shown indicatively on plans) will result in substantial building bulk contributed to southern and eastern neighbours as well as contribute to overshadowing of the southern neighbour Outdoor living area (pool area).

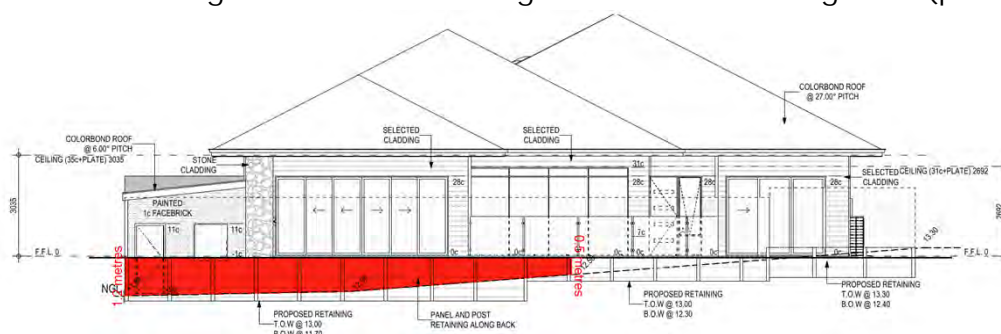


Figure 10 – eastern elevation with retaining/infill greater than 0.5m in red.

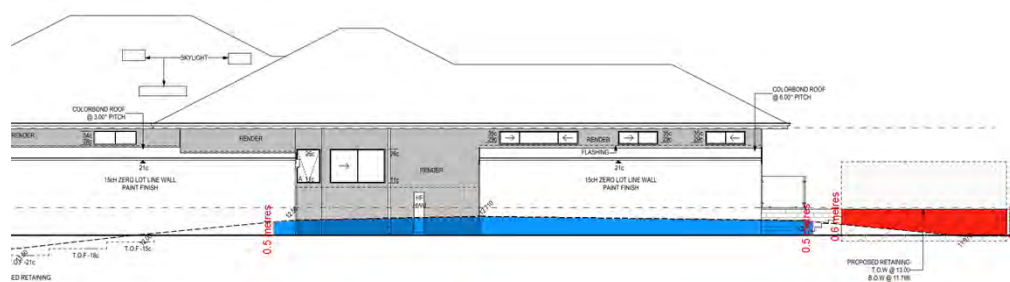


Figure 11 – south elevation of excavation greater than 0.5m in blue, 0.5m retaining/infill in red.



Local Planning Policy 2.26 – Tree Retention

ID	Tree Species	Height	Canopy	Regulated	Removal/ retained	Removal Justification
1	Erythrina indica (Coral tree)	8.5m	7m	Yes	Removal	Would not survive Site works and driveway width
2	Erythrina indica (Coral tree)	8.5m	7m	Yes	Retained	N/A
3	Melia Azederach (Cape Lilac)	10m	8m	Yes	Removal	Would not survive Site works
4	Prunus dulcis (Almond)	9.5m	6m	Yes	Removal	Would not survive Site works
5	Prunus dulcis (Almond)	10m	5m	Yes	Removal	Would not survive Site works
6	Melia Azederach (Cape Lilac)	10.5m	7m	Yes	Removal	Would not survive Site works

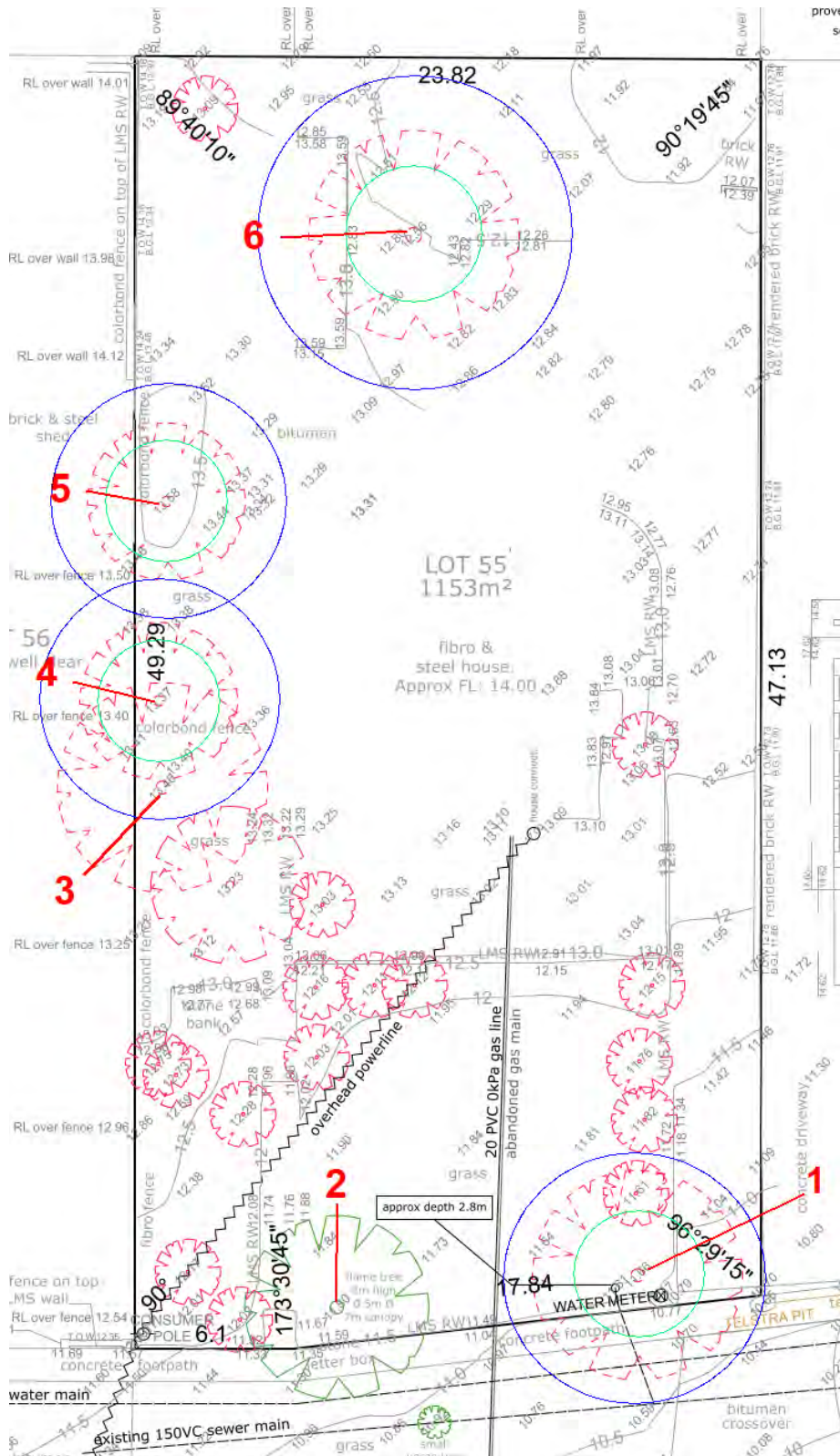


Figure 12 - Proposed existing trees for removal shown in red with regulated trees numbered as per provided arborist report. Tree protection zones outlined in blue circles, structural root zone outlined in green circles of regulated trees proposed for removal



LPP2.26 applies to the development of this lot. The purpose of LPP2.26 is to specify the circumstances in which an application for development approval is required for tree-damaging activity to a regulated tree.

Under LPP2.26 tree-damaging activity to a regulated tree means –

- a) *the killing or destruction of a tree; and / or*
- b) *the removal of a tree; and / or*
- c) *the severing of branches, limbs, stems or trunk of a tree; and / or*
- d) *the ringbarking, topping or lopping of a tree; and / or*

Under LPP2.26 a regulated tree means –

A living tree that:

- a) *is 8m or more in height; and / or*
- b) *has an average canopy diameter of at least 6m; and / or*
- c) *has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and*
- d) *is of a species that is not included on State or local area weed register.*

LPP2.26 guides the assessment of regulated tree removal and the impact of other planning proposals on retained regulated trees and specifies that the retention and protection of regulated trees is to be prioritised. In accordance with clause 5 of LPP2.26, a regulated tree in the areas specified above must be retained and protected unless approval is granted for them to be removed.

Clause 5.4 of LPP2.26 sets out circumstances in which tree-damaging activity to regulated trees may be considered –

5.4 Tree-damaging activity to a regulated tree may be considered where, in the City's opinion, the following relevant information and / or technical reports have been provided that demonstrate:

- a) *the regulated tree is unhealthy, based on an arborist's report;*
- b) *the regulated tree causes safety risks to people, or damage to infrastructure or buildings based on recommendations of an arborist's report and / or structural engineering report; or*
- c) *the redesign of the development to accommodate the regulated tree is unfeasible.*

The trees detailed in the extract from the applicant's arborist report in Figure 12 and above table are considered to meet the requirements to be regulated trees

due to their height and/or canopy meeting or exceeding the requirements for regulated tree status.



Figure 13 - tree 1 Erythrina indica (Coral tree)

Removal of tree 1 Erythrina indica (Coral tree), as identified in the arborist report, is not supported under the performance criteria of LPP2.26 for the following reasons:

- The arborist report confirms that the tree is of good health and structure and is only recommended for removal by the arborist, as the design of the development will be to the trees detriment.
- There have been no safety risks identified by internal referral to Parks and Landscaping team or within provided arborist report.
- As the existing driveway width of 3.2m provides trafficable and accessible access to the property, tree removal due to an increase of driveway width at lot boundary and siteworks is not satisfactory reasoning for redesign to accommodate regulated tree is unfeasible as per clause 5.4c.
- It should be noted that the widest crossover the city will approve is 4.5m and the proposed driveway will exceed this to the detriment of the existing regulated tree.



Figure 14 - tree 2 Erythrina indica (Coral tree)

Development within 5m and retention of tree 2 Erythrina indica (Coral tree), as identified in the arborist report, is supported:

- Regulated Tree retained.



Figure 15 - tree 3 Melia Azederach (Cape Lilac)

Removal of tree 3 Melia Azederach (Cape Lilac), as identified in the arborist report, is supported under the performance criteria of LPP2.26 for the following reasons:



- Tree 3 is identified in arborist report to have poor structural health, this assessment is further supported by parks and landscaping review of arborist report.
- Two (2) replacement trees provided on amended plans as per LPP 2.26 clause 6.1 requirements to offset its loss.
- Tree 3 meets requirement for tree damaging activity due to identified poor structural integrity and meets requirements for clause 5.4a.



Figure 16 - Tree 4 Prunus dulcis (Almond)

Removal of tree 4 Prunus dulcis (Almond), as identified in the arborist report, is not supported under the performance criteria of LPP2.26 for the following reasons:

- The arborist report confirms that the tree is of good health and structure and is only recommended for removal, as the design of the development will be to the trees detriment.
- There have been no safety risks identified by internal referral to Parks and Landscaping team or within provided arborist report.
- Structural root zone is partially within building envelope, site works on northern boundary are under 500mm and can avoid tree area, existing lot has ample space for redesign due to size of lot (see below figure 19).
- Provided reasoning is not satisfactory for tree removal as per clause 5.4c.



Figure 17 - tree 5 Prunus dulcis (Almond)

Removal of tree 5 Prunus dulcis (Almond), as identified in the arborist report, is not supported under the performance criteria of LPP2.26 for the following reasons:

- Arborist report states that the Almond identified as tree 5 in figure 3 is recommended for removal due to development conflict with proposed site works and within envelope of proposed Single house.
- There have been no safety risks identified by internal referral to Parks and Landscaping team or within provided arborist report.
- Structural root zone falls within envelope of outbuilding (pool house) that has ample space for redesign due to size of lot (see below figure 19).
- Provided reasoning is not satisfactory for tree removal as per clause 5.4 c.



Figure 18 - tree 6 Melia Azederach (Cape Lilac)

Removal of tree 6 Melia Azederach (Cape Lilac), as identified in the arborist report, is not supported under the performance criteria of LPP2.26 for the following reasons:

- Arborist report states that the Cape Lilac identified as tree 6 in figure 3 is recommended for removal due to development conflict with proposed site works and within envelope of proposed Single house.
- There have been no safety risks identified by internal referral to Parks and Landscaping team or within provided arborist report.
- Proposed site works, deck and pool installation results in unnecessary and avoidable removal of tree, lot has ample space for redesign due to size of lot (see below figure 19) and does not satisfy that redesign to accommodate regulated tree is unfeasible as per clause 5.4 c.

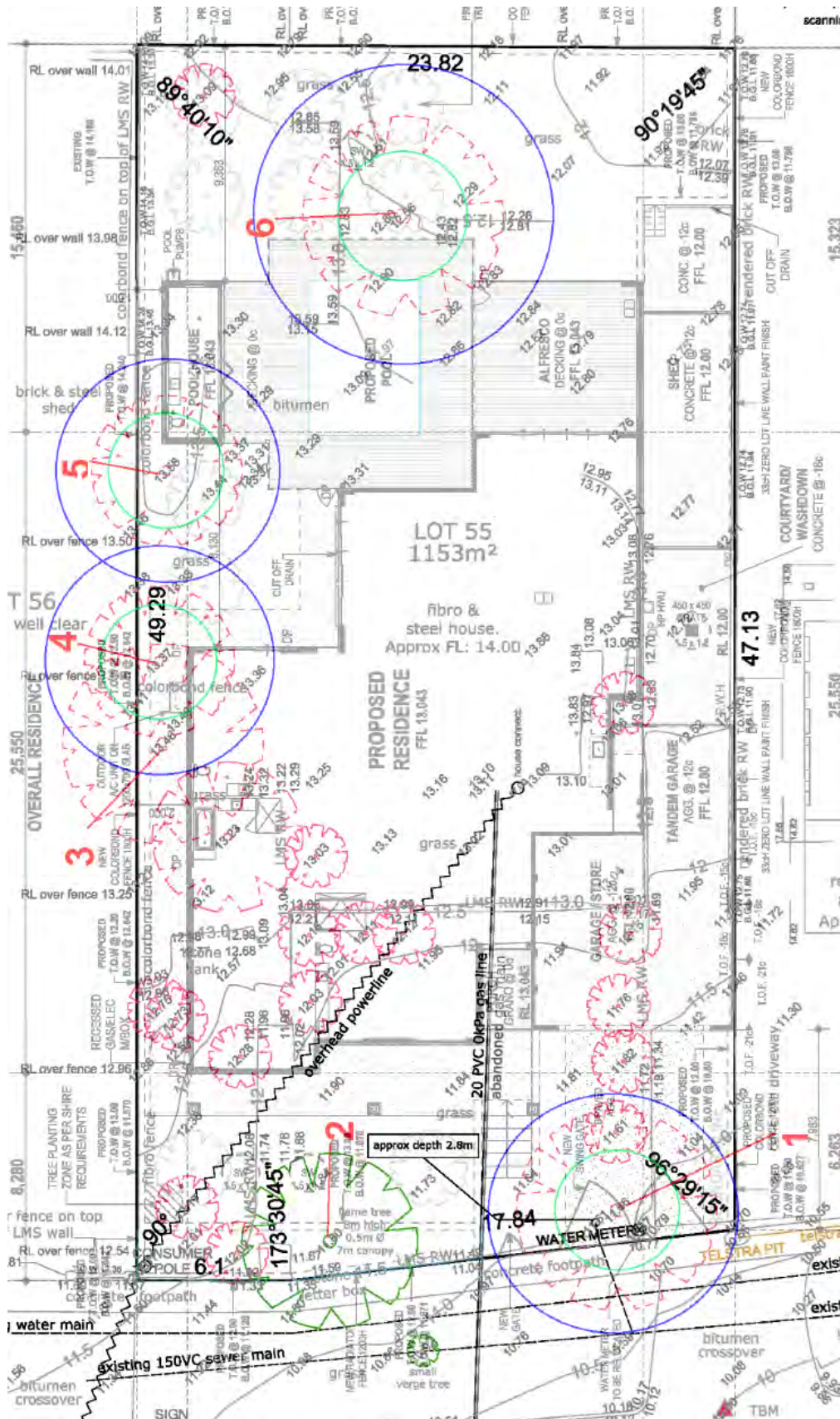


Figure 19 – Identified regulated trees overlaid on proposed single house



Local Planning Policy 3.6 – Heritage-protected Places Built Form and Land Use

10.1 Siting and Scale

Item	Provided
<p>10.1.2 New buildings within a heritage area shall:</p> <p>a) Maintain a setting that is consistent with the original streetscape, including front and side setback patterns (refer figure series below);</p> <p>b) Have a consistent bulk and scale in relation to the original street pattern. E.g. If the original street pattern is single storey then the new infill development should also be, or present as, single storey (at least to the front section of the lot); and</p> <p>c) Have a plate height consistent with the original street pattern.</p> <p>New developments often propose a lower plate height than the earlier and original buildings. To ensure a consistency of scale the plate height is an important element to ensure it is consistent with the original street pattern</p>	<p>5.5m – 7.9 street setback form primary building Line</p> <p>Supported</p>

10.2 Building Form

Item	Provided
<p>10.2.1 New residential development within a heritage area shall respect and harmonise with and be sympathetic to the predominant form of the prevailing streetscape without mimicking heritage detailing.</p>	<p>Does not imitate heritage. Due to existing street scape being limited in existing heritage (see attached site photos)</p> <p>Supported</p>

10.3 Materials, Colours and Detailing

Item	Provided
<p>10.3.1 Materials, colours and level of detailing shall reflect / interpret the predominant materials and detailing of the original prevailing streetscape and not visually dominate the streetscape or adjacent heritage buildings.</p>	<p>Proposed dwelling is of a modern design with timber, stone cladding and Colorbond steel roof and does not dominate streetscape.</p> <p>Supported</p>
<p>10.3.2 New development is to blend in with the streetscape but be discernible as new when looked at more closely.</p>	<p>Does not imitate heritage, modern design</p> <p>Supported</p>



<p>'Faux' or 'mock' heritage detracts from an understanding and appreciation of the original building and is contrary to the objectives and principles of this policy.</p>	
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10.4 Roofs

Item	Provided
<p>10.4.1 Traditionally, roof lines are a predominant element of the streetscape. All new development shall respond to and reinforce the existing characteristics of the prevailing streetscape regarding plate and wall heights, roof form, ridge lines, parapet lines, roof slopes and eaves overhangs.</p>	<p>Hipped roof with exposed beams and slight eave overhang, plate consistent with existing dwelling. Supported</p>

11 Garages and Carports to All Residential Buildings

Item	Provided
<p>11.1 Do not introduce new crossovers, driveways or parking areas where it would involve the removal of significant fabric of a place or would negatively impact upon the significance of the wider streetscape.</p>	<p>Existing crossover to be retained or upgrade. No new crossover proposed. Supported</p>
<p>11.2 Carports and garages are to be located behind the building, and visually unobtrusive.</p>	<p>Garage is ~0.5m further from lot boundary that front wall of dwelling. Supported</p>
<p>11.4 Notwithstanding the above carport and garage location requirements, the following arrangements may be considered for non-contributory properties, contributory properties, Level 3 listed places, and some Level 2 listed places (on a case-by-case basis): c) A double garage located to the side of the existing or new house set back a minimum of 2m from the front building line of the house. (This setback line is taken as the front wall of the building that is closest to the proposed addition and is not the verandah or porch line). The roof to the double side garage is to be flat, skillion or simple hipped or gable. The width of the structure is to be no more than 45 percent of the</p>	<p>Double garage with 1.7m setback from front wall of dwelling in lieu of 2m. Flat roof design. Supported as per variation criteria below</p>



<p>width of the front of the dwelling or 6 meters (whichever is the lesser).</p>	
<p>11.7 Variations to the above may be considered where development meets one of the following criteria: a) The proposal is consistent with the character of the prevailing streetscape (e.g. within a redevelopment precinct) and the proposal does not have a negative impact on the significance of the place or area; and/or b) The proposed setback does not result in a projecting element into an established streetscape vista by virtue of the road and/or lot layout in the locality or the topography of the land.</p>	<p>Site contains steep topography with various proposed infill and excavation. topography of proposed will reduce impact of garage allow for minor variation in garage setback from front wall of dwelling. Supported</p>
<p>11.8 Access ways and car parking are to be designed to minimise the visual and physical impact on the heritage character of the place or streetscape (including landscaping) and are to be no more than 3.5m wide at the street crossover.</p>	<p>Majority of driveways in streetscape do not exceed beyond 4.5m at lot boundary (see figure 20). Due to this, proposed driveway access point will have a visible an substantial impact on streetscape. Maximum crossover width is 4.5m, proposed driveway width of 5.5m will result in unnecessary hardstand with no additional trafficable or legible access beyond the 4.5m maximum crossover width.</p>



Figure 20 – Surrounding driveways of 2 field street highlighted

CONCLUSION

Approval is sought for the demolition of the existing Single House and construction of a single story Single house at No.2 (Lot 55) Field Street, Beaconsfield, including the unsupported removal of four (4) regulated tree. For the reasons outlined above, the discretions sought for siteworks, driveway width and removal of regulated trees is not supported, and the application is recommended for refusal.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:



Liveable City - Liveable and socially connected neighbourhoods

- The matters contained in this report align to the intent of this theme's outcome.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. The applicant is able to apply for a review of any Refusal or conditions of approval issued by Council in relation to this application, through the State Administrative Tribunal. Where not specifically detailed in the Regulations or City's policy, all works require approval and may be subject to compliance investigation and enforcement if approval is not sought prior to undertaking works.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Moved: Cr Frank Mofflin

Seconded: Cr Ingrid van Dorssen

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Demolition of Existing Single House and Construction of Single Storey Single House at No. 2 (Lot 55) Field Street, Beaconsfield as detailed on plans dated 7 May 2026, for the following reasons:

1. This proposal is inconsistent with the policy objectives of Local Planning Policy 2.26 (Tree Retention) as it will not prioritise the retention and protection of trees on private land, will not contribute to biodiversity, groundwater quality and other environmental benefits and will not assist in mitigating the urban heat island effect by virtue of the removal of four (4) existing regulated trees.
2. The proposal fails to meet the Residential Design Codes design principles of 5.3.7 Site Works due to the volume of fill proposed not



responding to the existing topography of the site, negative impact on the streetscape and impact on adjoining properties.

3. The Proposal is inconsistent with clause 11 of Local Planning Policy 3.6 Heritage Protected Places as it does not meet the objectives of the policy and design principle requirements of residential design codes 5.3.5 and negatively impacts the streetscape and provide no additional benefit for trafficability or legibility.

PROCEDURAL MOTION

At 8:52pm the following procedural motion was moved:

COUNCIL DECISION

Moved: Cr Frank Mofflin

Seconded: Cr Ingrid van Dorssen

The item be deferred for a decision at the next appropriate Ordinary Meeting of Council, to provide the applicant with the opportunity to review the design to improve the retention of existing trees, siteworks (volume of fill) and driveway width.

Carried: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Reason for deferral:

To provide the applicant with an opportunity to resolve the design issues relating to tree retention, infill and driveway width, as identified in the officer's report, prior to final consideration of Council.



Cr Jemima Williamson-Wong declared an Impartiality Interest in items C2606-2, C2606-3 and C2606-4 earlier in the meeting.

Cr Williamson-Wong left the meeting at 8:56pm prior to the discussion and vote of the following item.

C2606-2 ALFRED ROAD, NO. 18 (STRATA LOT 1), NORTH FREMANTLE
 – CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
 ACCOMODATION – (LG DA0102/26)

Meeting date: 10 June 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Attachments: 1. Development Plans
 2. Management Plan
 3. Code of Conduct

SUMMARY

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 18 (Strata Lot 1) Alfred Road, North Fremantle.

The proposal is referred to Council due to the nature of some discretions being sought and comments received during the notification period that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Local Planning Scheme No. 4 (LPS4). These discretionary assessments include the following:

- Land Use ('A')

The application is recommended for conditional approval.

PROPOSAL

Detail

Approval is sought for a change of use to Unhosted short-term rental accommodation to an existing Grouped dwelling at No. 18 Alfred Road, North Fremantle (Subject Site). There are no works proposed.

Development plans and are included as attachment 1.



Site/application information

Date received: 17 March 2026
Owner name: Martin Ibach
Submitted by: Martin Ibach
Scheme: Residential R25
Heritage listing: North Fremantle Precinct Heritage Area / Not Listed
Existing land use: Grouped Dwelling
Use class: Unhosted Short-Term Rental Accommodation
Use permissibility: A



Figure 1 – Planning context map



Figure 2 – Aerial image of subject site with location of dwelling marked with a red 'X' (April 2026)

CONSULTATION

External referrals

Nil required.

Community

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the proposal required a merit-based assessment against the Scheme. The advertising period concluded on 21 April 2026, and one (1) submission, objecting the proposal was received. The following issues were raised (summarised):



- Concern regarding transient nature of short-term tenants, which can lead to increase in noise, and antisocial behaviour.
- Potential increase in litter, as tenants will not be aware of rubbish collection schedule.
- Conversion of accommodation that can permanently house a family, to a short-term accommodation, is not socially conscious.

In response to the above, the applicant provided the following response:

- *Currently I stay at my Alfred Rd unit 5 nights per fortnight with my daughter who is in high school. So in effect I live there 5 nights a fortnight, whilst living and working 9 nights per fortnight in Margaret River where I work as a GP.*
- *So my use of the accommodation is not precluding someone else living in it as I live in it, albeit only 5 nights a fortnight due to shared parenting arrangements.*
- *To help manage financially, I need to short term my accommodation when not there, so that I can afford to retain it as accommodation for my daughter and myself.*
- *I have clear directions as to which bins need to be out each Sunday for Monday am pickup.*
- *I only rent out my own bedroom to a maximum of 2 people, and have a strict no noise policy and no other guests allowed.*

The applicant has submitted a Management Plan and Code of Conduct in accordance with the requirements of LPP2.27, the aim of requiring these documents is to enhance effective and responsible operation of the accommodation. The provided documents are required by policy to reduce impacts of noise, antisocial behaviour of tenants and provide detailed information on waste management protocols. The implementation of these documents will be secured via recommended conditions of approval.

The remaining comments are addressed in the officer comment below.

OFFICER COMMENT

Statutory and policy assessment

The proposal has been assessed against the relevant provisions of LPS4, the R-Codes and relevant Council local planning policies. The relevant assessment criteria are discussed as follows:

- Land use – Unhosted Short-Term Rental Accommodation

The above matters are discussed below.



Background

The subject site is located on the southwest corner of Alfred Road and Rule Street. The site has a land area of approximately 187m² and is currently a Grouped dwelling. The existing dwelling sits within a strata lot comprising of four (4) total dwellings. The site is zoned Residential and has a density coding of R25. The site is not individually heritage listed and is located within the North Fremantle Precinct Heritage Area.

A search of the property file revealed no planning history that would be relevant to this application.

Land Use

'Unhosted Short-Term Rental Accommodation' is a discretionary ('A') use in the Residential Zone, which means that the use is not permitted unless the Council has exercised its discretion and has granted development approval after giving special notice (advertising) in accordance with clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2. In this regard the following matters have been considered:

- (a) *The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area*
- (m) *The compatibility of the development with its setting including the relationship of the development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development*
- (n) *The amenity of the locality including the following:*
 - (i) *Environmental impacts of the development*
 - (ii) *The character of the locality*
 - (iii) *Social impacts of the development*
- (y) *Any submissions received on the application.*

For the purpose of assessing matter (a) above, the objectives of the Residential zone are as follows:

Development within the residential zone shall —

- (i) *provide for residential uses at a range of densities with a variety of housing forms to meet the needs of different household types, while recognising the limitations on development necessary to protect local character,*
- (ii) *safeguard and enhance the amenity of residential areas and ensure that development, including alterations and additions, are sympathetic with the character of the area,*



- (iii) encourage high standards of innovative housing design which recognise the need for privacy, energy efficient design and bulk and scale compatible with adjoining sites,*
- (iv) recognise the importance of traditional streetscape elements to existing and new development,*
- (v) conserve and enhance places of heritage significance the subject of or affected by the development, and*
- (vi) safeguard and enhance the amenity of residential areas by ensuring that land use is compatible with the character of the area.*

The proposed development is considered to address the above matters for the following reasons:

- The proposed Unhosted short-term rental accommodation is minor in scale, comprising of one bedroom and a maximum of two occupants, it is not considered the scale of this operation will result in detrimental impact to the amenity of the area or adjoining residents.
- There are no structural works proposed to the dwelling in this application, as such there are no elements that will impact the existing streetscape or heritage character of the area.
- The land use is considered to satisfy the objectives of the Residential zone, as it will provide a land use compatible with surrounding residential uses, providing accommodation without having detrimental impact on adjoining properties subject to effective and responsible management of the accommodation and compliance with the Local Planning Policy 2.27, which seeks to mitigate any amenity impacts, as discussed in greater detail below.

Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation

The purpose of LPP2.27 is to establish a clear framework to manage unhosted short term rental accommodation within the City of Fremantle. The policy seeks to balance the tourism benefits with residential amenity and urban living, ensuring development and land use aligns with neighbourhood character while not detrimentally impacting the viability of an area through the overabundance of temporary residents.

The objectives of LPP2.27 are to:

- 1. To ensure unhosted short-term rental accommodation is designed, sited and managed to preserve amenity and character of areas with heritage, environmental or conservations values.*
- 2. To maintain the amenity and established character of zones by ensuring the location, scale, design and operation of unhosted short-term rental accommodation is appropriate to the setting.*



3. To ensure unhosted short-term rental accommodation is appropriately serviced to meet the needs of visitors and prevent detrimental impacts on the local environment or infrastructure.
4. To ensure the vibrancy and viability of zones, particularly the City Centre zone, is maintained by retaining a base of predominantly permanent residents.

The following table evaluates the proposal under the relevant provisions of LPP2.27, applicable to all unhosted short-term rental accommodation within the City:

Table 1 – Assessment against LPP2.27

1. Built Form and Site Appearance	Officer comment
1.1 Proposals for unhosted short-term rental accommodation must align with the applicable Residential Design Codes (R-Codes), Local Planning Scheme, Local Development Plans and any location specific local planning policies.	There are no built form changes or works proposed in this application.
1.2 On-site signage is required for all proposals and is: <ol style="list-style-type: none"> a) Limited to sign plaques or plates affixed to the main frontage of the building. b) To not exceed 0.5m² per dwelling. c) To be consolidated where multiple unhosted short-term rental accommodation units are contained on a site. d) To include the property owner or manager's contact information. 	No signage indicated on submitted development plans, signage to be secured via appropriate condition of approval.
2. Car Parking	Officer comment
2.1 For all zones, except the City Centre Zone - In addition to providing car parking in accordance with the Residential Design Codes, additional on-site car parking bays should be provided at a rate of one bay for every two bedrooms exceeding four bedrooms (i.e. one additional bay for 5-6 bedrooms, two additional bays for 7-8 bedrooms etc).	The subject site has an existing on-site parking bay shortfall of 2 bays, as only one bedroom is proposed to be rented out, no additional bays are required to be provided.
2.2 City Centre Zone – The City Centre is a pedestrian friendly location with plentiful retail and dining options within walking distance, close to many of the City's tourist attractions and is well serviced by public transport. Therefore, there is no requirement for the provision of on-site parking within this zone.	N/A



3. Dwelling Occupancy	Officer comment
3.1 Single Dwelling - Maximum occupancy of no more than 2 persons per bedroom, excluding persons under 16, to a maximum of 12 persons per dwelling.	N/A
3.2 Grouped and Multiple Dwellings - Maximum occupancy of no more than two persons per bedroom, excluding persons under 16, to a maximum of six persons.	One (1) bedroom proposed for renting with a max occupancy of two (2) people. To be secured via condition of approval.
3.3 Rooms not originally designed as bedrooms (e.g. living / dining rooms) cannot be converted for STRA occupancy calculations.	Room to be converted for STRA purposes is an approved lawful bedroom.
4. Location Requirements	Officer comment
4.1 In order to prioritise permanent residents within the City Centre Zone so as to retain a lively and vibrant centre throughout the year, consideration will be given to the number of hosted and unhosted short term rental accommodation properties registered at the time of the development application being lodged.	N/A
5. Servicing Considerations	Officer comment
5.1 Development is to be connected to a reticulated potable water supply.	Complies.
5.2 Development is to be connected to a reticulated sewage or serviced by an approved on-site effluent disposal system with adequate capacity for the proposed number of occupants.	Complies.
6. Time Limitations of Approvals	Officer comment
6.1 Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.	The proposal is for an Unhosted short-term rental for a minor number of people (two (2) persons). It is not considered that this will result in any significantly detrimental impact to the amenity of adjoining properties/dwellings or the area generally. As such a 12 month approval limit is not considered to be required.
7. Restriction of Operator	Officer comment



<p>7.1 Due to the detailed management measures required to operate an unhosted short term rental accommodation in accordance with this policy, development approval for unhosted short-term rental accommodation is restricted to the approved landowner and will not run with the property. A change in landowner will require a new development applicant for unhosted short-term rental accommodation to be submitted and approved.</p>	<p>Compliance with this provision will be secured via a recommended condition of approval.</p>
<p>8. Management Plans and Other Unhosted Short-Term Rental Accommodation Application Requirements</p>	<p>Officer comment</p>
<p>8.1 Where a unhosted short-term rental accommodation is located on a strata title, a letter from the Strata Manager or Strata Management Company in support of the proposed use is to be included with the development application.</p>	<p>Letter with adjoining strata owners support provided within submitted application package.</p>
<p>8.2 For proposals located in all zones except the City Centre zone, a site plan indicating the location of on-site parking is to be provided with the development application.</p>	<p>As above, no onsite parking on subject site. The proposal does not require the provision of additional onsite parking.</p>
<p>8.3 Development applications must include a Management Plan detailing the following:</p> <ol style="list-style-type: none"> a) Contact details (phone number and email address) of the Property Manager, which may be the landowner or an external agent. The Property Manager is to respond to nuisance behaviour within 12 hours of a complaint. b) Method of booking and checking in. c) Confirmation of location of designated on-site / visitor parking bays. d) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. e) Complaint management procedures addressing nuisance behaviour which may include: <ul style="list-style-type: none"> • Violence or threats • Loud aggressive behaviour, including yelling, screaming or arguing 	<p>A Management Plan accompanied the lodgement of the application which addresses the requirements of this provision. Compliance with this Management Plan will be secured via a recommended condition of approval.</p>



<ul style="list-style-type: none"> • Excessively loud noise nuisance • Overlooking • Light spill • Barking dogs • Smoke or odours. <p>f) Waste management strategies to ensure appropriate disposal.</p> <p>g) Bushfire emergency response procedures (in designated bushfire prone areas).</p>	
<p>8.4 A detailed Code of Conduct is to be made available to all occupants and included with the development application. The Code of Conduct is to include the following:</p> <ul style="list-style-type: none"> a) Contact details of the Property Manager, including after-hours contact details. b) Expected behaviour of occupants / visitor to minimise impact on neighbours. c) Any restrictions of visitors or parties/ events. d) Location of on-site car parking for occupants / visitors, as well as any parking restrictions applicable to the location. e) Details of alternate transport options, such as public transport. f) Details regarding waste management, including specific expectations of guests regarding waste disposal and bin collection. g) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. h) Bushfire emergency response procedures (where applicable). i) Any other information relevant to the use of the property which may impact the amenity of the location. 	<p>A Code of Conduct accompanied the lodgement of the application which addresses the requirements of this provision. Compliance with the Code of Conduct will be secured via a recommended condition of approval. A copy of the Code of Conduct is to be made available to the occupants of the accommodation.</p> <p>The document outlines expectations of guests, including the discouragement of loud noise and antisocial behaviour. It is outlined that a waste collection schedule will be provided to each guest in accordance with the North Fremantle bin collection schedule.</p>

CONCLUSION

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 18 Alfred Road, North Fremantle. With consideration to the officer assessment above, the proposed accommodation is considered acceptable and can be suitably operated to minimise any potential impact to the amenity of the area. The land use is compatible with the objectives of the Residential zone



and LPP2.27, providing accommodation that is minor in scale and with minimal amenity impact to adjoining residents.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - Liveable and socially connected neighbourhoods

- The matters contained in this report align to the intent of this theme's outcome.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. The applicant is able to apply for a review of any Refusal or conditions of approval issued by Council in relation to this application, through the State Administrative Tribunal. Where not specifically detailed in the Regulations or City's policy, all works require approval and may be subject to compliance investigation and enforcement if approval is not sought prior to undertaking works.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2606-2 (Officer's recommendation)

Moved: Cr Frank Mofflin

Seconded: Cr Andrew Sullivan

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 18 (Strata Lot 1) Alfred Road, North Fremantle, subject to the following condition(s):



1. This approval relates only to the development as indicated on the approved plans, dated 16 March 2026. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.
2. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Martin Ibach as the current landowner only. If Martin Ibach ceases to be the landowner of the site, the Unhosted short-term rental accommodation hereby approved will expire.
3. The approved use is restricted to a maximum of two (2) guests at any one time, based on the one (1) bedroom within the dwelling.
4. The Management Plan and Code of Conduct dated 16 March 2026 (City of Fremantle stamped date) hereby approved must be implemented at all times to the satisfaction of the City of Fremantle. A copy of the Code of Conduct is to be made available to all occupants of the Unhosted short-term rental accommodation.
5. Prior to the occupation/operation of the Unhosted short-term rental accommodation, signage is to be provided on site and shall:
 - a) Be limited to sign plaques or plates affixed to the main frontage of the building;
 - b) Not exceed 0.5m² per dwelling (minimum size, 0.2m²);
 - c) Be consolidated where multiple unhosted short-term rental accommodation units are contained on a site; and
 - d) Include the property owner or manager's contact information, including contact telephone and email information.

The signage shall be maintained for the life of the development to the satisfaction of the City of Fremantle.

6. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

Advice note(s):

- i. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:



- mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
- vehicles;
- amplified acoustic systems; and
- patron noise.

It is advised to seek the services of a competent acoustic consultant to assist the applicant in addressing the potential noise impacts on noise sensitive receivers.

Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Frank Mofflin, Cr Pip Slaughter,
Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



Cr Jemima Williamson-Wong declared an Impartiality Interest in items C2606-2, C2606-3 and C2606-4 earlier in the meeting, and was absent during the discussion and voting of the following item.

C2606-3 ADELAIDE STREET, NO. 408/23 (LOT 54), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMMODATION - (JD DA0089/26)

Meeting date: 10 June 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Attachments: 1. Development Plans
 2. Management Plan
 3. Code of Conduct

SUMMARY

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 408/23 Adelaide Street, Fremantle.

The proposal is referred to Council due to the nature of some discretions being sought and comments received during the notification period that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Local Planning Scheme No. 4 (LPS4) and Local Planning Policies. These discretionary assessments include the following:

- Land use

The application is recommended for conditional approval.

PROPOSAL

Detail

Approval is sought for a change of use of an existing Multiple dwelling to Unhosted short-term rental accommodation at No. 408/23 Adelaide Street, Fremantle. There are no works proposed.

Development plans are included as attachment 1.

Site/application information

Date received: 9 March 2026



Owner name: Julien Ceran
Submitted by: Julien Ceran
Scheme: City Centre RAC-3
Heritage listing: N/A
Existing land use: Multiple Dwelling
Use class: Unhosted Short-Term Rental Accommodation
Use permissibility: A

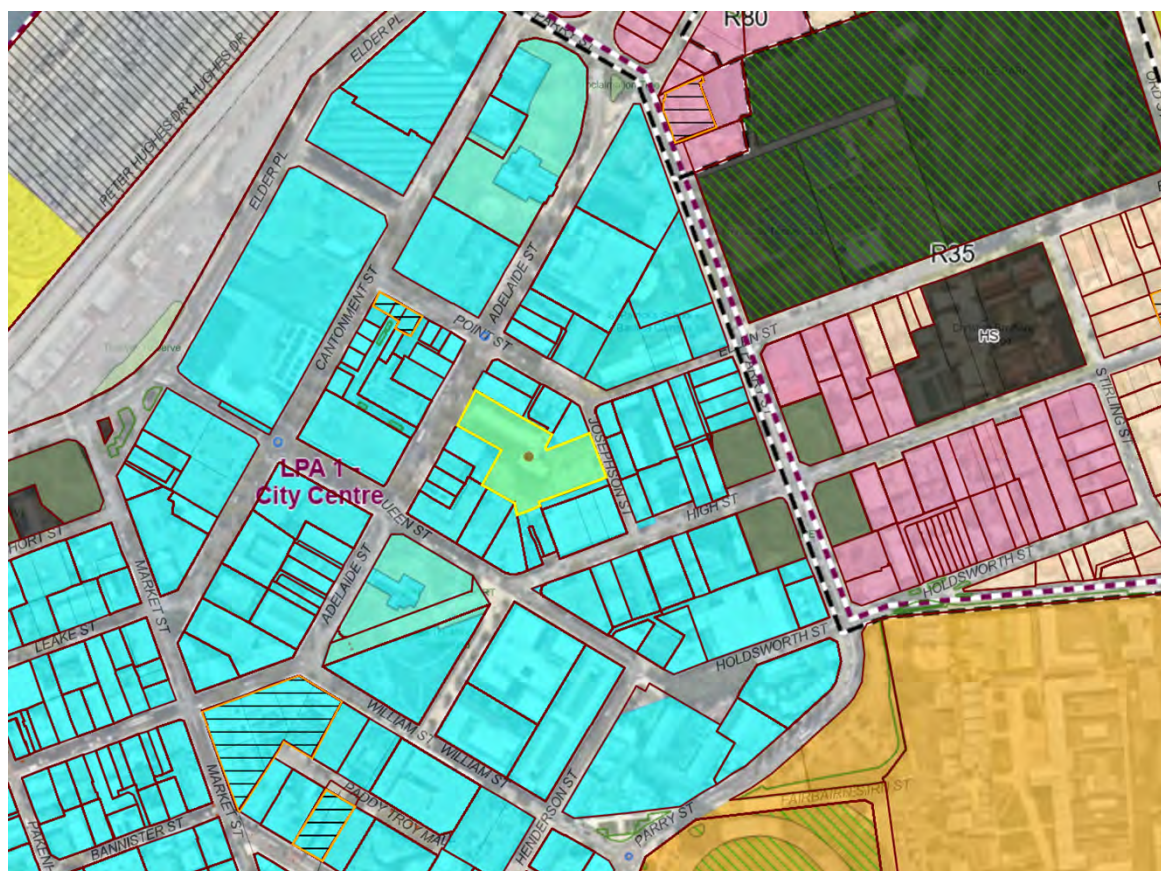


Figure 1 – Planning context map



Figure 2 – Approximate location of subject dwelling outlined in red

CONSULTATION

External referrals

Nil required.

Community

The application was advertised in accordance with Schedule 2, clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the proposal required a merit-based assessment against the Scheme and local planning policy. The advertising period concluded on 24 April 2026, and two (2) submissions were received. One (1) in support of the proposal and one (1) objecting to the proposal. The following issues were raised (summarised):

- Concern stating there is a housing crisis and that the City should take a moral stand to discourage further expansion of short-term rentals.

The abovementioned comments are addressed in the officer comment below.



OFFICER COMMENT

Statutory and policy assessment

The proposal has been assessed against the relevant provisions of LPS4 specifically land use and car parking provisions. The relevant assessment criteria are discussed as follows:

- Land use

The above matters are discussed below.

Background

The subject site is located on the east side of Adelaide Street. The dwelling subject to the change of use is within a strata development comprising 118 Multiple dwellings and has a floor area of approximately 40m². The dwelling is located on the fourth floor and sits within a parent lot of approximately 5198m². The site is zoned City Centre and has a density coding of RAC-3. The site is not individually heritage listed or located within a Heritage Area.

A search of the property file has revealed the following history for the site:

- Primary street fence addition and alterations – DA0218/20
- Front fence and landscaping on Adelaide Street frontage – DA728/05
- Construction of a 10 storey multi-purpose building – BL5377/1968

Land Use

An Unhosted short-term rental accommodation is an 'A' use in the City Centre Zone, which means that the use is not permitted unless the Council has exercised its discretion by granting planning approval. In considering an 'A' use the Council will have regard to the matters to be considered in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In this regard the following matters have been considered:

- (a) *The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area*
- (m) *The compatibility of the development with its setting including the relationship of the development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development*
- (n) *The amenity of the locality including the following:*
 - (i) *Environmental impacts of the development*
 - (ii) *The character of the locality*
 - (iii) *Social impacts of the development*



(y) Any submissions received on the application.

For the purpose of assessing matter (a) above, the objectives of the City Centre zone are as follows:

Development within the City Centre zone shall —

- (i) provide for a full range of shopping, office, administrative, social, recreation, entertainment and community services, consistent with the region-serving role of the centre and including residential uses, and*
- (ii) comply with the objectives of local planning area 1 of schedule 7,*
- (iii) conserve places of heritage significance the subject of or affected by development.*

The proposed development is considered to address the above matters for the following reasons:

- The Unhosted short-term rental accommodation land use is considered to satisfy the objectives of the City Centre zone as it will provide a use which is consistent with the region-serving role of the centre.
- The land use will complement the surrounding retail and hospitality land uses by providing accommodation for visitors to the area and will assist in the ongoing viability of these businesses.
- The proposal is for a small scale Unhosted short-term rental accommodation for a maximum of two (2) persons. It is not considered that the scale of the accommodation will result in any significantly detrimental impact the amenity of the area or adjoining residents.
- The proposal does not involve any structural changes to the existing dwelling built form or existing buildings on the subject site.
- It is not considered that there is currently an over densification of Unhosted short-term rental accommodation land uses in the surrounding area.

Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation

The purpose of LPP2.27 is to establish a clear framework to manage unhosted Short-term rental accommodation within the City of Fremantle. The policy seeks to balance the tourism benefits with residential amenity and urban living, ensuring development and land use aligns with neighbourhood character while not detrimentally impacting the viability of an area through the overabundance of temporary residents.

The following table evaluates the proposal against the policy provisions of LPP2.27.



Table 1 – Assessment against LPP2.27

1. Built Form and Site Appearance	Officer comment
1.1 Proposals for unhosted short-term rental accommodation must align with the applicable Residential Design Codes (R-Codes), Local Planning Scheme, Local Development Plans and any location specific local planning policies.	No change is proposed to the existing built form.
1.2 On-site signage is required for all proposals and is: <ul style="list-style-type: none"> a) Limited to sign plaques or plates affixed to the main frontage of the building. b) To not exceed 0.5m² per dwelling. c) To be consolidated where multiple unhosted short-term rental accommodation units are contained on a site. d) To include the property owner or manager's contact information. 	A condition of approval is recommended to ensure compliance with signage requirements.
2. Car Parking	Officer comment
2.1 For all zones, except the City Centre Zone - In addition to providing car parking in accordance with the Residential Design Codes, additional on-site car parking bays should be provided at a rate of one bay for every two bedrooms exceeding four bedrooms (i.e. one additional bay for 5-6 bedrooms, two additional bays for 7-8 bedrooms etc).	N/A
2.2 City Centre Zone – The City Centre is a pedestrian friendly location with plentiful retail and dining options within walking distance, close to many of the City's tourist attractions and is well serviced by public transport. Therefore, there is no requirement for the provision of on-site parking within this zone.	The applicant has advised in the attached Management Plan that guests may park their vehicles in any available parking bay accessed via Gate 1 or Gate 2 (located off Josephson Street) of the parent lot. However, as the subject site is located within the City Centre zone, there are no requirements under LPP2.27 for onsite parking to be provided. As such, the provision of car parking will be left to the discretion of the business operator and/or strata company manager.
3. Dwelling Occupancy	Officer comment



<p>3.2 Grouped and Multiple Dwellings - Maximum occupancy of no more than two persons per bedroom, excluding persons under 16, to a maximum of six persons.</p>	<p>The subject dwelling is single bedroom dwelling. A maximum of two (2) persons are permitted to occupy the bedroom/dwelling which is secured via a recommended condition of approval.</p>
<p>3.3 Rooms not originally designed as bedrooms (e.g. living / dining rooms) cannot be converted for STRA occupancy calculations.</p>	<p>The single bedroom is an approved lawful bedroom.</p>
<p>4. Location Requirements</p>	<p>Officer comment</p>
<p>4.1 In order to prioritise permanent residents within the City Centre Zone so as to retain a lively and vibrant centre throughout the year, consideration will be given to the number of hosted and unhosted short term rental accommodation properties registered at the time of the development application being lodged.</p>	<p>28 of the 118 dwellings (19.5%) within 23 Adelaide Street are registered as short-term rental accommodation. It is considered that the predominant use of the dwellings within the subject site are for long term residential use.</p>
<p>5. Servicing Considerations</p>	<p>Officer comment</p>
<p>5.1 Development is to be connected to a reticulated potable water supply.</p>	<p>Complies</p>
<p>5.2 Development is to be connected to a reticulated sewage or serviced by an approved on-site effluent disposal system with adequate capacity for the proposed number of occupants.</p>	<p>Complies</p>
<p>6. Time Limitations of Approvals</p>	<p>Officer comment</p>
<p>6.1 Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.</p>	<p>The proposal is for an Unhosted short-term rental for only two (2) persons. It is not considered that this will result in any significantly detrimental impact to the amenity of adjoining properties/dwellings or the area generally. As such a 12 month approval limit is not considered to be required.</p>
<p>7. Restriction of Operator</p>	<p>Officer comment</p>
<p>7.1 Due to the detailed management measures required to operate an unhosted short term</p>	<p>Compliance with this provision will be secured via</p>



<p>rental accommodation in accordance with this policy, development approval for unhosted short-term rental accommodation is restricted to the approved landowner and will not run with the property. A change in landowner will require a new development applicant for unhosted short-term rental accommodation to be submitted and approved.</p>	<p>a recommended condition of approval.</p>
<p>8. Management Plans and Other Unhosted Short-Term Rental Accommodation Application Requirements</p>	<p>Officer comment</p>
<p>8.1 Where a unhosted short-term rental accommodation is located on a strata title, a letter from the Strata Manager or Strata Management Company in support of the proposed use is to be included with the development application.</p>	<p>A letter from the Strata Company Manager included as additional information accompanied the application. They have provided consent for the proposed for the proposed use.</p>
<p>8.2 For proposals located in all zones except the City Centre zone, a site plan indicating the location of on-site parking is to be provided with the development application.</p>	<p>N/A</p>
<p>8.3 Development applications must include a Management Plan detailing the following:</p> <ol style="list-style-type: none"> a) Contact details (phone number and email address) of the Property Manager, which may be the landowner or an external agent. The Property Manager is to respond to nuisance behaviour within 12 hours of a complaint. b) Method of booking and checking in. c) Confirmation of location of designated on-site / visitor parking bays. d) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. e) Complaint management procedures addressing nuisance behaviour which may include: <ul style="list-style-type: none"> • Violence or threats • Loud aggressive behaviour, including yelling, screaming or arguing • Excessively loud noise nuisance • Overlooking 	<p>A Management Plan accompanied the lodgement of the application which addresses the requirements of this provision. Compliance with this Management Plan will be secured via a recommended condition of approval.</p>



<ul style="list-style-type: none"> • Light spill • Barking dogs • Smoke or odours. <p>f) Waste management strategies to ensure appropriate disposal.</p> <p>g) Bushfire emergency response procedures (in designated bushfire prone areas).</p>	
<p>8.4 A detailed Code of Conduct is to be made available to all occupants and included with the development application. The Code of Conduct is to include the following:</p> <ul style="list-style-type: none"> a) Contact details of the Property Manager, including after-hours contact details. b) Expected behaviour of occupants / visitor to minimise impact on neighbours. c) Any restrictions of visitors or parties/ events. d) Location of on-site car parking for occupants / visitors, as well as any parking restrictions applicable to the location. e) Details of alternate transport options, such as public transport. f) Details regarding waste management, including specific expectations of guests regarding waste disposal and bin collection. g) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. h) Bushfire emergency response procedures (where applicable). i) Any other information relevant to the use of the property which may impact the amenity of the location. 	<p>A Code of Conduct accompanied the lodgement of the application which addresses the requirements of this provision. Compliance with the Code of Conduct will be secured via a recommended condition of approval. A copy of the Code of Conduct is to be made available to the occupants of the accommodation.</p>

CONCLUSION

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 408/23 Adelaide Street, Fremantle. Based on the assessment above, it is considered that the accommodation can be suitably operated to minimise any potential impact to the amenity of the area. The land use will complement the surrounding retail and hospitality land uses and is consistent with the region-serving role of the City Centre and the objectives of LPP2.27. In accordance with the assessment above, the application is recommended for conditional approval.



STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Thriving City - Vibrant and active city centre

- A coexistence of residents, visitors and workers creates a desirable environment in which to live, work, and visit.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. The applicant is able to apply for a review of any Refusal or conditions of approval issued by Council in relation to this application, through the State Administrative Tribunal. Where not specifically detailed in the Regulations or City's policy, all works require approval and may be subject to compliance investigation and enforcement if approval is not sought prior to undertaking works.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 408/23 (Strata Lot 54) Adelaide Street, Fremantle, subject to the following condition(s):

1. This approval relates only to the development as indicated on the approved plans, dated 9 March 2026. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.
2. This approval allows the unhosted short-term rental accommodation hereby approved to be operated by Julien Ceran as the current landowner only. If



Julien Ceran ceases to be the landowner of the site, the unhosted short-term rental accommodation hereby approved will expire.

3. The approved use is restricted to a maximum of two (2) guests at any one time, based on the one (1) bedroom within the dwelling.
4. The Management Plan and Code of Conduct dated 9 March 2026 (City of Fremantle stamped date) hereby approved must be implemented at all times to the satisfaction of the City of Fremantle. A copy of the Code of Conduct is to be made available to all occupants of the Unhosted short-term rental accommodation.
5. Prior to the occupation/operation of the unhosted short-term rental accommodation, signage is to be provided on site and shall:
 - a) Be limited to sign plaques or plates affixed to the front door/ entrance to the dwelling;
 - b) Not exceed 0.5m² per dwelling (minimum size, 0.2m²);
 - c) Be consolidated where multiple unhosted short-term rental accommodation units are contained on a site; and
 - d) Include the property owner or manager's contact information, including contact telephone and email information.

The signage shall be maintained for the life of the development to the satisfaction of the City of Fremantle.

6. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

Advice note(s):

i. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:

- mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
- vehicles;
- amplified acoustic systems; and
- patron noise.



It is advised to seek the services of a competent acoustic consultant to assist the applicant in addressing the potential noise impacts on noise sensitive receivers.

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Andrew Sullivan moved the following alternative motion, as provided in the additional documents:

COUNCIL DECISION ITEM C2606-3
(Alternative motion)

Moved: Cr Andrew Sullivan

Seconded: Cr Pip Slaughter

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 408/23 (Strata Lot 54) Adelaide Street, Fremantle, as detailed on plans dated 9 March 2026, for the following reasons:

1. The proposal is inconsistent with clause 67 (n) of the Deemed Provisions as the proposal will remove long term residential accommodation in the City Centre zone thereby resulting in detrimental amenity and social impacts by virtue of reduced housing availability.
2. The proposal is inconsistent with the policy objectives of Local Planning Policy 2.27 (Unhosted Short-term Rental Accommodation) as it will not prioritise permanent residents within the City Centre Zone so as to retain a lively and vibrant centre throughout the year.

Carried: 8/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Frank Mofflin, Cr Pip Slaughter,
Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Reason for alternative motion:

There is a need to maintain affordable inner city accommodation for renters/residents rather than short stayers.



Cr Jemima Williamson-Wong declared an Impartiality Interest in items C2606-2, C2606-3 and C2606-4 earlier in the meeting, and was absent during the discussion and voting of the following item.

Cr Pip Slaughter left the meeting at 9:05pm and was absent during the discussion and voting of the following item.

C2606-4 ADELAIDE STREET, NO. 612/23 (LOT 82), FREMANTLE -
CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL
ACCOMMODATION - (JD DA0108/26)

Meeting date: 10 June 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Attachments: 1. Development Plans
 2. Management Plan
Additional Information 3. [Strata Company Manager Consent](#)
(viewed electronically)

SUMMARY

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 612/23 Adelaide Street, Fremantle.

The proposal is referred to Council due to the nature of some discretions being sought and comments received during the notification period that cannot be addressed through conditions of approval. The application seeks discretionary assessments against the Local Planning Scheme No. 4 (LPS4) and Local Planning Policies. These discretionary assessments include the following:

- Land use

The application is recommended for conditional approval.

PROPOSAL

Detail

Approval is sought for a change of use of an existing two (2) bedroom Multiple dwelling to Unhosted short-term rental accommodation at No. 612/23 Adelaide Street, Fremantle. There are no works proposed.



Development plans are included as attachment 1.

Site/application information

Date received:	18 March 2026
Owner name:	Craig John Hammond
Submitted by:	Craig John Hammond
Scheme:	City Centre RAC-3
Heritage listing:	N/A
Existing land use:	Multiple Dwelling
Use class:	Unhosted Short-Term Rental Accommodation
Use permissibility:	A

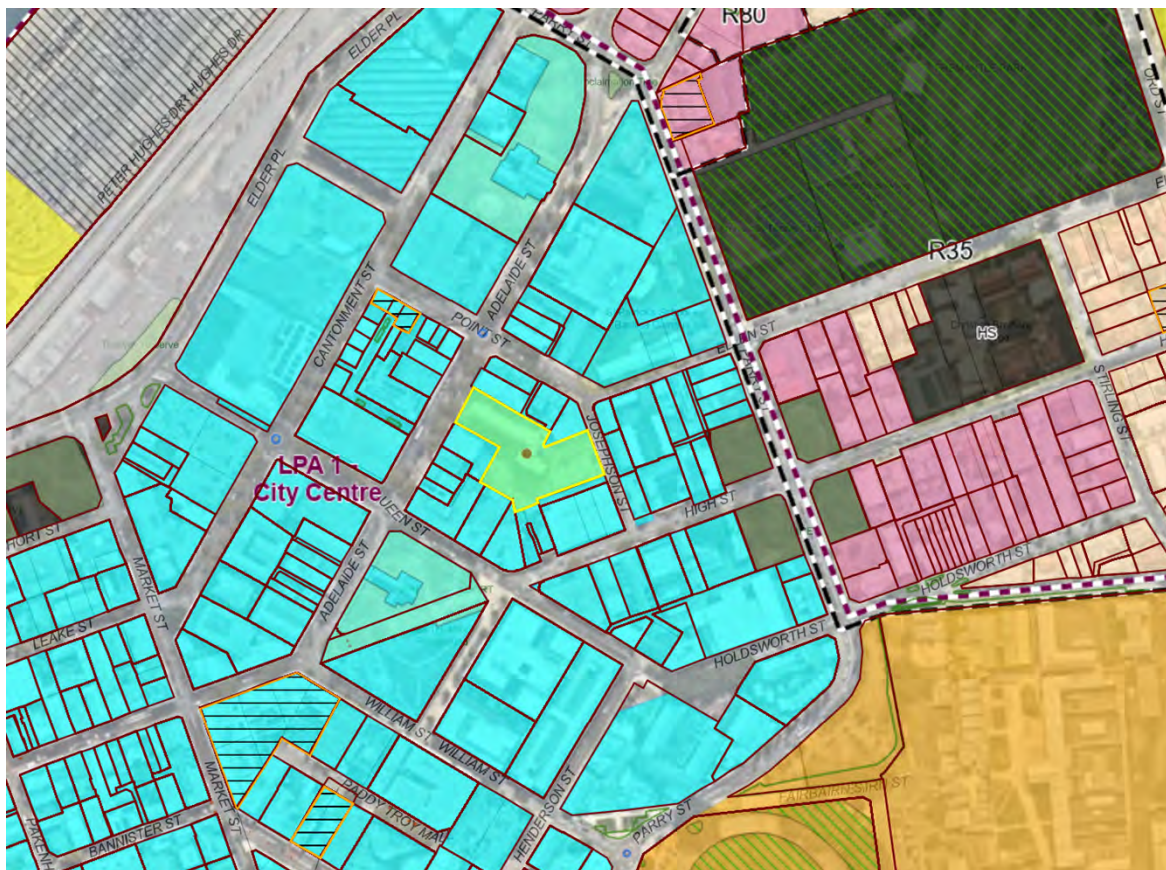


Figure 1 – Planning context map



OFFICER COMMENT

Statutory and policy assessment

The proposal has been assessed against the relevant provisions of LPS4 specifically land use and car parking provisions. The relevant assessment criteria are discussed as follows:

- Land use

The above matters are discussed below.

Background

The subject site is located on the east side of Adelaide Street. The dwelling subject to the change of use is within a strata development comprising 118 Multiple dwellings and has a floor area of approximately 58m². The dwelling is located on the sixth floor and sits within a parent lot of approximately 5198m². The site is zoned City Centre and has a density coding of RAC-3. The site is not individually heritage listed or located within a Heritage Area.

A search of the property file has revealed the following history for the site:

- Primary street fence addition and alterations – DA0218/20
- Front fence and landscaping on Adelaide Street frontage – DA728/05
- Construction of a 10 storey multi-purpose building – BL5377/1968

Land Use

An Unhosted short-term rental accommodation is an 'A' use in the City Centre Zone, which means that the use is not permitted unless the Council has exercised its discretion by granting planning approval. In considering an 'A' use the Council will have regard to the matters to be considered in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In this regard the following matters have been considered:

- The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area*
- The compatibility of the development with its setting including the relationship of the development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development*
- The amenity of the locality including the following:*
 - Environmental impacts of the development*
 - The character of the locality*
 - Social impacts of the development*



(y) *Any submissions received on the application.*

For the purpose of assessing matter (a) above, the objectives of the City Centre zone are as follows:

Development within the City Centre zone shall —

- (i) provide for a full range of shopping, office, administrative, social, recreation, entertainment and community services, consistent with the region-serving role of the centre and including residential uses, and*
- (ii) comply with the objectives of local planning area 1 of schedule 7,*
- (iii) conserve places of heritage significance the subject of or affected by development.*

The proposed development is considered to address the above matters for the following reasons:

- The Unhosted short-term rental accommodation land use is considered to satisfy the objectives of the City Centre zone as it will provide a use which is consistent with the region-serving role of the centre.
- The land use will complement the surrounding retail and hospitality land uses by providing accommodation for visitors to the area and will assist in the ongoing viability of these businesses.
- The proposal is for a small scale Unhosted short-term rental accommodation for a maximum of four (4) persons. It is not considered that the scale of the accommodation will result in any significantly detrimental impact the amenity of the area or adjoining residents.
- The proposal does not involve any structural changes to the existing dwelling built form or existing buildings on the subject site.
- It is not considered that there is currently an over densification of Unhosted short-term rental accommodation land uses in the surrounding area.

Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation

The purpose of LPP2.27 is to establish a clear framework to manage unhosted Short-term rental accommodation within the City of Fremantle. The policy seeks to balance the tourism benefits with residential amenity and urban living, ensuring development and land use aligns with neighbourhood character while not detrimentally impacting the viability of an area through the overabundance of temporary residents.

The following table evaluates the proposal against the policy provisions of LPP2.27.



Table 1 – Assessment against LPP2.27

1. Built Form and Site Appearance	Officer comment
1.1 Proposals for unhosted short-term rental accommodation must align with the applicable Residential Design Codes (R-Codes), Local Planning Scheme, Local Development Plans and any location specific local planning policies.	No changes are proposed to the existing built form.
1.2 On-site signage is required for all proposals and is: <ul style="list-style-type: none"> a) Limited to sign plaques or plates affixed to the main frontage of the building. b) To not exceed 0.5m² per dwelling. c) To be consolidated where multiple unhosted short-term rental accommodation units are contained on a site. d) To include the property owner or manager’s contact information. 	A condition of approval is recommended to ensure compliance with signage requirements.
2. Car Parking	Officer comment
2.1 For all zones, except the City Centre Zone - In addition to providing car parking in accordance with the Residential Design Codes, additional on-site car parking bays should be provided at a rate of one bay for every two bedrooms exceeding four bedrooms (i.e. one additional bay for 5-6 bedrooms, two additional bays for 7-8 bedrooms etc).	N/A
2.2 City Centre Zone – The City Centre is a pedestrian friendly location with plentiful retail and dining options within walking distance, close to many of the City’s tourist attractions and is well serviced by public transport. Therefore, there is no requirement for the provision of on-site parking within this zone.	The subject site is located within the City Centre zone. There are no requirements under LPP2.27 for onsite parking to be provided.
3. Dwelling Occupancy	Officer comment
3.2 Grouped and Multiple Dwellings - Maximum occupancy of no more than two persons per bedroom, excluding persons under 16, to a maximum of six persons.	The subject dwelling is two (2) bedroom dwelling. A maximum of four (4) persons are permitted to occupy the bedrooms/dwelling which is secured via a recommended condition of approval.



<p>3.3 Rooms not originally designed as bedrooms (e.g. living / dining rooms) cannot be converted for STRA occupancy calculations.</p>	<p>The two (2) bedrooms are approved lawful bedrooms.</p>
<p>4. Location Requirements</p>	<p>Officer comment</p>
<p>4.1 In order to prioritise permanent residents within the City Centre Zone so as to retain a lively and vibrant centre throughout the year, consideration will be given to the number of hosted and unhosted short term rental accommodation properties registered at the time of the development application being lodged.</p>	<p>28 of the 118 dwellings (19.5%) within 23 Adelaide Street are registered as short-term rental accommodation. It is considered that the predominant use of the dwellings within the subject site are for long term residential use.</p>
<p>5. Servicing Considerations</p>	<p>Officer comment</p>
<p>5.1 Development is to be connected to a reticulated potable water supply.</p>	<p>Complies</p>
<p>5.2 Development is to be connected to a reticulated sewage or serviced by an approved on-site effluent disposal system with adequate capacity for the proposed number of occupants.</p>	<p>Complies</p>
<p>6. Time Limitations of Approvals</p>	<p>Officer comment</p>
<p>6.1 Development approval may be limited to a period of 12 months where Council deems it appropriate to properly assess the impact on neighbours and amenity.</p>	<p>The proposal is for an Unhosted short-term rental for a minor number of people (four (4) persons). It is not considered that this will result in any significantly detrimental impact to the amenity of adjoining properties/dwellings or the area generally. As such a 12 month approval limit is not considered to be required.</p>
<p>7. Restriction of Operator</p>	<p>Officer comment</p>
<p>7.1 Due to the detailed management measures required to operate an unhosted short term rental accommodation in accordance with this policy, development approval for unhosted short-term rental accommodation is restricted to the approved landowner and will not run with the property. A change in landowner will require a new development applicant for unhosted</p>	<p>Compliance with this provision will be secured via a recommended condition of approval.</p>



<p>short-term rental accommodation to be submitted and approved.</p>	
<p>8. Management Plans and Other Unhosted Short-Term Rental Accommodation Application Requirements</p>	<p>Officer comment</p>
<p>8.1 Where a unhosted short-term rental accommodation is located on a strata title, a letter from the Strata Manager or Strata Management Company in support of the proposed use is to be included with the development application.</p>	<p>A letter from the Strata Company Manager included as additional information accompanied the application. They have provided consent for the proposed for the proposed use.</p>
<p>8.2 For proposals located in all zones except the City Centre zone, a site plan indicating the location of on-site parking is to be provided with the development application.</p>	<p>N/A</p>
<p>8.3 Development applications must include a Management Plan detailing the following:</p> <ol style="list-style-type: none"> a) Contact details (phone number and email address) of the Property Manager, which may be the landowner or an external agent. The Property Manager is to respond to nuisance behaviour within 12 hours of a complaint. b) Method of booking and checking in. c) Confirmation of location of designated on-site / visitor parking bays. d) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. e) Complaint management procedures addressing nuisance behaviour which may include: <ul style="list-style-type: none"> • Violence or threats • Loud aggressive behaviour, including yelling, screaming or arguing • Excessively loud noise nuisance • Overlooking • Light spill • Barking dogs • Smoke or odours. f) Waste management strategies to ensure appropriate disposal. 	<p>A Management Plan accompanied the lodgement of the application which addresses the requirements of this provision. Compliance with this Management Plan will be secured via a recommended condition of approval.</p>



<p>g) Bushfire emergency response procedures (in designated bushfire prone areas).</p>	
<p>8.4 A detailed Code of Conduct is to be made available to all occupants and included with the development application. The Code of Conduct is to include the following:</p> <ul style="list-style-type: none"> a) Contact details of the Property Manager, including after-hours contact details. b) Expected behaviour of occupants / visitor to minimise impact on neighbours. c) Any restrictions of visitors or parties/ events. d) Location of on-site car parking for occupants / visitors, as well as any parking restrictions applicable to the location. e) Details of alternate transport options, such as public transport. f) Details regarding waste management, including specific expectations of guests regarding waste disposal and bin collection. g) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended. h) Bushfire emergency response procedures (where applicable). i) Any other information relevant to the use of the property which may impact the amenity of the location. 	<p>No Code of Conduct accompanied the application lodgement. A condition is recommended for a Code of Conduct to be provided, addressing the requirements of clause 8.4, prior to occupation/operation of the land use.</p>

CONCLUSION

Approval is sought for a change of use to Unhosted short-term rental accommodation at No. 612/23 Adelaide Street, Fremantle. Based on the assessment above, it is considered that the accommodation can be suitably operated to minimise any potential impact to the amenity of the area. The land use will complement the surrounding retail and hospitality land uses and is consistent with the region-serving role of the City Centre and the objectives of LPP2.27. In accordance with the assessment above, the application is recommended for conditional approval.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle’s Strategic Community Plan 2024 – 2034:



Thriving City - Vibrant and active city centre

- A coexistence of residents, visitors and workers creates a desirable environment in which to live, work, and visit.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No. 4. The applicant is able to apply for a review of any Refusal or conditions of approval issued by Council in relation to this application, through the State Administrative Tribunal. Where not specifically detailed in the Regulations or City's policy, all works require approval and may be subject to compliance investigation and enforcement if approval is not sought prior to undertaking works.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council:

APPROVE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 612/23 (Strata Lot 82) Adelaide Street, Fremantle, subject to the following condition(s):

1. This approval relates only to the development as indicated on the approved plans, dated 18 March 2026. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.
2. This approval allows the Unhosted short-term rental accommodation hereby approved to be operated by Craig Hammond as the current landowner only. If Craig Hammond ceases to be the landowner of the site, the unhosted short-term rental accommodation hereby approved will expire.



3. Notwithstanding the above interpretation, the approved use is restricted to a maximum of four (4) guests at any one time, based on the two (2) bedrooms within the dwelling.
4. The Management Plan dated 18 March 2026 (City of Fremantle stamped date) hereby approved must be implemented at all times to the satisfaction of the City of Fremantle.
5. Prior to occupation of the approved unhosted short-term rental accommodation, a detailed Code of Conduct is to be submitted to and to be approved by the City of Fremantle. The code of conduct is to include the following, at a minimum:
 - a) Contact details of the Property Manager, including after-hours telephone and email contact details
 - b) Expected behaviour of occupants / visitor to minimise impact on neighbours
 - c) Any restrictions of visitors or parties/ events
 - d) Location of on-site car parking for occupants / visitors, as well as any parking restrictions applicable to the location
 - e) Details of alternate transport options, such as public transport
 - f) Details regarding waste management, including specific expectations of guests regarding waste disposal and bin collection
 - g) Whether pets will be permitted at the property, if so, whether they are permitted to be left unattended
 - h) Bushfire emergency response procedures (where applicable)
 - i) Any other information relevant to the use of the property which may impact the amenity of the location

The approved code of conduct is to be made available to all occupants of the approved unhosted short-term rental accommodation prior to their stay.

6. Prior to the occupation/operation of the Unhosted short-term rental accommodation, signage is to be provided on site and shall:
 - a) Be limited to sign plaques or plates affixed to the front door/ entrance to the dwelling;
 - b) Not exceed 0.5m² per dwelling (minimum size, 0.2m²);
 - c) Be consolidated where multiple unhosted short-term rental accommodation units are contained on a site; and
 - d) Include the property owner or manager's contact information, including contact telephone and email information.



The signage shall be maintained for the life of the development to the satisfaction of the City of Fremantle.

7. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

Advice note(s):

i. All noise from the proposed development must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (as amended), such as:

- mechanical service systems like air-conditioners, exhaust outlets, motors, compressors and pool filters;
- vehicles;
- amplified acoustic systems; and
- patron noise.

It is advised to seek the services of a competent acoustic consultant to assist the applicant in addressing the potential noise impacts on noise sensitive receivers.

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Andrew Sullivan moved the following alternative motion, as provided in the additional documents:

COUNCIL DECISION ITEM C2606-4
(Alternative motion)

Moved: Cr Andrew Sullivan

Seconded: Cr Frank Mofflin

Council:

REFUSE, under the Metropolitan Region Scheme and Local Planning Scheme No. 4, the Change of Use to Unhosted Short-Term Rental Accommodation at No. 612/23 (Strata Lot 82) Adelaide Street, Fremantle, as detailed on plans dated 18 March 2026, for the following reasons:

1. The proposal is inconsistent with clause 67 (n) of the Deemed Provisions as the proposal will remove long term residential accommodation in the



City Centre zone thereby resulting in detrimental amenity and social impacts by virtue of reduced housing availability.

2. The proposal is inconsistent with the policy objectives of Local Planning Policy 2.27 (Unhosted Short-term Rental Accommodation) as it will not prioritise permanent residents within the City Centre Zone so as to retain a lively and vibrant centre throughout the year.

Carried: 7/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Frank Mofflin, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil

Reason for alternative motion:

There is a need to maintain affordable inner city accommodation or renters/residents rather than short stayers.



Cr Jemima Williamson-Wong and Cr Pip Slaughter returned to the meeting at 9:08pm before the discussion and voting on the following item.

C2606-5 ANNUAL UPDATE OF THE HERITAGE LIST AND LOCAL
HERITAGE SURVEY 2026

Meeting date:	10 June 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Assessment of Places to Add to Heritage List - 2026 Annual Update2. Assessment of Places to Retain on Heritage List and Change - 2026 Annual Update3. Assessment of Places to Remove from Heritage List - 2026 Annual Update4. Assessment of Places to change on LHS and to defer until 2027 - 2026 Annual Update5. Background on impacts of Heritage Protection - 2026 Annual Update

SUMMARY

The purpose of this report is to consider modifications to the Heritage List and Local Heritage Survey as part of the periodic update of the Local Heritage Survey (LHS) required under the *Heritage Act 2018* and Council's Local Planning Policy 1.6 – Heritage Assessment and Protection.

The process to add or remove a place from a Municipal Heritage List is set out in the *Planning and Development Regulations (Local Planning Schemes) 2015* and includes the need to consult with the owners of each place which will be affected.

This report recommends that Council consider the proposed changes and invite comment from affected landowners.

BACKGROUND

Local Heritage Survey

The *Heritage Act 2018* requires that local governments prepare and maintain a Local Heritage Survey (LHS) of places that in its opinion are, or may become, of cultural heritage significance. The survey is required to be periodically updated and reviewed. Places on the LHS are recognised but do not automatically receive statutory protection.



The LHS is an information database that records and provides information on all places of cultural heritage significance in Fremantle. However, not all places on the LHS are heritage protected and the information in the LHS does not have any legal implications for the development of land within the City of Fremantle. The information in the LHS, including the Management Category, is used as background information for the heritage impact assessment of the development of places that are identified on the Heritage List and in a Heritage Area. Because of their greater heritage significance, the significant heritage fabric of places with higher management categories requires a greater level of protection and conservation. However, most heritage places usually contain buildings and fabric of different levels of heritage significance. Items of high significance need to be protected and items of low significance can be changed or even removed. These levels of significance are usually determined when a planning application is received and generally, the significant fabric includes the original or early part of the building.

During the assessment process LHS information is generally checked for accuracy in case change has occurred since it was written, or the original data is inconsistent.

There are five main management categories in the LHS plus some older categories that are slowly being updated as areas of Fremantle are being reviewed.

Management category - Level 1a – Exceptional Significance – State Listed

The City of Fremantle has identified this place as being of exceptional cultural heritage significance in its own right within the context of Fremantle. This place is entered onto the State Heritage Office of Western Australia's Register of Heritage Places. All development applications must be referred to the State Heritage Office for approval.

Management category - Level 1b – Exceptional Significance – Not State Listed

The City of Fremantle has identified this place as being of exceptional cultural heritage significance in its own right within the context of Fremantle and its conservation is required. It is recommended that this place be considered for entry in the Heritage Council of Western Australia's Register of Heritage Places.

Management category - Level 2 – Considerable Significance

The City of Fremantle has identified this place as being of considerable cultural heritage significance in its own right within the context of Fremantle and its conservation is a priority.



Management category - Level 3 – Some Significance

The City of Fremantle has identified this place as being of some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and/or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced.

Management category - Level 4 – Historic Record Only

The City of Fremantle has identified places on this place as being of interest for historical reasons and/or for structures that no longer exist. These places are part of Fremantle's rich cultural heritage but are not included on the Heritage List.

Heritage List and Heritage Areas

The *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations') Schedule 2 'Deemed Provisions for local planning schemes' part 3 make provision for the establishment and maintenance of a Heritage List and Heritage Areas which have been identified as of significance and worthy of built heritage conservation. Places on the Heritage List, and in Heritage Areas, have statutory protection under the planning scheme.

Places on the Heritage List or in a Heritage Area have special protection under the planning scheme to facilitate the conservation of places of heritage value and ensure that development occurs with due regard to identified heritage values in the interest of the community.

The Heritage List contains approximately 2,380 places that are considered to have some heritage value to the City of Fremantle for their individual aesthetic, historic, social or scientific significance (Burra Charter values), and/or their contribution to the streetscape, local area and Fremantle.

The Heritage List attached to the planning scheme contains only a name and address. Management Categories and other information including historical background, physical description and statement of significance are included in the Local Heritage Survey (LHS), formerly known as the Municipal Inventory. The LHS information is recorded in Inherit, a statewide heritage information database, and more recently in our own heritage and history database, Recollect. The LHS place record is a useful guide to understand the heritage significance of a place, but it does not have any legal implications for the development of land within the City of Fremantle.

Heritage Areas are places where special planning control is needed to conserve and enhance the cultural heritage significance and character of an area. There are



18 Heritage Areas in Fremantle. Heritage Areas often include places on the Heritage List, but even places not significant enough to go on the Heritage List can contribute to the significance of a heritage area.

Places within Heritage Areas can be defined as either 'contributory' or 'non-contributory' to the significance of the area. Contributory places are determined by an assessment against the Burra Charter values and may include representative or rare examples of a place type, period or style, places which contribute to the streetscape; and/or be places which combine with other related places to demonstrate the historic development of a heritage area. Where mapping of contributory places has not been undertaken for a Heritage Area or has not been completed due to the inaccessibility of the site or the inability to fully assess the existence of fabric of cultural significance, this will be assessed upon receipt of a planning application.

The City is currently undertaking a staged review of all heritage areas which includes the identification of all contributory places.

Review process

Council adopted its initial LHS (then called a Municipal Heritage Inventory) in September 2000 and subsequently adopted a Heritage List based on the Inventory through the provisions of Local Planning Scheme No. 4 (gazetted in 2007). These lists are periodically reviewed and adjusted over time.

The City's *Local Planning Policy 1.6 'Heritage Administration and Procedures'* (LPP 1.6) outlines the process for modification to the LHS and Heritage List and stipulates that:

Any person or organization may nominate a place to be added, removed or amended on the Local Heritage Survey, Heritage List and/or as a contributory place to a heritage area, at any time. This shall be in the form of a written request to the City. Requests for changes to a heritage listing are encouraged to be accompanied by a Heritage Assessment to support the request. The basis for inclusion/removal/amendments of places on the Local Heritage Survey, Heritage List and/or as a contributory place to a heritage area shall be based on cultural heritage significance, determined through a heritage assessment. Requests will be considered through an annual update. The City itself can also identify places for inclusion, removal or amendment as required.

The process to add or remove a place from the Heritage List (HL), as stipulated in the Regulations and includes the following four steps:



1. Notify each owner and occupier of the place and provide them with a description of the place and the reason for its proposed entry or removal.
2. Invite the owner and occupier of the place to make a submission for a period of not less than 21 days.
3. Following consultation, the City is to consider the submissions made on each proposal and resolve if a place is to be added or removed from the heritage list. If no objections are received during the consultation period then the proposed recommendation is adopted.
4. Following the council decision the City will inform affected property owners of the changes to the heritage status of their property, update City records and notify the Heritage Council of Western Australia.

Maintenance and review of the City's LHS and Heritage List contributes to Council's objective to *"sustain and grow arts and culture and preserve the importance of our social capital, built heritage and history"*.

Annual Update 2026

Between April 2025 and April 2026, the City received 6 submissions from landowners to alter the heritage protection of their properties.

In addition to landowner requests, officers have kept a running list of places that are identified by in the due course of work as requiring review. These generally include:

- Places added to the State Register of the Heritage Places by HCWA
- Places that have been legally demolished.
- Places that have been subdivided and/ or renumbered and do not contain heritage fabric.
- Places identified through officer's work and planning enquiries.

These places were then investigated and recommended changes prepared for presentation to Council. The recommended changes are summarised in the Officer Comment section of this report. Detailed information is included in Attachment 1, Assessment of Places.

FINANCIAL IMPLICATIONS

Nil.

LEGAL IMPLICATIONS

The *Heritage Act 2018* requires periodic update and review of the LHS. The requirement is met by this report.



STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - A unique built heritage and history that is preserved, protected and shared

- Our built heritage is central to our character and sense of place, and is retained and protected for future generations to enjoy.
- Adaptive re-use of heritage buildings is enabled through supporting private investment, renewal and innovation.

CONSULTATION

The *Heritage Act 2018* and the *Planning and Development (Local Planning Schemes) 2015 Regulations* specify consultation requirements with the landowners of all affected properties prior to modification to the Local Heritage Survey and Heritage List, respectively.

OFFICER COMMENT

Between April 2025 and April 2026, the City received 6 submissions from landowners to alter the heritage protection of their properties. This review resulted in 6 recommended actions including the removal of one place from the Heritage List, changes to the Management Category of one place and changes to the place names, historical information and physical descriptions of 4 places.

During this time the Heritage Council of Western Australia has added Fremantle Fishing Boat Harbour to the State Register of the Heritage Places. The City needs to update the Fremantle Local Heritage Survey to record this change.

During the 2026 review Officers nominated almost 100 places for investigation resulting in recommendations to add 11 places to the heritage list, remove 39 places from the heritage list and modify the place name or Management Category (MC) of 17 places on the Heritage List. Minor changes were also recommended to 6 other places on the Local Heritage Survey, but these changes can be made under officer delegation and do not require consultation with the property owners and occupants as they only involve modifying the description of the place to provide more clarity. Some places did not require any changes.

In summary:

- | | |
|---|----|
| - Places added to Heritage List | 13 |
| - Places Retained on Heritage List but modified | 21 |



- Places Removed from Heritage List 39
- Minor modifications to places on Local Heritage Survey only 6
- Defer until 2026 for further investigations 2
- TOTAL 82

The full assessment of places is provided in Attachment 1. A summary of each of the actions is provided below.

Add to Heritage List

The following 14 actions propose the addition of places to the heritage list and allocation of LHS management category Level 3 - Some Significance.

No.	Place / address	Officer comment	Significance	Recommendation
1	House, 28 Blinco Street, Fremantle	Inter-War era timber house.	Some heritage significance to Fremantle	Add to HL Add Level 3
2	House, 34 Blinco Street, Fremantle	Historic stone cottage from the early development of the area.	Some heritage significance to Fremantle	Add to HL Add Level 3
3	Christian Science Church, 3 Canning Highway, Fremantle	Religious building constructed during WW2 in the Inter-War Functionalist style. Illustrates the contribution that the Christian Science Church made to the Post War development of Fremantle.	Some heritage significance to Fremantle	Add to HL Add Level 3
4	House, 166 Hampton Road, Beaconsfield	Deferred from Review of SFHA 2025. One of a pair of houses built next to St Paul's Church	Some heritage significance to Fremantle	Add to HL Add Level 3 Note: this listing will not affect current approval for DA0239/25



No.	Place / address	Officer comment	Significance	Recommendation
		early in the Post-War era		which is valid for 4 years.
5	Shop, 228 High Street, Fremantle	Early stone shop and house c. 1899.	Some heritage significance to Fremantle. Contributes to the character of North Fremantle Heritage Area.	Add to HL Add Level 3
6	Duplex (Demolished), 14 John Street, North Fremantle	Early stone house was constructed as part of the Gresham Hotel c. 1890s. Modified in the 1980s but not demolished.	Some heritage significance to Fremantle. Contributes to the character of North Fremantle Heritage Area.	Add to HL Add Level 3 Change Name to House 5/18 John Street
7	Duplex (Demolished), 16 John Street, North Fremantle	Early stone was house constructed as part of the Gresham Hotel c. 1890s. Modified in the 1980s but not demolished	Some heritage significance to Fremantle. Contributes to the character of North Fremantle Heritage Area.	Add to HL Add Level 3 Change Name to House 6/18 John Street
8	Joyce Brothers Factory, 8 Josephson Street, Fremantle	Inter-War Factory building was constructed by Joyce Brothers, a major manufacturer and employer in Fremantle. Converted to apartments in the 1990s.	Some heritage significance to Fremantle. Contributes to the character of South Fremantle Heritage Area.	Add to HL Add Level 3
9	House 11 Louisa Street, South Fremantle	Inter-War era timber house with elements of the Californian	Some heritage significance to Fremantle. Contributes to the character	Add to HL Change from Level 4 to Level 3



No.	Place / address	Officer comment	Significance	Recommendation
		Bungalow Style.	of South Fremantle Heritage Area.	
10	Commercial Building, 2 James Street	Deferred from 2025 Update.	Some heritage significance to Fremantle	Add to HL Change name from Commercial Building, 2 James Street to Robert Jowitt & Sons Warehouse Add as Level 3
11	House, 16 Scott Street, South Fremantle	Inter-War era house in the Californian Bungalow style. Associated with the Mills family and the nearby Mills and Ware biscuit factory.	Some heritage significance to Fremantle. Contributes to the character of South Fremantle Heritage Area.	Add to HL Change from Level 4 to Level 3
12	Shop and House, 114 South Street	Early shop and house modified in Post-War era.	Some heritage significance to Fremantle.	Add to HL Add Level 3
13	Mills and Ware Biscuit Factory, 330-333 South Terrace, South Fremantle	Large industrial complex converted to mixed use development in 1990s.	Considerable heritage significance to Fremantle	Ad to HL Add Level 2

Retain on Heritage List and change Management Category

The following 21 actions propose retaining a place on the heritage list and modification of the LHS management category. The places that are bolded in the table below, are places that were nominated by a customer for review.

	Place / address	Officer comment	Significance	Recommendation
1	Balding Nurses Quarters (Demolished), 7 Alma Street	3 storey nurses' quarters and tennis courts demolished for bitumen carpark 1990s	Has Dome significance to Fremantle for potential for sub-surface archaeological	Retain on HL Change from Historic/ Archaeological Site to Level 3



	Place / address	Officer comment	Significance	Recommendation
			material below carpark	Make child place to Fremantle Hospital
2	House 3 Barnett, (Demolished), Fremantle	Early rendered masonry house (c.1891) modified in the Post-War era but not demolished.	Some heritage significance to Fremantle.	Retain on HL. Change name from House (demolished), 3 Barnett Street to House, 3 Barnett Street. Change from Adopted to Level 3.
3	House, 8 Coral Street, South Fremantle. (customer request)	Historic stone house with Inter-War industrial shed converted into artist's studio in the 1990s.	Some heritage significance to Fremantle.	Retain on HL. Change name from House, 8 Coral Street to House and Artist's Studio, 8 Coral Street. Retain as Level 3
4	Duplex (Demolished), 9 Essex Street	Early stone hotel renovated in the Gold Rush but not demolished.	Some heritage significance to Fremantle.	Retain on HL. Change name from Duplex (demolished), 9 Essex Street to The Star Hotel (Fmr.), 9 Essex Street. Change from Historic/ Archaeological Site to Level 3
5	Duplex (Demolished), 11 Essex Street	Small stone house c. 1908 demolished 1960s for bitumen paved parking area.	May have archaeological value below carpark.	Retain on HL. Change from Historic/ Archaeological Site to Level 3.
6	House, 28 Hulbert Street	Address on HL given as 28 Inverleith street	Some heritage significance to Fremantle. Contributes to South Fremantle	Retain on HL. Change address from 28 Inverleith Street to 28 Hulbert Street
7	House, 12 Mardie Street	Date in LHS is incorrect. This	Some heritage significance to	Retain on HL



	Place / address	Officer comment	Significance	Recommendation
	(customer request)	timber framed Post-War era house was constructed 1955-1964 when this whole block was developed.	Fremantle. Contributes to South Fremantle	Retain as Level 3. Update statement of significance.
8	Princess Chambers (Biddles Building), 21-27 Market Street, Fremantle	2 storey Federation Freestyle Theatre and arcade addition to Princess Theatre.	Exceptional Significance to Fremantle. Contributes to HCWA West End, Fremantle.	Retain on HL Retain as Level 1B Make parent place to Princess Theatre.
9	Princess Theatre, 29-33 Market Street, Fremantle	3 Storey Federation Freestyle commercial building c. 1989	Exceptional Significance to Fremantle. Contributes to HCWA West End, Fremantle.	Retain on HL. Retain as Level 1B Make child place to Princess Chambers.
10	Commercial Building, 99 Market Street, Fremantle	2 Storey corner building in the Federation Freestyle.	Exceptional Significance to Fremantle. Contributes to HCWA West End, Fremantle.	Retain on HL. Retain as Level 1B. Rename 99 Market Street as 93-97 Market Street. Make parent place to 93-95 Market Street
11	Site Of Dave Johnson Motor Factory	1850s warehouse redeveloped as temporary convict depot in 1850s and then used as warehouse until demolition for Esplanade Hotel in 1980s.	Some Significance to Fremantle as potential archaeological site associated with Early Colonial and Convict eras of Fremantle.	Retain on HL Change from Historic/ Archaeological Site to Level 3 Rename to Site of Harbour Master's Warehouse and Temporary Convict Depot. Child Place to Esplanade Hotel
12	Commercial Building	1890s residence and shop	Some Significance to	Retain on HL



	Place / address	Officer comment	Significance	Recommendation
	(Demolished), 49 Pakenham Street	demolished c. 1960s and partially redeveloped in 1990s.	Fremantle as may contain sub-surface archaeological material..	Change from Historic/ Archaeological Site to Level 3
13	Dyson Wools Building (Demolished) 7 Price Street	Inter-War era warehouses on eastern half of site redeveloped for residential complex c. 2010s.	Some Significance to Fremantle as historic industrial buildings	Retain on HL Change name to Dyson Wools Building (Adapted) Change from Historic/ Archaeological Site to Level 3
14	House, 5 Skinner Street, Fremantle. (customer request)	Early stone house in the Victorian Georgian style modified in the Post-War Era.	Some significance to Fremantle. Part of a highly intact heritage precinct.	Retain on HL Change from Level 2 to Level 3.
15	House, 8 Staples Street, North Fremantle. (customer request)	Timber house in the Victorian Georgian style. Rendered brick fence dates from the Post- War era.	Some significance to Fremantle and contributes to the North Fremantle Heritage Area.	Retain on HL Modify descriptions in LHS to confirm that front wall has little heritage significance.
16	Mills & Ware Administration Building Façade, 10 Wardie St South Fremantle	Rendered masonry façade and steel roof structure to Inter-War era factory building redeveloped in 1980s.	Façade and remnants of building structure have Considerable Significance to Fremantle. Contributes to South Fremantle Heritage Area	Retain on HL Retain as Level 2. Change name to Mills and Ware Administration Building, Mills and Ware Park.
17	Mills & Ware Factory, 11 Wardie St South Fremantle	Inter-War era rendered masonry factory redeveloped 1990s.	Façade and remnants of building structure have Considerable Significance to Fremantle. Contributes to South Fremantle Heritage Area	Retain on HL Retain as Level 2. Change physical description in LHS/ Inherit to describe this place.



	Place / address	Officer comment	Significance	Recommendation
18	House (Demolished), 47 Wray Avenue. (customer request)	Inter-War era house showing the influence of the Californian Bungalow style. Residence of Alex McCallum, union leader, member for South Fremantle 1921-35, Cabinet Minister and head of the Agricultural Bank.	Some Significance to Fremantle.	Retain on HL Change name to House 64A Attfield Street Change to Level 3 Removal of contemporary buildings 1-5/47 Wray Avenue and 64B and 64C Attfield Street from the heritage place to be deferred to allow for further investigation into their heritage value, see below.
19	Limestone Feature(s), 54 Wray Avenue	Tiny stone triplex and adjacent limestone wall and cutting located at rear of site. House at front of site constructed in the Post War Era and recently substantially modified.	Triplex and limestone features have Some Significance to Fremantle.	Retain on HL Change name to Triplex and limestone feature (rear), 54 Wray Avenue Change to Level 3.
20	Duplex, 58 Wray Avenue, Fremantle	Stone duplex facing Wray Avenue and tiny stone triplex at rear of site both date from the 1890s.	Some Significance to Fremantle.	Retain on HL Change name to Duplex and rear Triplex, 58 Wray Avenue. Retain as Level 3.
21	Duplex 60 Wray Avenue, Fremantle	Stone duplex facing Wray Avenue and tiny stone triplex at rear of site both	Some Significance to Fremantle.	Retain on HL Change name to Duplex and rear Triplex, 60 Wray Avenue



	Place / address	Officer comment	Significance	Recommendation
		date from the 1890s.		Retain as Level 3

Remove from Heritage List and change Management Category

The following 41 actions propose removal of places from the heritage list and modification of the LHS management category to Level 4 - Historic Record Only. This means that these sites have no statutory heritage protection. This contemporary level replaces the previous designation of "Historic/Archaeological Site".

	Name	Background	Significance	Recommendation
1.	Prospect House (Demolished), 33 Adelaide Street, Fremantle	Prospect house demolished c. 1970s and site redeveloped	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
2	House (Demolished), 13 Blinco Street, Fremantle	Post War house (1953-65) at 13 & 13A Blinco demolished 1990s for existing house	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4. Correct history
3	House (Demolished) 23 Chamberlain Street, O'Connor	Built late 1930s, a timber framed and fibro cement clad tiled home, demolished pre 1982 for a new residence.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4.
4	Warehouse (Demolished), 3 Collie Street	1890s warehouse demolished during Esplanade Hotel redevelopment in the 1980s.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4. Make child place to Esplanade Hotel
5	Workshop (Demolished), 17 Collie Street	Early houses on site from 1890s, redeveloped for large workshop c. 1960s, Site cleared 1980s for bitumen carpark, current multi	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4. Make child place to Esplanade Hotel



	Name	Background	Significance	Recommendation
		storey carpark c. 2002		
6	Former Public Works Department Depot (Demolished), 15 Corkhill Street, North Fremantle	Shipbuilding yards demolished 1990s and site subdivided for residential area. No historic buildings remain. No archaeological value	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4. Make child place to State Shipbuilding Yards
7	Warehouse (Demolished), 13 Essex Street (Fast Eddy's Building, Warehouse (Fmr))	This site contained the duplex identified incorrectly as 9-11 Essex Street and a warehouse. Demolished 1980s for East Eddies Café	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4.
8	Shop & House (Demolished), 12-14 Essex Street	Early stone duplex and shop demolished in 1960s for a warehouse which was demolished in the 1980s during the Esplanade Hotel redevelopment	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
9	House (Demolished), 17 Hampton Road	Brick house c. 1953, demolished in the 1990s for new hospital buildings.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4 Make child place to Fremantle Hospital
10	House (Demolished), 19 Hampton Road	Stone house constructed prior to 1908 demolished in the 1970s. Site redeveloped for hospital buildings 1990s	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4 Make child place to Fremantle Hospital



	Name	Background	Significance	Recommendation
11	Timber Framed Houses (Duplex (Demolished), 74-76 Hampton Road)	Duplex constructed by 1908, demolished by 1999 and developed for new houses 2001.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
12	House, 12 Hickory Street	House constructed 1927, replaced 1957 and again in 1999.	Little / No Significance Historic interest only	Remove from HL Change name from House, 12 Hickory Street to House (Demolished), 12 Hickory Street. Change from Historic/ Archaeological Site to Level 4
13	House (Demolished), 166 High Street	Duplex constructed by 1907, demolished early 1980s. Redeveloped 2000 for gymnasium.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4 Make child place to CBC Boys School.
14	House (Demolished), 168 High Street	House constructed by 1907, demolished early 1980s. Redeveloped 2000 for gymnasium.	Little / No Significance Historic interest only	Remove from Heritage list Change from Historic/ Archaeological Site to Level 4 Make child place to CBC Boys School
15	House (Demolished), 170 High Street	House constructed by 1907, demolished early 1980s. Redeveloped 2000 for gymnasium.	Little / No Significance Historic interest only	Remove from Heritage list Change from Historic/ Archaeological Site to Level 4 Make Child place to CBC Boys School
16	House (Demolished), 8	Post War house demolished	Little / No Significance	Remove from HL Change from Historic/



	Name	Background	Significance	Recommendation
	Jarvis Street, O'Connor	1990s for existing house.	Historic interest only	Archaeological Site to Level 4
17	Site Of St Paul Lutheran Church, 2 Josephson Street	demolished and redeveloped for commercial building c. 2003	Little / No Significance Historic interest only	Remove from HL Change name to Site of St Paul Lutheran Church, 1 Ellen Street. Change from Historic/ Archaeological Site to Level 4
18	Site Of Joyce Brothers Factory, 3-5 Josephson Street	Early Joyce Brothers Factory Demolished 1960s and redeveloped for commercial building C. 1970s	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4 Child place to 8 Josephson Street
19	Duplex (Demolished), 12 Josephson Street	Early two storey stone triplex terrace demolished 1960s for carpark. Archaeological excavation undertaken c. 2020 in preparation for new building that did not go ahead.	Little / No Significance Historic interest only	Remove from HL Change name to Triplex (Demolished), 12 Josephson Street. Change from Historic/ Archaeological Site to Level 4
20	House (Demolished), 4 Letitia Road	Post-War era house demolished c. 1990s for existing house.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
21	Houses (demolished), 93-95 Market Street	Early stone houses demolished for commercial building in 1960s.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
22	Terrace (Demolished), 5 Norfolk Street	Historic duplex houses demolished early 1960s for a commercial	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4



	Name	Background	Significance	Recommendation
		building. 1960s building much modified		
23	Terrace, (Demolished), 6 Norfolk Street	Early house 2, 4 & 6 Norfolk Street (originally Nos 58, 54 & 54) on plan dated 1908. Demolished 1960s for commercial building which was replaced in the 1980s.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
24	Terrace (Demolished), 11 Norfolk Street	3 blocks of terrace houses, 11 – 19 Norfolk Street, , 21 – 25 Norfolk Street, 29 – 33 Norfolk Street, were demolished in the 1960s for a commercial building and carpark. This development was then demolished in the 1980s for the existing residential development of 17 townhouses at 7 Norfolk Street.	Little / No Significance Historic interest only	Remove from HL Link to Demolished, 13 Norfolk Street
25	Terrace (Demolished), 13 Norfolk Street	see Terrace (Demolished), 11 Norfolk Street, above	Little / No Significance Historic interest only	Remove from HL Link to Demolished, 11 Norfolk Street
26	Building, 16 Norfolk Street	All buildings on this site were demolished in the 1980s for Luna Cinemas.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4



	Name	Background	Significance	Recommendation
27	Limestone Features, 38 Norfolk Street	This address does not exist. Limestone feature report identifies a wall at 28 Norfolk Street, so this is most likely an error. House, 26 & 28 Norfolk has an existing listing as a Level 1A.	Some significance to state, Exceptional significance to Fremantle	Remove from HL. Change name from Limestone Features, 38 Norfolk Street To Limestone Features, 28 Norfolk Street Change from Historic/ Archaeological Site to Level 1A Make Child place to Duplex 26-28 Norfolk Street.
28	House (Demolished) 19 Solomon Street	House erected on this site in 1898 was demolished in the late 1980s for the existing house.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
29	Matrons Quarters-Fremantle Hospital (Demolished), 75 Solomon Street	Substantial house with grounds constructed before 1908. Demolished late 1970s and site subdivided for residential use in the 1990s	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
30	Sunny West Factory (Demolished), 118 Solomon Street	Factory established at 118 Solomon Street in 1929. Company absorbed by Masters in the 1970s and closed. Site cleared and subdivided in the 1980s.	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
31	House & Stables (Demolished), 122 Solomon Street	House and Stables replaced with commercial building in the 1960s.and then	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4



	Name	Background	Significance	Recommendation
		redeveloped for housing 1980s.		
32	Duplex (Demolished), 44 South Street	Early stone duplex 46 – 48 South Street set well back on site. Demolished 1980s for Kwinana Court. Now part of 48 South Street	Little / No Significance Historic interest only	Remove from HL. Change from Historic/ Archaeological Site to Level 4. Child Place to House, 48 South Street
33	Duplex (Demolished), 46 South Street	Early stone duplex 46 – 48 South Street set well back on site. Demolished 1980s for Kwinana Court. Now part of 48 South Street	Little / No Significance Historic interest only	Remove from HL. Change from Historic/ Archaeological Site to Level 4. Child Place to House, 48 South Street
34	Commercial Building (Demolished), 55 South Terrace	1880s commercial building demolished 1980s	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
35	Caretaker's House (Demolished), 90 South Terrace	Timber house constructed at Fremantle Oval c. 1920s This building was demolished for the construction of the Parry Street bypass in the 1990s and now forms part of the Fremantle Markets Fruit and Vegetable Hall by Brian Klopper	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4 Make Child Place to Fremantle Markets
36	House (Demolished), 102 Stirling Highway	Stone house demolished in the 1980s and redeveloped	Little / No Significance Historic interest only	Remove from HL Change from Adopted to Level 4 Link to 100 Stirling Highway



	Name	Background	Significance	Recommendation
37	Antiques Shop (Demolished) 109 Stirling Highway	The address is incorrect. Timber house by 1940, Antiques shop 1970s – 2000s Demolished 2020 for existing building.	Little / No Significance Historic interest only	Remove from HL. Change name to Antiques Shop (Demolished) 108 Stirling Highway. Change from Historic/ Archaeological Site to Level 4 Make child place to Limestone Features, 108 Stirling Highway
38	House, 65 Tuckfield Street (Demolished) (Simla)	House built 1903/04 by James Burwell, architect and demolished c. 2004 for existing house	Little / No Significance Historic interest only	Remove from HL Change from Historic/ Archaeological Site to Level 4
40	Site of Former Mills & Ware Factory-Shed, 5 Wardie St South Fremantle	Sheds covered 5 and 7 Wardie Street Demolished 1990s	Little / No Significance Historic interest only	Remove from HL. Change name to Site of Former Mills & Ware Factory-Shed, 5 - 7 Wardie St Child Place to Mills and Ware Biscuit Factory

Change Management Category or name (not on Heritage List)

The following 6 actions propose minor changes to the LHS management category to Level 4 - Historic Record Only.

	Name	Background	Significance	Recommendation
1.	House (Demolished), 26 Ainslie Road, North Fremantle	In 1999 24, 26, 28 and 30 Ainslie Road and Myuna Flats were demolished and the site redeveloped. The existing house numbers do not relate to	Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area	Consolidate 26, 28 & 30 Ainslie Road into a new place, 4 Houses (Demolished), Ainslie Road. Change MC from Historic/ Archaeological Site to Level 4



		<p>the historic places.</p> <p>The historic house 26 Ainslie Road was not located on the current 26 Ainslie Road site but correlates more closely with 9 Cypress Lane.</p>		<p>Change mapping to include 28 & 30 Ainslie Road and 9, 12, 14 Cypress Lane</p>
2.	<p>House (Demolished), 28 Ainslie Road, North Fremantle</p>	<p>In 1999, 24, 26, 28 and 30 Ainslie Road and Myuna Flats were demolished and the site redeveloped. The existing house numbers do not relate to the historic places.</p> <p>The historic house 28 Ainslie Road does not relate to the current 28 Ainslie Road but to 14 and 16 Cypress Lane.</p>	<p>Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area</p>	<p>Consolidate 26, 28 & 30 Ainslie Road into a new place, <i>4 Houses (Demolished), Ainslie Road</i>. Change MC from Historic/ Archaeological Site to Level 4 Change mapping to include 28 & 30 Ainslie Road and 9, 12, 14 Cypress Lane</p>
3.	<p>House (Demolished), 30 Ainslie Road, North Fremantle</p>	<p>In 1999 24, 26, 28 and 30 Ainslie Road and Myuna Flats were demolished and the site redeveloped. The existing house numbers do not relate to the historic places.</p> <p>The historic house 30 Ainslie Road does not relate to the</p>	<p>Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area</p>	<p>Consolidate 26, 28 & 30 Ainslie Road into a new place, <i>4 Houses (Demolished), Ainslie Road</i>. Change MC from Historic/ Archaeological Site to Level 4 Change mapping to include 28 & 30 Ainslie Road and 9, 12, 14 Cypress Lane</p>



		current 30 Ainslie Road but was created from part of 24 and 26 Ainslie.		
4.	House (Demolished), 16 Alfred Road, North Fremantle	The existing four Post-War houses are the first development on this site.	Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area	Change name to Four houses, 16 & 18 Alfred Road, 35 Rule Street and 18 Letitia Street. Add Level 4
5.	Duplex (Demolished), 18 John Street	Early timber duplex numbered 18-20 John Street was demolished in the 1980s for the triplex 1-3/18, 2John Street.	Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area	Change from Historic/ Archaeological Site to Level 4
6.	Duplex (Demolished), 20 John Street	Early timber duplex numbered 18-20 John Street was demolished in the 1980s for the triplex 1/18, 2/18 and 3/18 John Street. Gresham Hotel is now numbered 20 John Street.	Little Significance to Fremantle Does not contribute to North Fremantle Heritage Area	Combine with place Duplex (Demolished), 18 John Street to avoid confusion with Gresham Hotel, 20 John Street.

Defer to 2026

The following 2 actions are to be deferred to the 2027 Annual Update to allow for the further investigations relating to the cultural heritage value of these Late 20th Century places. The place indicated in bold in the table below, was nominated by a customer.

	Name	Background	Significance	Recommendation
1.	House (Demolished) 16 Banister Street	1890s stone houses demolished in the 1960s for an industrial	This building is potentially significant to Fremantle as an example of	Further research required to provide historical background and context before a



		building which was then demolished for the existing 2 storey recycled brick and iron mixed use development in the 1980s.	1980s redevelopment of Fremantle and the work of influential Fremantle Architect Brian Klopper	recommendation can be made.
2	House 64B Attfield. 64C Attfield and 1-5/ 47 Wray Avenue (customer request)	Constructed around the historic house at 47 Wray Avenue in 1980. Designed by the Fremantle Architect Brian Klopper.	These buildings, particularly 64B and 64C Attfield, are potentially significant to Fremantle as an example of 1980s redevelopment of Fremantle and the work of influential Fremantle Architect Brian Klopper	Further research required to provide historical background and context before a recommendation can be made.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

OFFICER'S RECOMMENDATION

Council endorse for advertising the proposed modifications to the Local Heritage Survey (LHS) and Heritage List under Schedule 2, Regulation 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. Retention of 1 place on the list with updates to the category and information to match its inclusion on the State Register:
 - a. Fremantle Fishing Boat Harbour

2. Add to Heritage List and update LHS accordingly:
 - a. House, 28 Blinco Street, Fremantle
 - b. House, 34 Blinco Street, Fremantle
 - c. Christian Science Church, 3 Canning Highway, Fremantle
 - d. House, 166 Hampton Road, Beaconsfield



- e. Shop, 228 High Street, Fremantle
- f. House, 5/18 John Street, North Fremantle
- g. House, 6/18 John Street, North Fremantle
- h. Joyce Brothers Factory, 8 Josephson Street, Fremantle
- i. House, 11 Louisa Street, South Fremantle
- j. Robert Jowitt & Sons Warehouse, 64 Queen Victoria Street, Fremantle
- k. House, 16 Scott Street, South Fremantle
- l. Shop And House, 114 South Street, Fremantle
- m. Mills and Ware Biscuit Factory, 330 –333 South Terrace, South Fremantle

3. Retain on Heritage List but modify LHS Management Category

- a. Balding Nurses Quarters (Demolished), 7 Alma Street
- b. House 3 Barnett, (Demolished), Fremantle
- c. House, 8 Coral Street, South Fremantle
- d. Duplex (Demolished), 9 Essex Street, Fremantle
- e. Duplex (Demolished), 11 Essex Street, Fremantle
- f. House, 28 Hulbert Street, South Fremantle
- g. House, 12 Mardie Street, South Fremantle
- h. Princess Chambers (Biddles Building), 21-27 Market Street, Fremantle
- i. Princess Theatre, 29 – 33 Market Street, Fremantle
- j. Commercial Building, 99 Market Street, Fremantle
- k. Site Of Dave Johnson Motor Factory, Fremantle
- l. Commercial Building (Demolished), 49 Pakenham Street, Fremantle
- m. Dyson Wools Building (Demolished) 7 Price Street, Fremantle
- n. House, 5 Skinner Street, Fremantle
- o. House, 8 Staples Street, North Fremantle
- p. Arnott's Mills and Wares Biscuit Factory, 330-333 South Tce South Fremantle
- q. Mills & Ware Administration Building Façade, 10 Wardie St South Fremantle
- r. Mills & Ware Flour Loft, 11 Wardie St South Fremantle
- s. House (Demolished), 47 Wray Avenue, Fremantle
- t. Limestone Feature(S), 54 Wray Avenue, Fremantle
- u. Duplex, 58 Wray Avenue,
- v. Duplex 60 Wray Avenue, Fremantle

3. Remove from Heritage List and update LHS accordingly:

- a. Prospect House (Demolished), 33 Adelaide Street, Fremantle



- b. House (Demolished), 13 Blinco Street, Fremantle
- c. House (Demolished) 23 Chamberlain Street, O'Connor
- d. Warehouse (Demolished), 3 Collie Street, Fremantle
- e. Workshop (Demolished), 17 Collie Street, Fremantle
- f. Former Public Works Department Depot (Demolished), 15 Corkhill Street, North Fremantle
- g. Warehouse (Demolished), 13 Essex Street (Fast Eddy's Building, Warehouse (Fmr), Fremantle
- h. Shop & House (Demolished), 12-14 Essex Street
- i. House (Demolished), 17 Hampton Road, Fremantle
- j. House (Demolished), 19 Hampton Road, Fremantle
- k. Timber Framed Houses (Duplex (Demolished), 74-76 Hampton Road), Fremantle
- l. House, 12 Hickory Street, South Fremantle
- m. House (Demolished), 166 High Street, Fremantle
- n. House (Demolished), 168 High Street, Fremantle
- o. House (Demolished), 170 High Street, Fremantle
- p. House (Demolished), 8 Jarvis Street, O'Connor
- q. Site Of St Paul Lutheran Church, 2 Josephson, Fremantle
- r. Site Of Joyce Brothers Factory, 3-5 Josephson, Fremantle
- s. Duplex (Demolished), 12 Josephson Street, Fremantle
- t. House (Demolished), 4 Letitia Road, North Fremantle
- u. Houses (Demolished), 93-95 Market Street, Fremantle
- v. Terrace (Demolished), 5 Norfolk Street, Fremantle
- w. Terrace (Demolished), 6 Norfolk Street, Fremantle
- x. Terrace (Demolished), 11 Norfolk Street, Fremantle
- y. Terrace (Demolished), 13 Norfolk Street, Fremantle
- z. Building, 16 Norfolk Street, Fremantle
- aa. Limestone Features, 38 Norfolk Street, Fremantle
- bb. House Demolished 19 Solomon Street, Fremantle
- cc. Matrons Quarters-Fremantle Hospital (Demolished), 75 Solomon Street, Fremantle
- dd. Sunny West Factory (Demolished), 118 Solomon Street, Fremantle
- ee. House & Stables (Demolished), 122 Solomon Street, Fremantle
- ff. Commercial Building (Demolished) & Stables, 122 Solomon Street, Fremantle
- gg. Duplex (Demolished), 44 South Street, Fremantle
- hh. Commercial Building (Demolished), 55 South Terrace, Fremantle
- ii. Caretaker's House (Demolished), 90 South Terrace, Fremantle
- jj. House (Demolished), 102 Stirling Highway, North Fremantle
- kk. Antiques Shop, 109 Stirling Highway, North Fremantle
- ll. House (Demolished), 209 Stirling Highway, North Fremantle



- mm. House, 65 Tuckfield Street (Demolished) (Simla), Fremantle
- nn. Site Of Former Mills & Ware Factory-Shed, 5 Wardie, St South Fremantle
- oo. House (Demolished), 1 Yilgarn Street, Fremantle

4. Change name and address, and/ or management category (not on HL)

- a. House (Demolished), 16 Alfred Road, North Fremantle
- b. House (Demolished), 26 Ainslie Road, North Fremantle
- c. House (Demolished), 28 Ainslie Road, North Fremantle
- d. House (Demolished), 30 Ainslie Road, North Fremantle
- e. Duplex (Demolished), 18 John Street, North Fremantle
- f. Duplex (Demolished), 20 John Street, North Fremantle

5. Defer to a future annual update:

- a. House (Demolished) 16 Banister Street
- b. House 64B Attfield. 64C Attfield and 1-5/ 47 Wray Avenue

In accordance with clause 9.7 of the [Meeting Procedures Policy](#), Cr Andrew Sullivan moved the following amended officer's recommendation, as provided in the additional documents:

COUNCIL DECISION ITEM C2606-5
(Amended officer's recommendation)

Moved: Cr Andrew Sullivan

Seconded: Cr Melanie Clark

Council endorse for advertising the proposed modifications to the Local Heritage Survey (LHS) and Heritage List under Schedule 2, Regulation 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

1. Retention of 1 place on the list with updates to the category and information to match its inclusion on the State Register:
 - a. Fremantle Fishing Boat Harbour
2. Add to Heritage List and update LHS accordingly:
 - a. House, 28 Blinco Street, Fremantle
 - b. House, 34 Blinco Street, Fremantle
 - c. Christian Science Church, 3 Canning Highway, Fremantle
 - d. House, 166 Hampton Road, Beaconsfield
 - e. Shop, 228 High Street, Fremantle
 - f. House, 5/18 John Street, North Fremantle
 - g. House, 6/18 John Street, North Fremantle
 - h. Joyce Brothers Factory, 8 Josephson Street, Fremantle



- i. House, 11 Louisa Street, South Fremantle
- j. Robert Jowitt & Sons Warehouse, 64 Queen Victoria Street, Fremantle
- k. House, 16 Scott Street, South Fremantle
- l. Shop And House, 114 South Street, Fremantle
- m. Mills and Ware Biscuit Factory, 330 –333 South Terrace, South Fremantle
- n. *House, 3 Trafford Street, South Fremantle*

3. Retain on Heritage List but modify LHS Management Category

- a. Balding Nurses Quarters (Demolished), 7 Alma Street
- b. House 3 Barnett, (Demolished), Fremantle
- c. House, 8 Coral Street, South Fremantle
- d. Duplex (Demolished), 9 Essex Street, Fremantle
- e. Duplex (Demolished), 11 Essex Street, Fremantle
- f. House, 28 Hulbert Street, South Fremantle
- g. House, 12 Mardie Street, South Fremantle
- h. Princess Chambers (Biddles Building), 21-27 Market Street, Fremantle
- i. Princess Theatre, 29 – 33 Market Street, Fremantle
- j. Commercial Building, 99 Market Street, Fremantle
- k. Site Of Dave Johnson Motor Factory, Fremantle
- l. Commercial Building (Demolished), 49 Pakenham Street, Fremantle
- m. Dyson Wools Building (Demolished) 7 Price Street, Fremantle
- n. House, 5 Skinner Street, Fremantle
- o. House, 8 Staples Street, North Fremantle
- p. Arnott's Mills and Wares Biscuit Factory, 330-333 South Tce South Fremantle
- q. Mills & Ware Administration Building Façade, 10 Wardie St South Fremantle
- r. Mills & Ware Flour Loft, 11 Wardie St South Fremantle
- s. House (Demolished), 47 Wray Avenue, Fremantle
- t. Limestone Feature(S), 54 Wray Avenue, Fremantle
- u. Duplex, 58 Wray Avenue,
- v. Duplex 60 Wray Avenue, Fremantle

3. Remove from Heritage List and update LHS accordingly:

- a. Prospect House (Demolished), 33 Adelaide Street, Fremantle
- b. House (Demolished), 13 Blinco Street, Fremantle
- c. House (Demolished) 23 Chamberlain Street, O'Connor
- d. Warehouse (Demolished), 3 Collie Street, Fremantle



- e. Workshop (Demolished), 17 Collie Street, Fremantle
- f. Former Public Works Department Depot (Demolished), 15 Corkhill Street, North Fremantle
- g. Warehouse (Demolished), 13 Essex Street (Fast Eddy's Building, Warehouse (Fmr), Fremantle
- h. Shop & House (Demolished), 12-14 Essex Street
- i. House (Demolished), 17 Hampton Road, Fremantle
- j. House (Demolished), 19 Hampton Road, Fremantle
- k. Timber Framed Houses (Duplex (Demolished), 74-76 Hampton Road), Fremantle
- l. House, 12 Hickory Street, South Fremantle
- m. House (Demolished), 166 High Street, Fremantle
- n. House (Demolished), 168 High Street, Fremantle
- o. House (Demolished), 170 High Street, Fremantle
- p. House (Demolished), 8 Jarvis Street, O'Connor
- q. Site Of St Paul Lutheran Church, 2 Josephson, Fremantle
- r. Site Of Joyce Brothers Factory, 3-5 Josephson, Fremantle
- s. Duplex (Demolished), 12 Josephson Street, Fremantle
- t. House (Demolished), 4 Letitia Road, North Fremantle
- u. Houses (Demolished), 93-95 Market Street, Fremantle
- v. Terrace (Demolished), 5 Norfolk Street, Fremantle
- w. Terrace (Demolished), 6 Norfolk Street, Fremantle
- x. Terrace (Demolished), 11 Norfolk Street, Fremantle
- y. Terrace (Demolished), 13 Norfolk Street, Fremantle
- z. Building, 16 Norfolk Street, Fremantle
- aa. Limestone Features, 38 Norfolk Street, Fremantle
- bb. House Demolished 19 Solomon Street, Fremantle
- cc. Matrons Quarters-Fremantle Hospital (Demolished), 75 Solomon Street, Fremantle
- dd. Sunny West Factory (Demolished), 118 Solomon Street, Fremantle
- ee. House & Stables (Demolished), 122 Solomon Street, Fremantle
- ff. Commercial Building (Demolished) & Stables, 122 Solomon Street, Fremantle
- gg. Duplex (Demolished), 44 South Street, Fremantle
- hh. Commercial Building (Demolished), 55 South Terrace, Fremantle
- ii. Caretaker's House (Demolished), 90 South Terrace, Fremantle
- jj. House (Demolished), 102 Stirling Highway, North Fremantle
- kk. Antiques Shop, 109 Stirling Highway, North Fremantle



- ll. House (Demolished), 209 Stirling Highway, North Fremantle
 - mm. House, 65 Tuckfield Street (Demolished) (Simla), Fremantle
 - nn. Site Of Former Mills & Ware Factory-Shed, 5 Wardie, St South Fremantle
 - oo. House (Demolished), 1 Yilgarn Street, Fremantle
4. Change name and address, and/ or management category (not on HL)
- a. House (Demolished), 16 Alfred Road, North Fremantle
 - b. House (Demolished), 26 Ainslie Road, North Fremantle
 - c. House (Demolished), 28 Ainslie Road, North Fremantle
 - d. House (Demolished), 30 Ainslie Road, North Fremantle
 - e. Duplex (Demolished), 18 John Street, North Fremantle
 - f. Duplex (Demolished), 20 John Street, North Fremantle
5. Defer to a future annual update:
- a. House (Demolished) 16 Banister Street
 - b. House 64B Attfield. 64C Attfield and 1-5/ 47 Wray Avenue

Carried: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



Items approved en bloc

ITEMS APPROVED "EN BLOC"

The following items were adopted unopposed and without discussion "en bloc" as recommended.

COUNCIL DECISION

Moved: Cr Geoff Graham

Seconded: Cr Melanie Clark

The following items be adopted en bloc as recommended:

C2606-6 ENDORSEMENT TO ADVERTISE - WHITE GUM VALLEY
HERITAGE REVIEWS

C2606-7 REVOCATION OF DGF9 FORESHORES WITHIN THE CITY OF
FREMANTLE

C2606-8 PLANNING INFORMATION REPORT - JUNE 2026

Carried: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



C2606-6 ENDORSEMENT TO ADVERTISE - WHITE GUM VALLEY
HERITAGE REVIEWS

Meeting date:	10 June 2026
Responsible officer:	Manager City Planning
Voting requirements:	Simple Majority Required
Attachments:	<ol style="list-style-type: none">1. Preliminary list of places for consideration for LHS2. Preliminary Proposed Heritage Areas3. Local Planning Policy 3.6.1 Heritage Areas Listings (Tracked Changes)4. WGV Consultation 1 - Outcomes
Additional Information <i>(viewed electronically)</i>	<ol style="list-style-type: none">5. White Gum Valley Stages of Development

SUMMARY

The purpose of this report is to consider, for advertising, the recommendations for additional individually listed heritage properties in White Gum Valley, the proposed new White Gum Valley Heritage Area/s boundaries, Statement of Significance and contributory properties and associated policy modifications.

This report recommends that Council endorse to advertise the following:

1. Changes to the Heritage List for places located within White Gum Valley;
2. Changes to the Local Heritage Survey for places located within White Gum Valley;
3. The proposed White Gum Valley Heritage Area/s boundaries, Statements of Significance and list of contributory properties;
4. The proposed amendments to Local Planning Policy 3.6.1: Heritage Areas Listings (LPP 3.6.1) reflecting (3) above.

BACKGROUND

Since the gazettal of Local Planning Scheme No. 4 (LPS4) in 2007 and the establishment of the City's Heritage List, and subsequently the City's Heritage Areas, the heritage framework has undergone several changes including the gazettal of State Planning Policy 3.5 – Historic Heritage Conservation, gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and, most recently, update of heritage legislation and guidelines. These changes have required the City of Fremantle (the City) to reconsider and update the way it manages its heritage framework. An outline of the layers of protection are below:



Within the City's Heritage Framework there are two different heritage protection mechanisms under its control, Heritage Areas and the Heritage List. Sitting behind these two protection mechanisms is the Local Heritage Survey (LHS). The LHS has no statutory authority and is a database of heritage information such as history, physical description, statement of significance and management category.

The two mechanisms that do have statutory authority and provide protection for heritage places and areas are the Heritage List and Heritage Areas. The Heritage List provides protection to individual properties, whilst a Heritage Area provides protection to a whole area. A Heritage Area will have policy provisions that not only protect the Contributory places within a Heritage Area, but also will have some control over future development on Non Contributory places.

The Heritage Reviews Program is required to ensure the City is meeting its statutory obligations and following new best practice principles. The full Heritage Review Program is below:



Heritage Reviews Program - Overview

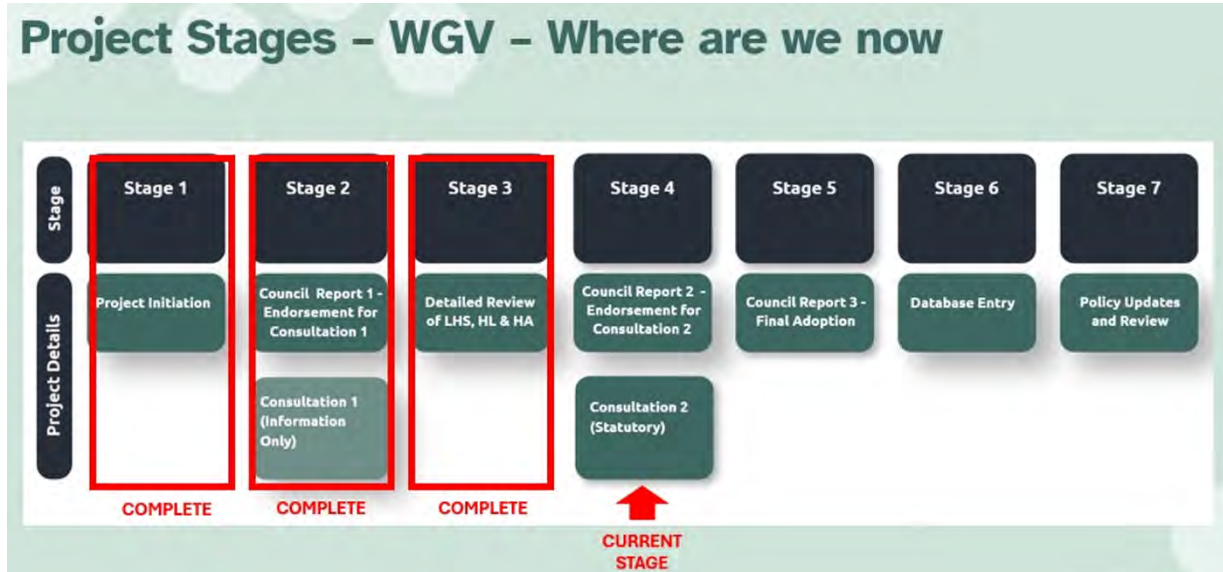
Type	Whole of Suburb Review	Existing Heritage Area Review	Consolidation of Overlapping Existing Heritage Areas	Individual Heritage Listings as Current Heritage Areas
Current Status	COMPLETE • South Fremantle			
	IN PROGRESS • White Gum Valley • Fremantle • Beaconsfield	IN PROGRESS • Central Fremantle • Fothergill Street • Howard Street		IN PROGRESS • Arthur Head • Cantonment Hill • Arts Centre • Victoria Quay
	NOT YET COMMENCED • Hilton • O'Connor / Samson • North Fremantle	NOT YET COMMENCED • Holland & Forrest • West End	NOT YET COMMENCED • Memorial Reserve • Ord & Bateman • Ord Street	NOT YET COMMENCED • Convict Establishment • Inner Harbour

South Fremantle was the first Area to be reviewed under new best practice principles and changes in legislation. As well as an assessment of the South Fremantle Heritage Area (SFHA) and the individual heritage listings contained within, this review established the process for future heritage areas being re-surveyed, consistent with current legislative requirements of the Planning Regulations and the *Heritage Act 2018*.

On 27 August 2025 Council adopted the changes to the individual heritage listings and changes to the South Fremantle Heritage Area.

White Gum Valley is the next area being reviewed as part of the Heritage Reviews Program.

The White Gum Valley Heritage Review has followed the process established through the Pilot Program (South Fremantle). The Heritage Review Project Stages overview is available below:



The current status for the White Gum Valley Heritage Review is as follows:

- Stage 1 - Project Initiation – Complete
- Stage 2 - Consultation 1 – Complete
- Stage 3 - Detailed Review of LHS, Heritage List & Heritage Areas - Complete

Stage 4 - Council Report – Preliminary Recommendations and Endorsement to Advertise – this report

White Gum Valley is a suburb that has developed over time and is one of the few suburbs in the City that demonstrates this development from the pre 1900s and pre car era through the early suburban expansion and car usage of the 1930s and 40s, to the later subdivision patterns of the 1950s and 60s. This evolution of development of the suburb is demonstrated in the mapping in Additional Information 5.

Through a thorough analysis of the history of White Gum Valley and a street-by-street physical survey the following has been reviewed:

- Places to remain on the Heritage List
- Places that require removal from the Heritage List
- Places to be added to the Heritage List
- Later constructed places that may be added to the Heritage List
- Changes to Local Heritage Survey and Management Categories
- Possible Heritage Areas for consideration

A preliminary list of places for consideration is in Attachment 1.



Five (5) new heritage areas are being proposed within White Gum Valley. Each area has its own development history and physical characteristics. A description and map of each draft Heritage Area is in Attachment 2. They are as follows:

- WGV 1 - Yilgarn, Pilbara, Wood, Wright Heritage Area
- WGV 2 – Darling, Minilya, Carrington Heritage Area
- WGV 3 - Amherst, Wood, Hope, Montreal, Watkins, Wiluna, Nanine Heritage Area
- WGV 4 - Nanine, Tapper, Yalgoo, Newbold, Wongan, Samson & Watkins Heritage Area
- WGV 5 - Simper & Samson Heritage Area

Changes are required to Local Planning Policy 3.6.1 Heritage Areas Listings in order to reflect the new Heritage Areas. This will include a map of each area, Statement of Significance and list of Contributory Places for each Heritage Area in Attachment 3.

Council is being asked to endorse the advertising of and consultation with the owners, occupiers and community regarding the proposed individual heritage listing recommendations, the proposed Heritage Area recommendations and the subsequent changes to LPP3.6.1.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) sets out procedures for amending local planning policies and adopting or amending a heritage area and the local heritage list.

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

Liveable City - A unique built heritage and history that is preserved, protected and shared

- Our built heritage is central to our character and sense of place, and is retained and protected for future generations to enjoy.



- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

Initial consultation was undertaken to introduce the project to the community, landowners and occupiers.

This consultation was undertaken between 20 Feb 2026 and 20 March 2026.

The purpose of the consultation was:

1. Informing the community about the project.
2. Gaining an understanding of what the community values in terms of heritage within White Gum Valley.
3. Inviting the community to contribute information, photographs, plans, history about a specific place in White Gum Valley.

A list of the consultation outcomes are in Attachment 4. Generally the engagement was very positive with the key messages being:

What the community values in White Gum Valley:

- Mature Trees
- Open Spaces
- Wide Streets
- Community
- Character of WGV
- Sullivan Hall
- White Gum Valley Primary School
- Past Horse and Stables uses
- Early c1900 – c1950s houses

The next phase of consultation is the statutory phase as required by the Planning Regulations. This consultation will include:

- Signage within Heritage Areas
- Newspaper
- Letters sent to all owners and occupiers
- My Say Freo page and submission form
- One – to one in person meetings with owners and occupiers



OFFICER COMMENT

During the comprehensive review of White Gum Valley approximately 700 individual places have been reviewed. The findings of this review are summarised as follows:

- 72 places are already on the Heritage List.
- 247 places have been identified as pre c1950 places for adding to the Heritage List.
- 279 places have been identified as post c1950 places that could be considered for adding to the Heritage List which will be advertised for comment at this stage.
- 6 possible Heritage Areas were identified with 5 of those areas being recommended for consideration. Upon review of the 6th possible Heritage Area it was considered that an appropriate level of protection could be afforded to the heritage places within this area with individual listings without placing heritage development restrictions over non heritage sites as this area is located around the Nanine and South Street Neighbourhood Centre area, which has been identified in the Local Planning Strategy as having the potential for increased density.

Under the Regulations, consultation with landowners / occupiers is required for changes to or addition of a Heritage Area and Heritage Listings.

Following this period of consultation, submissions are to be considered, then final recommendations will be put to Council for adoption.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required



COUNCIL DECISION ITEM C2606-6
(Officer's recommendation)

Moved: Cr Geoff Graham

Seconded: Cr Melanie Clark

Council:

1. Notes the previous consultation and review process.
2. Endorses changes to the Heritage List and Local Heritage Survey for places located within White Gum Valley as shown in Attachment 1, for the purpose of advertising, in accordance with Schedule 2, Regulation 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Endorses the proposed new Heritage Areas in White Gum Valley (including boundaries, Statements of Significance and list of contributory properties) as shown in Attachment 2, for the purpose of advertising, in accordance with Schedule 2, Regulation 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Those areas being:
 - a. WGV 1 - Yilgarn, Pilbara, Wood, Wright Heritage Area
 - b. WGV 2 – Darling, Minilya, Carrington Heritage Area
 - c. WGV 3 - Amherst, Wood, Hope, Montreal, Watkins, Wiluna, Nanine Heritage Area
 - d. WGV 4 - Nanine, Tapper, Yalgoo, Newbold, Wongan, Samson & Watkins Heritage Area
 - e. WGV 5 - Simper & Samson Heritage Area
4. Endorses proposed changes to LPP3.6.1 to include the above Heritage Areas with associated Area Map, Statement of Significance and List of Contributory Places as included in Attachment 3, for the purpose of advertising, in accordance with Schedule 2, Regulation 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Carried en bloc: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



C2606-7 REVOCATION OF DGF9 FORESHORES WITHIN THE CITY OF
FREMANTLE

Meeting date: 10 June 2026
Responsible officer: Manager City Planning
Voting requirements: Simple Majority Required
Attachments: 1. DGF9: Foreshores within the City of Fremantle

SUMMARY

The purpose of this report is to provide Council with a review of local planning policy DGF9: Foreshores within the City of Fremantle.

This report recommends that Council revoke DGF9: Foreshores within the City of Fremantle.

BACKGROUND

At the Ordinary Council Meeting of 12 February 2025 Council received the Local Planning Policy (LPP) Review Timeline 2025-26, noting that the City then had 83 LPPs, many of which were outdated, duplicative, inconsistent with contemporary legislation, and difficult to apply. DGF9: Foreshores within the City of Fremantle (DGF9) has been reviewed as part of this process.

DGF9 generally does not have policy settings with which to assess a proposal. Rather, it sets out a list of projects Council desired to achieve within the City's foreshores. The Officer Comment section of this report provides further discussion.

FINANCIAL IMPLICATIONS

Nil

LEGAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:



Liveable City - Liveable and socially connected neighbourhoods
Liveable City - Liveable and socially connected neighbourhoods

- The matters contained in this report align to the intent of this theme's outcome.

Liveable City - Sustainably designed and optimised urban and natural environments

- The matters contained in this report align to the intent of this theme's outcome.

CONSULTATION

Under Schedule 2, Regulation 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local government may revoke a local planning policy without advertising and by publishing a public notice.

OFFICER COMMENT

Local Planning Policy DGF9: Foreshores within the City of Fremantle (Attachment 1) was adopted in 1983, with the last review in 1984. The policy does not meet contemporary requirements for a local planning policy as it lists of projects for foreshore uses and desired development that Council, at the time, wanted to investigate carrying out. Other items listed are closer to advocacy items than policy provisions. The recommendations have been realised or superseded by contemporary legislation, masterplans or strategies.

Much of the foreshore areas included in the policy are not reserved under the City's scheme but are reserved under the Metropolitan Region Scheme (MRS) as Parks and Recreation, Public Purposes or as Port Installations, under the management of the Port Authority. In addition, the Fishing Boat Harbours are Crown land under the management of the Department of Transport. The City's policy framework does not apply to the Port, the Harbour, or the Swan River and, therefore, any policy relating to these areas would be used as City guidance only, with the City predominantly acting as a referral body for state agency proposals. Any planning decisions made in these areas would be made against state planning documents.

The policy is superseded by the following documents that provide a more contemporary strategic direction:

- Strategic Community Plan 2024-34
- Local Planning Strategy 2026
- City Plan



- Public Open Space Strategy 2024-2034
- Greening Fremantle Strategy 2020
- Fremantle Harbour Masterplan 2023 (Department of Transport and Major Infrastructure)
- Fremantle Harbours Waterfront Precinct Development Guide (Department of Transport)
- Future of Fremantle (Western Australian Planning Commission)
- Fremantle Waterfront Masterplan 2000 (Port Authority)
- Victoria Quay Fremantle: Interpretation Plan 2010 (Port Authority)

The recommendations within DGF9 are outdated and superfluous to the contemporary documents relating to the foreshore areas within the city. For this reason, officers are recommending the policy be revoked.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2606-7 (Officer's recommendation)

Moved: Cr Geoff Graham

Seconded: Cr Melanie Clark

Council revoke Local Planning Policy DGF9: Foreshores within the City of Fremantle (Attachment 1) in accordance with Schedule 2, clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Carried en bloc: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



C2606-8 PLANNING INFORMATION REPORT - JUNE 2026

1. SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

Meeting date: 10 June 2026
 Responsible officer: Manager City Planning
 Voting requirements: Simple Majority Required
 Attachments: 1. Schedule of applications determined under delegated authority

Under delegation, development approvals officers determined, in some cases subject to conditions, each of the applications relating to the place and proposals as listed in the attachments.

2. UPDATE ON METRO INNER DEVELOPMENT ASSESSMENT PANEL (DAP) DETERMINATIONS AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL APPLICATIONS FOR REVIEW

Meeting date: 10 June 2026
 Responsible officer: Manager City Planning
 Voting requirements: Simple Majority Required
 Attachments: Nil

Applications that have been determined by the Metro Inner DAP and/or are DAP/Council determinations that are subject to an application for review at the State Administrative Tribunal are included below.

1. Application Reference
DAP007/25
Site Address and Proposal
No. 242 Marine Terrace, South Fremantle – Five storey Multiple dwelling development
Update and status
<ul style="list-style-type: none"> At its meeting held on 4 March 2026, the Development Assessment Panel refused the application. On 25 March 2026 an Application for Review by the State Administrative Tribunal was lodged by the owner. Mediation is ongoing between DAP and the applicant.

2. Application Reference
DAP001/26
Site Address and Proposal



No. 9 Cattalini Lane, North Fremantle – 3 storey (30 dwelling) Multiple Dwelling development
Update and status
<ul style="list-style-type: none"> On 4 February 2026 the City accepted an application for the above proposal. Community consultation for this item has closed. The Responsible Authority Report is due to DAP on 15 June 2026.

3. Application Reference
DAP002/26
Site Address and Proposal
6 Burns Street and 220 Queen Victoria Street, North Fremantle
Update and status
<ul style="list-style-type: none"> On 25 March 2026 the City accepted an application for the above proposal. Community consultation is due to close on 2 June 2026. A Responsible Authority Report is due to DAP on 17 June 2026.

VOTING AND OTHER REQUIREMENTS

Simple Majority Required

COUNCIL DECISION ITEM C2606-8
 (Officer's recommendation)

Moved: Cr Geoff Graham

Seconded: Cr Melanie Clark

Council receive the following information reports for June 2026:

- SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY
- UPDATE ON METRO INNER DAP DETERMINATIONS AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL APPLICATIONS FOR REVIEW.

Carried en bloc: 9/0

For:

Mayor Ben Lawver, Cr Fedele Camarda, Cr Geoff Graham,
 Cr Andrew Sullivan, Cr Jemima Williamson-Wong, Cr Frank Mofflin,
 Cr Pip Slaughter, Cr Melanie Clark and Cr Ingrid van Dorssen

Against:

Nil



Statutory reports

Nil.

Committee and working group reports

Nil.

Motion of which previous notice has been given

Nil.

Urgent business

Nil.

Late items

Nil.

Confidential business

Nil.

Closure

The Presiding Member declared the meeting closed at 9:09pm.